

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:
 OTTOOLE RESIDENCE
 2621 BENSON ROAD
 TOWN OF SKANEATELES

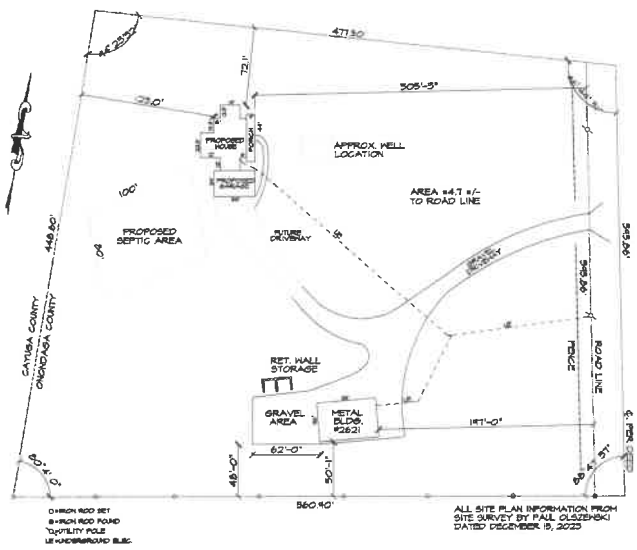
SHEET TITLE:
 SITE PLAN

PROJECT NUMBER:

021-09

SHEET NUMBER:

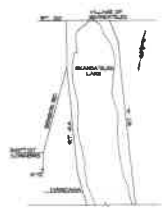
S-1



BENSON RD.

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

| IMPERMEABLE SURFACE COVERAGE | | PERMEABLE SURFACE COVERAGE | | LOT DIMENSIONS & SETBACKS-(BARN) | |
|------------------------------|----------|----------------------------|----------|----------------------------------|-----------|
| EXISTING | PROPOSED | EXISTING | PROPOSED | REG. EXIST. | PROPOSED |
| HOUSE/GARAGE | 3,055 | OPEN JT. WALK | 298 | FRONT | 60' 224' |
| BARN | 1,980 | | | SIDE | 100' 50' |
| DRIVEWAY | 80,241 | | | REAR | 100' 114' |
| PORCHES | 552 | | | | |
| RET. WALLS | 124 | | | | |
| TOTAL | 32,545 | | | | |
| % IMPERMEABLE | 15.8% | | | % OPEN SPACE | 9.9% |



LOCATION MAP
 N.T.S.