

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-45 of the Zoning Law of the Town of Skaneateles of 2005 and Section 267-b Town Law of the State of New York, the Zoning Board of the Town of Skaneateles will hold a Public Hearing on the Application of **John Scott**.

The applicant proposes alteration of an existing cottage located on a nonconforming lot.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1],[2],[6], & 148-12G(7)(a)[1].

The minimum required lot area for development of a nonconforming lot in the LWOD is 20,000SF with a minimum of 75' of lake frontage whereas the site plan shows proposed development on a lot with less than the required lot size and lake frontage.

The minimum require lake front setback for the construction of new structures is 100' whereas the site plan shows demolition of existing porches and construction of a proposed lakeside porch less than the required 1200' setback.

On nonconforming lots of less than 40,000SF and within 100' of the lake line the total footprint of all principal and accessory buildings shall not exceed 6% of lot area whereas the site plan shows and increase of total footprint over the 6% allowed.

The property in question is located at **1423 Thornton Heights Road** in the Town of Skaneateles, New York and bears Tax Map ID #057.-01-28.0

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**Said Hearing** will be held on ***Tuesday, January 14, 2014 at 7:20 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York. At that time all persons will be heard.

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Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: January 2, 2014