

**Tax Map ID#042.-01-10.0**

**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 Bruce Pollock/Flex Storage East Genesee LLC for a Special Permit.

The application is for a change in use of a portion of the existing building for Global HQ retail and warehouse uses.

The property in question is located at 1400 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#042.-01-10.0.

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, April 18, 2023 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: April 5, 2023

Building use for tenant would include:

**Global HQ for**

HOT WHEELS™

Americana Series®

Premium Car Care Products.

**Warehousing, Shipping & Fulfillment of orders**

Auto Appearance Products. Biodegradable. Pro Grade.

**Servicing the community**

Showroom for Auto, Truck, SUV, Overland, Towing, RV, Camper & of course Marine:

A 1200 sq ft area complete VIP Experience Showroom with product displays, flat panel visual and audio education. One on one consulting with customers for their needs of the vehicles play, life & work on land and lake life recreation. All work is by appointment.

**Products to be sold on site:**

- Auto Truck Accessories
- Tonneau Covers for truck beds
- Audio and Speakers
- Auto Appearance Products
- Apparel
- Boat Brushes
- Custom Truck Bumpers
- Custom Wheels and Tires
- Personal Car Wash Aides
- Floor Liners
- Boat Tow Rafts
- Boat Brushes
- Jeep Accessories

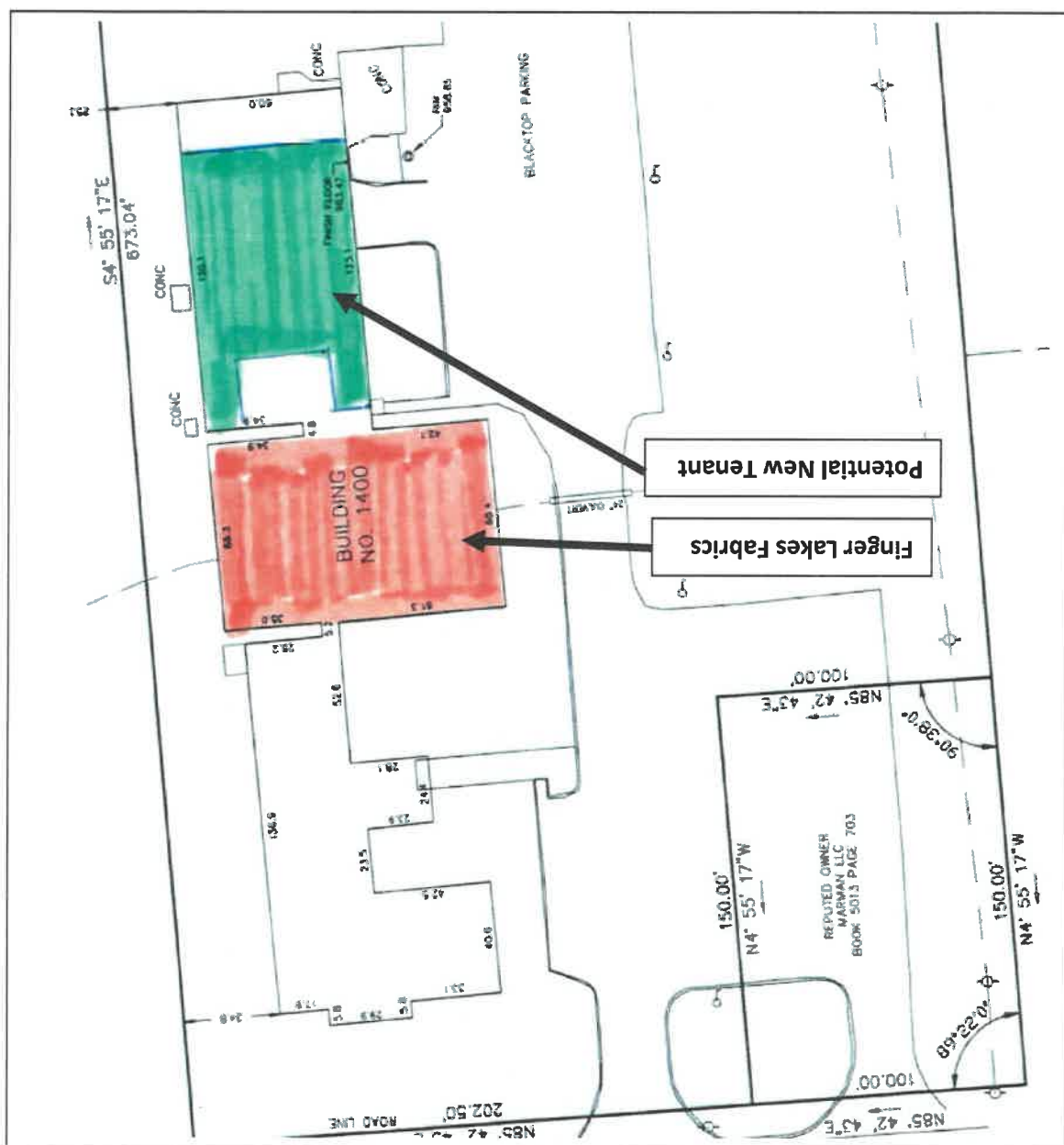
**Services Provided on Site (Middle Area where Overhead door is located)**

- Car Detailing (Cleaning and Reconditioning the interior and exterior of vehicle)
- Boat Detailing by appointment
- Ceramic Coating Service for vehicles
- There will be no engine work, no body work, no welding, no oil/transmission changing, no tire changing machines
- There will be a model car on display for customers to view

Hours of operation will be 8:00 AM – 6:00 PM

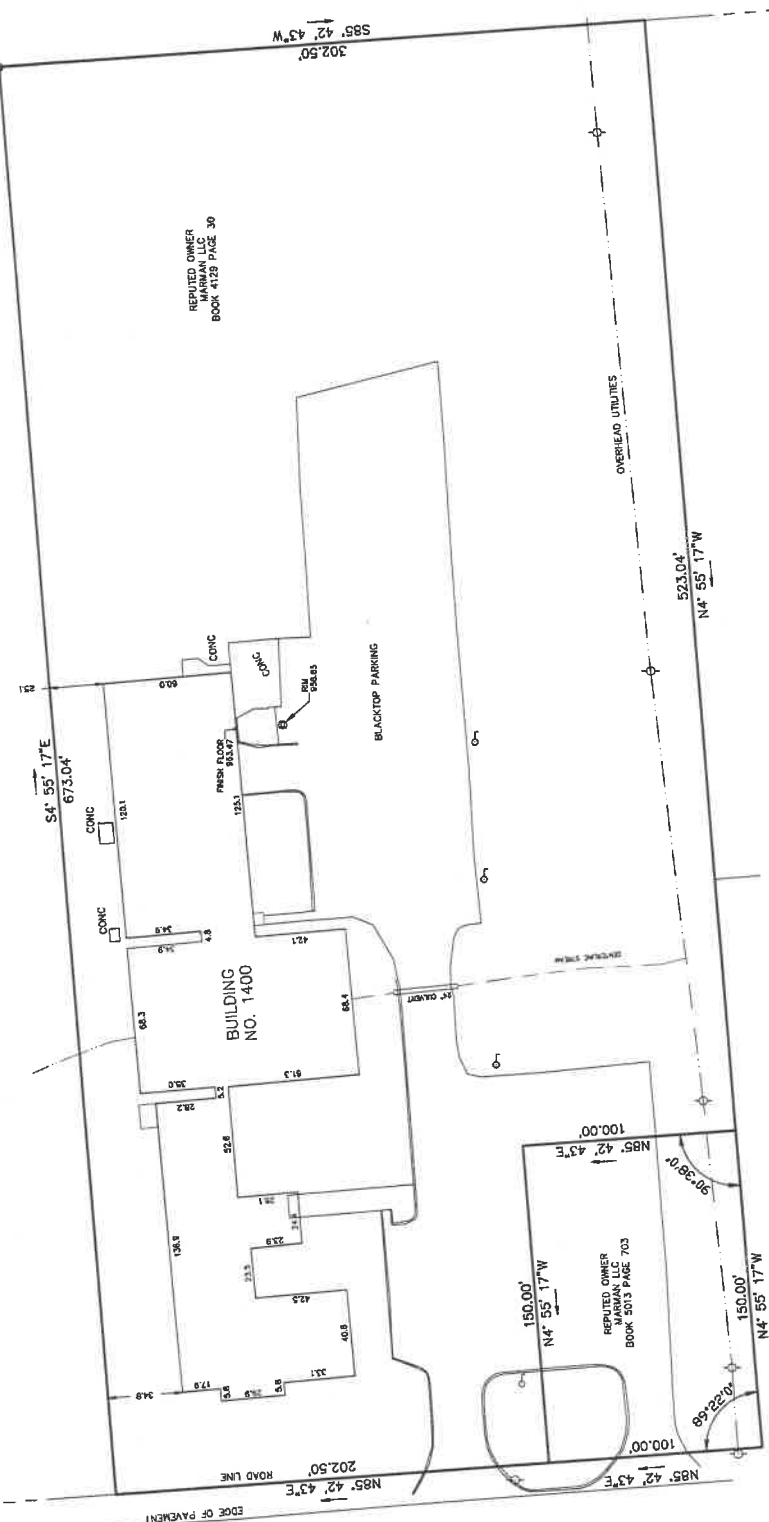
Exterior lighting will be provided by existing parking lot lights.

Parking required to operate the business would be approximately 10 spaces which would accommodate both employees and customers at any given time.





US ROUTE 20



LEGEND

○	CONCRETE MONUMENT FOUND
●	IRON PIPE FOUND
●	IRON ROD FOUND
●	IRON ROD SET
●	UTILITY POLE
—○—	OVER HEAD WIRE

at R-1 11 F



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY CONDUCTED 11-04-2022

*Paul J. Olszewski*  
PAUL J. OLSZEWSKI, P.L.S., LICENSE NO. 50212

PAUL J. OLSZEWSKI, P.L.S., LICENSE NO. 50212, IS A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW YORK. HE HAS BEEN ISSUED A LICENSE BY THE STATE OF NEW YORK DEPARTMENT OF STATE, OFFICE OF THE SURVEYOR GENERAL. HIS LICENSE IS VALID UNTIL 11-04-2022. HE IS NOT A MEMBER OF THE NEW YORK SURVEYORS ASSOCIATION. HIS OFFICE IS LOCATED AT 1326 NEW SENeca TPKE, SUITE A, SKANEATELES, NY 13152. HIS PHONE NUMBER IS 315-488-5552. HIS FAX NUMBER IS 315-488-5552. HIS EMAIL ADDRESS IS paul@jolsurvey.com.

PARCELS OF LAND

PART OF MILITARY LOT 38	TOWN OF SKANEATELES
COUNTY OF ONONDAGA	STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC	
1326 NEW SENeca TPKE, SUITE A	
SKANEATELES NY 13152	
315-488-5552	
p@jolsurvey.com	

PROJECT No. SK42-01-10

SCALE: 1" = 40 FEET

1400 East Genesee St. Skaneateles, NY



September 29, 2022

# Floor Plan

