

Tax Map ID#055.-01-03.3

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Collin & Melissa O'Toole for a Special Permit/Site Plan Review.

The application is for the establishment of a landscaping service business in an existing barn on a residential lot with a dwelling under construction.

The property in question is located at 2621 Benson Road in the Town of Skaneateles, New York and bears Tax Map ID#055.-01-03.3.

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 August 20, 2024 at 6:30 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: August 7, 2024

JANICE M. MILLER
ARCHITECT

January 2, 2024

Re: Collin and Melissa O'Toole
2621 Benson Road
Town of Skaneateles, NY

Tax Map # 055.-01.03.3

Special Permit Narrative

Collin and Melissa O'Toole are currently building their home on 4.7 acres on Benson Road. The lot is in the RF zoning district. They are seeking a "special use" permit for Collin's landscaping business, (Straight Line Landcare and Landscaping LLC).

The intent is to use the existing barn to store his equipment and tools and to have a small amount of landscaping material on-site. There are currently (3) 12'x12'x4' concrete storage bins for mulch, stone and topsoil. The owners have begun landscaping the property with trees and a white fence at the road, and plan to install more trees and landscaping to enhance their property. This is consistent with the neighborhood and the rural, farming area that they are in.

The use of this property is for general storage. This is not a business that the public will go to. There should not be an increase in noise, odors, glare or any other type of pollutants that would negatively affect the neighborhood.

The property and its use is consistent with the Comprehensive Plan to help "maintain the beauty and character of the rural and agricultural area", while allowing the homeowner reasonable use of their land.



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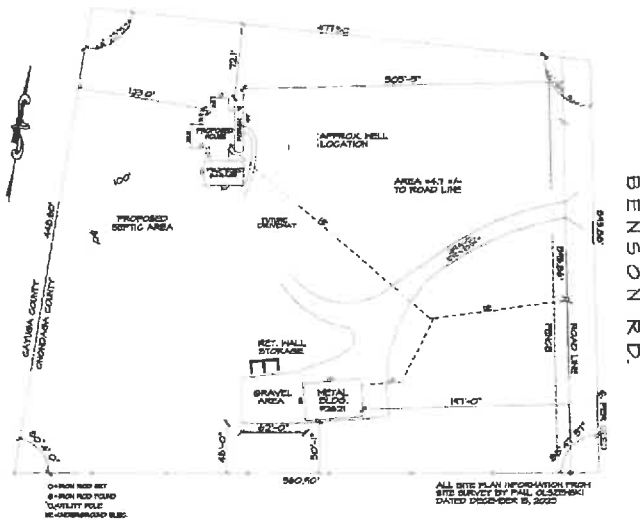
DATE: 4/02/24

PROJECT FOR:
OTTOLE RESIDENCE
2621 BENSON ROAD
TOWN OF SKANEATELES

SHEET TITLE:
SITE PLAN

PROJECT NUMBER:
021-09

SHEET NUMBER:
S-1



1 SITE PLAN
S-1 SCALE: 1"=60'-0"

IMPERMEABLE SURFACE COVERAGE			PERMEABLE SURFACE COVERAGE			LOT DIMENSIONS & SETBACKS (BARN)		
	EXISTING	PROPOSED		EXISTING	PROPOSED		REQ.	EXIST. PROPOSED
HOUSE/GARAGE		5,055	OPEN JT. WALK		240	FRONT	60'	224'
BARN	1,980	1,980				SIDE	100'	80'
DRIVEWAY	30,241	14,685				REAR	100'	114'
PORCHES		552						
RET. WALLS	124	81						
TOTAL	52,345	20,594						
% IMPERMEABLE	15.8%	4.8%						
			% OPEN SPACE	4.1%				



LOCATION MAP
N.T.S.