

Tax Map ID #055.-01-03.3

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Collin & Melissa O'Toole.

The proposal is to change the use of an existing pole barn from personal use to service business use with required side yard variance.

The involved Sections of the Skaneateles Town Code are Section 148-4-2-C.1.b.E RF District Regulations - Nonresidential Side Yard Setback

The minimum side yard setback for a mixed-use lot is 100 feet for nonresidential structures whereas the submitted site plan reflects a storage barn located less than 100 feet from the property line.

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, June 4, 2024, at 7:02 pm*** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: May 21, 2024

JANICE M. MILLER
ARCHITECT

June 4, 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 of the existing barn is 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, as submitted on the site plan filled in the fall of 2022 for the driveway, fence and Pole barn. 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 behind the barn 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. This is seasonal business from March to November. Trucks pull out 7:00AM and return around 5:00PM Monday to Friday. Occasionally some Saturdays based on workload and rain delays during the week. There is dedicated parking for vehicles to hide the view from the property to the south.

The pole barn will have motion activated lighting on the gable ends (once electric is installed) to support security cameras. The lighting will not be on all night. Six-foot Privacy fencing will be installed behind the barn along the south property line to help hide materials and implements in the rear parking area.

The wetland in the southwest corner which wasn't farmed due to wetness, has since been cleared, had drainage pit and tile installed. In addition, a berm and swale are in

progress to control water run off and protect the property to the south. This was advised from Code enforcement officer Robert Hermann. Photos to be provided. It should also be noted that the O'Toole Property is in the Owasco Lake watershed district and not in Skaneateles Lake watershed district.

The gravel parking area from the fall of 2022 site plan, must be reduced due the construction of the residence to bring the percentage of impermeable space. Several tons of stone have been removed and preparing to spread topsoil and seed at a minimum 50-foot green zone between the South property line and the pole barn and parking area. The new site plan shows the reduced impermeable area we are in the process of conforming to.

The property and its use are 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.



O'Toole Site Plan
See Public Notice #4
Tax Map #055.-01-03.3