

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

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.



**See Public Notice #3 for O'Toole Site Plan**  
**Tax Map #055.-01-03.3**