

§ 148-12-2. Definitions of Terms

BOAT – Any vessel, floating craft, or personal watercraft (such as canoes, row boats, kayaks, sailboards); and other small boats or personal watercraft which utilizes a docking or mooring facility.

BOAT HOIST – Any seasonal or permanent mechanical device, the purpose of which is to remove the boat from the water for waterside storage.

BOATHOUSE — A permanent onshore structure that provides direct water or rail access for a boat to and from the water and used solely for the protection of boats from the weather and storage of boat supplies and equipment.

BOATSLIP – A designated storage space in the water perimeter adjoining or within any structure, boat hoist structure, boathouse, dock, or pier, for the purpose of storing or berthing a boat.

DOCK — A floating or fixed structure used for the reception, securing and protection of boats or other watercraft as well as providing access to a boat or to a platform space for swimming, sitting, or other recreational uses of the Lake. (See separate definitions for dock, permanent and dock, seasonal, boat slip, platform.

DOCK, PERMANENT – A dock that remains in the lake for more than eight months of the year.

DOCK, SEASONAL – Any dock that is not a permanent dock.

FLOATING OBJECT – Any anchored marker or platform floating on the surface of the water other than aids to navigation and shall include but not limited to bathing beach markers, speed zone markers, information markers, swimming or diving floats, mooring buoys, and ski jumps.

FOOTPRINT — Area of the ground or water surface covered by a structure, including the foundation and all areas enclosed by exterior walls and footings and covered by roofing.

GAZEBO — A freestanding unenclosed structure without solid walls and topped by a roof, but which shall not exceed 12 feet in height measured above finished grade.

HEIGHT – The vertical distance of a structure measured to the highest point of the structure, the roof surface, or to the roof ridge line from the average ground

elevation for each side of the structure or from the Lake Line elevation (as defined herein). The highest point of the roof surface excludes minor extensions on top of the roof such as decorative and mechanical elements, and deck railings.

LAKE LINE/MEAN HIGH WATER MARK — The shoreline of Skaneateles Lake when the lake level is 865.02 feet (National Geodetic Vertical Datum 1929), the legally established elevation to which the City of Syracuse may raise the level of the lake. (The corresponding level using City of Syracuse datum is 863.27 feet.)

LAKE/WATER RIGHTS – The area beyond the established lake line of Skaneateles Lake where the adjoining lakeside property has riparian rights subject to the provisions of this Chapter and the applicable requirements of NYS and the City of Syracuse. The available or claimed areas for water rights usage is determined by an extension of the side property lines from the center of the lake towards the side property lines (see §148-7-1-K.,1.b.iv.), Skaneateles Lake shoreline regulations, (see §148-7-1-K.3.c.ii.).

MOORING BUOY – Mooring buoys are devices within the water perimeter where boats and floating objects can be anchored or tethered to the lake bottom. All moorings shall comply with NYS regulations and any other jurisdictions having authority.

PILINGS – A column of material such as timber, steel, or concrete vertically placed within the ground or lakebed to support a dock, structure, or building.

PLATFORM – A regulated part or section of a dock structure that is designed and constructed to facilitate congregant recreational use of the Lake and/or to store and berth boats.

SEASONAL — Any short term use, activity or structure which is designed and used primarily during a limited portion of the year or during specific seasons, not to exceed eight (8) months.

SETBACK — The distance in feet along a line drawn perpendicular from a property line or from an over-water extension of a property line towards the interior of a lot and establishes the minimum distance for certain structures or improvements from the property line and the minimum depth of required yard areas.

SHARED LAKE USAGE— Use of a lot or portion thereof, or riparian portions of the lake for access to Skaneateles Lake. Shared usage shall be created by means of a property owners' association agreement, license, right-of-way, or easements provided such use complies with §148-7-1.K.4.

SHORELINE STRUCTURE (ONSHORE AND OFFSHORE)— An allowed **ONSHORE** structure is an accessory structure located on land

within 50 feet of Skaneateles Lake Line or within the 100-year Flood Hazard Area around Skaneateles Lake. Examples include but not limited to a deck, patio, storage building.

An allowed OFFSHORE structure is an accessory structure located within or over the water, beyond the lake line and within 1500 feet of the Lake Line. Examples include but not limited to a dock, boathouse, floating pier, mooring. See §148-7-1.K.

SHORELINE STRUCTURE, NONCONFORMING – A legally existing permanent dock, boathouse, or similar permanent structures defined herein, previously issued an approval permit by an authorized government agency such as: NYSDEC, NYSOGS, City of Syracuse, or the US Corps of Engineers, but which may not conform to the dimensional, location, or other standards or requirements of §148-7-1-K.

STRUCTURE — A static construction of building materials set upon or affixed to the ground, upon another structure, upon an ONSHORE or OFFSHORE shoreline structure, including but not limited to a building, Dock, dam, display stand, gasoline pump, installed mobile home or trailer, reviewing stand, shed, shelter, sign, stadium, storage bin, tennis court, driveway, parking area, hot tub, fence or wall, bridge, and including structures enclosed by a screen, fabric or other covering or surface materials lacking structural support capability. (see also definitions for seasonal and temporary).

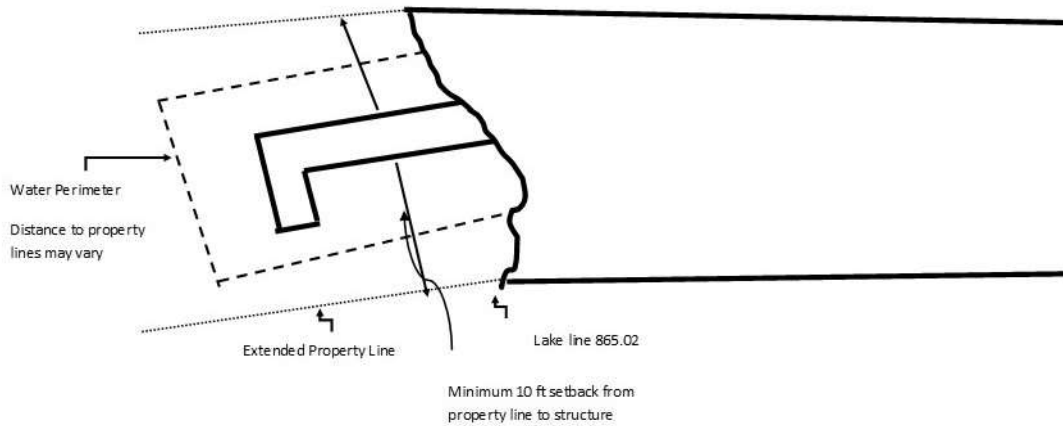
TEMPORARY —An interim, time-limited activity, use, structure, or modification that may occur within a site or in support of changes to the allowed permanent uses or structure within the same site. Any temporary changes are removed upon the conclusion of a specified time period or upon accomplishment of such permanent changes, and the site is restored to its prior or approved new conditions. Examples may include a show, event, or special exhibition; also includes the storage of construction equipment, temporary fencing or driveways and top-soil storage. Annually repeating activities may be considered temporary if they are otherwise allowed by the Zoning Code or other applicable Town Codes and meet this definition of temporary such as: holiday or garage sales, arts or music festivals, or fund-raisers. No single-occurrence or repeating use/event shall exceed 30 days duration.

VESSEL -A vessel is any type of watercraft, including a seaplane, with an inboard or outboard motor and any trailer sold with the vessel for use with the vessel. The term does not include a vessel that weighs 200 pounds or less, not equipped with a motor and not required to be registered under NYS vehicle and Traffic law.

WATER PERIMETER – A defined area of the Lake where permanent or seasonal offshore structures (e.g. docks, platforms, moorings, etc.) may be placed by an upland property owner. The Water Perimeter boundaries shall be established and

based on the elevation of the existing Town defined Lake Line. (see graphic below)

Water Perimeter and Structures Setbacks Illustration



YARD, LAKE — An open space extending across the full width of the lot between the Lake Line and the **line formed by the lake yard setback**.