

148-7-1-K. Shoreline Guidelines

History & Purpose - The following additions to the existing Town Zoning regulations focus on the Skaneateles Lake Shoreline offshore areas within Skaneateles Lake. These controls are for offshore structures and uses within the public waters of Skaneateles Lake as authorized by the NYS legislature in 2021. The State granted the Town authority on offshore structures over the water within 1500 feet of the Lake Line. The for the Town may regulate the manner of construction and location of boathouses, moorings, and docks and similar structures to preserve the economic, environmental, aesthetic, and recreational resources of Skaneateles Lake. Town zoning authority and associated Town Building or Zoning reviews are part of the concurrent jurisdictional reviews of Skaneateles Lake in conjunction with other governmental agencies that include NYSDEC, Office of General Services, Parks Recreation and Historic Preservation, US Army Corps of Engineers, Onondaga County Sheriff, and City of Syracuse Water Department. Depending on the specifics of a proposal, applicants should consult these agencies to determine property permits and reviews. This Local Town Law does not preempt the authority of any other agency.

The format of the Shoreline Zoning Code is laid out as follows:

- A. **General Restrictions and Special Requirements.** This section includes regulations that affect both onshore and offshore structures.*
- B. **Onshore Regulations.** This section regulates structures onshore and/or within the one hundred year flood hazard area.*
- C. **Offshore Regulations.** This section regulates all structures placed offshore to 1500 feet from the lake line.*
- D. **Specific Use regulations-**Regulations related to Shared Lake Usage, Easements and Marinas*
- E. **Submission Requirements***
- F. **Waivers-** to the Zoning Code by Variance approval from the Zoning Board of Appeals.*

Attached documents for reference:

- *Town of Skaneateles Shoreline Zoning Code Outline*
- *The approved Town of Skaneateles Centerline Maps*
- *Diagrams on how to calculate:*
 - *lake frontage,*
 - *property line extension,*
 - *water perimeter and setbacks,*
 - *height and depth of lake measurements*
- *Agencies with jurisdiction of Skaneateles Lake.*

*Please contact the Town Planning and Zoning Department (315-685-1384) or the Town Codes and Permitting Department (315*685-0833) for assistance or any questions you may have.*

Shoreline Zoning Code 148-7-1-K

1. Introduction

- a. General Restrictions
 - i. Planning Board approval
 - ii. Materials
 - iii. Concurrent Jurisdiction
 - iv. Commercial use of Shoreline Structures
- b. Special Requirements for Onshore and Offshore Structures
 - i. structure extensions
 - ii. boathouse size limitation
 - iii. structures limitation
 - iv. side setbacks
 - v. Total shoreline structures calculation
 - vi. navigation interference
 - vii. marine railway marking.
 - viii. Necessary Maintenance and Repairs

2. Supplementary Lake Yard Restrictions

- a. Expansion

3. Onshore Shoreline Regulations

- a. Onshore Structures
- b. Dimensional Limits
- c. Height Restrictions
- d. Erosion Control Requirements
- e. Change in Grade
- f. Building limitations within 150 feet of lake line
- g. Fences
- h. Berms and Walls
- i. Berm/Wall Height Limitation
- j. Storage Buildings

4. Offshore Shoreline Regulations

- a. Water Perimeter General Requirements
- b. Uses, Structures, and Docking General Requirements
- c. Standards and Procedures
 - i. Maximum Cumulative Area
 - ii. Seasonal Structures
 - iii. Permanent Offshore Structures
 - iv. Roofed/Covered Structures

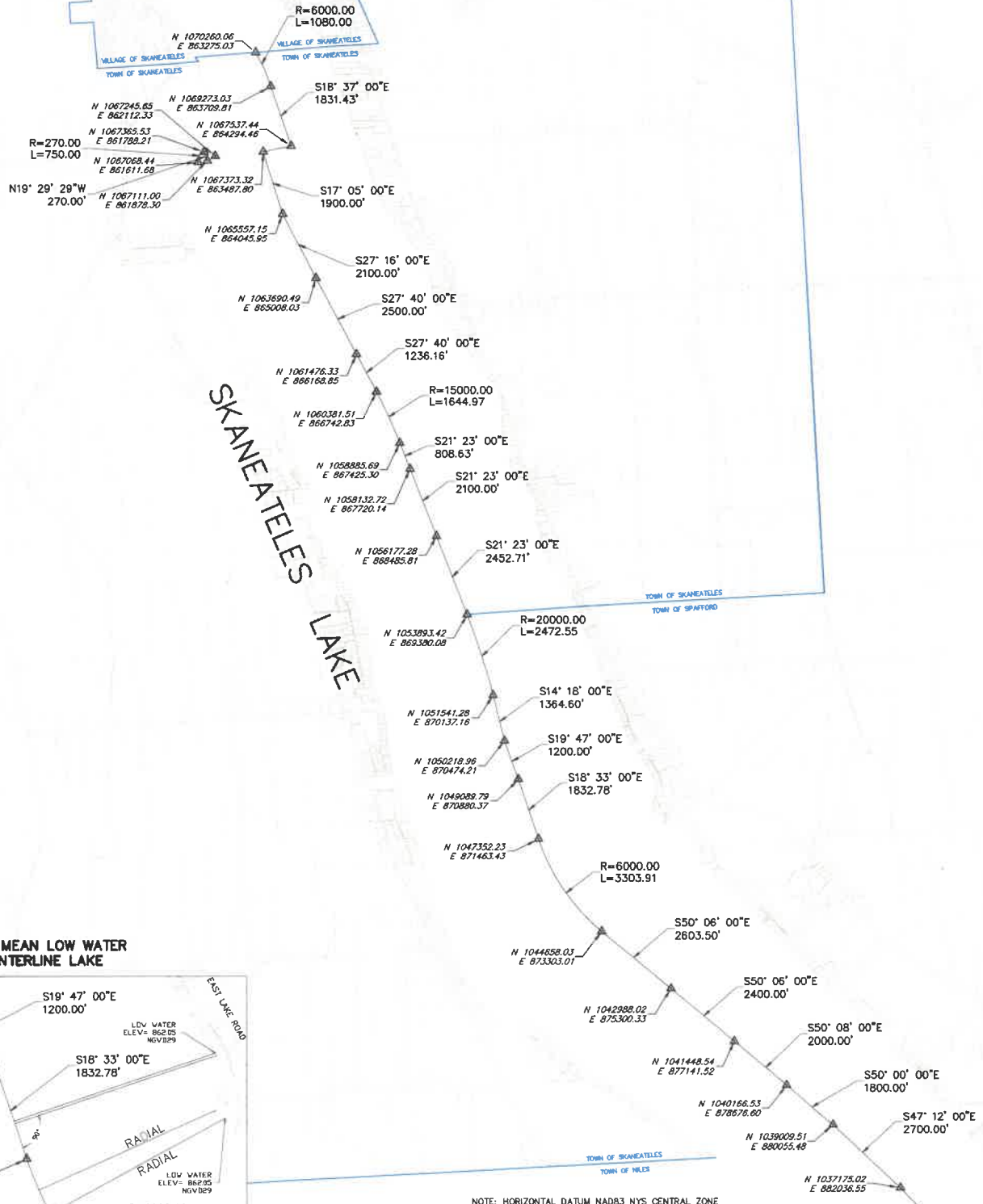
5. Shared Lake Usage

6. Easement Areas

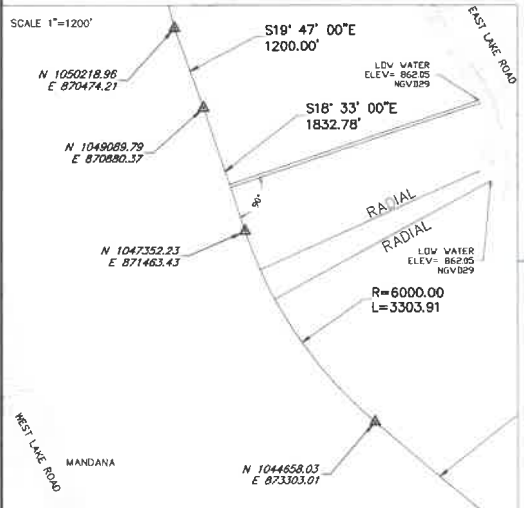
7. Marinas

8. Submission and Documentation

9. Waivers and Modifications



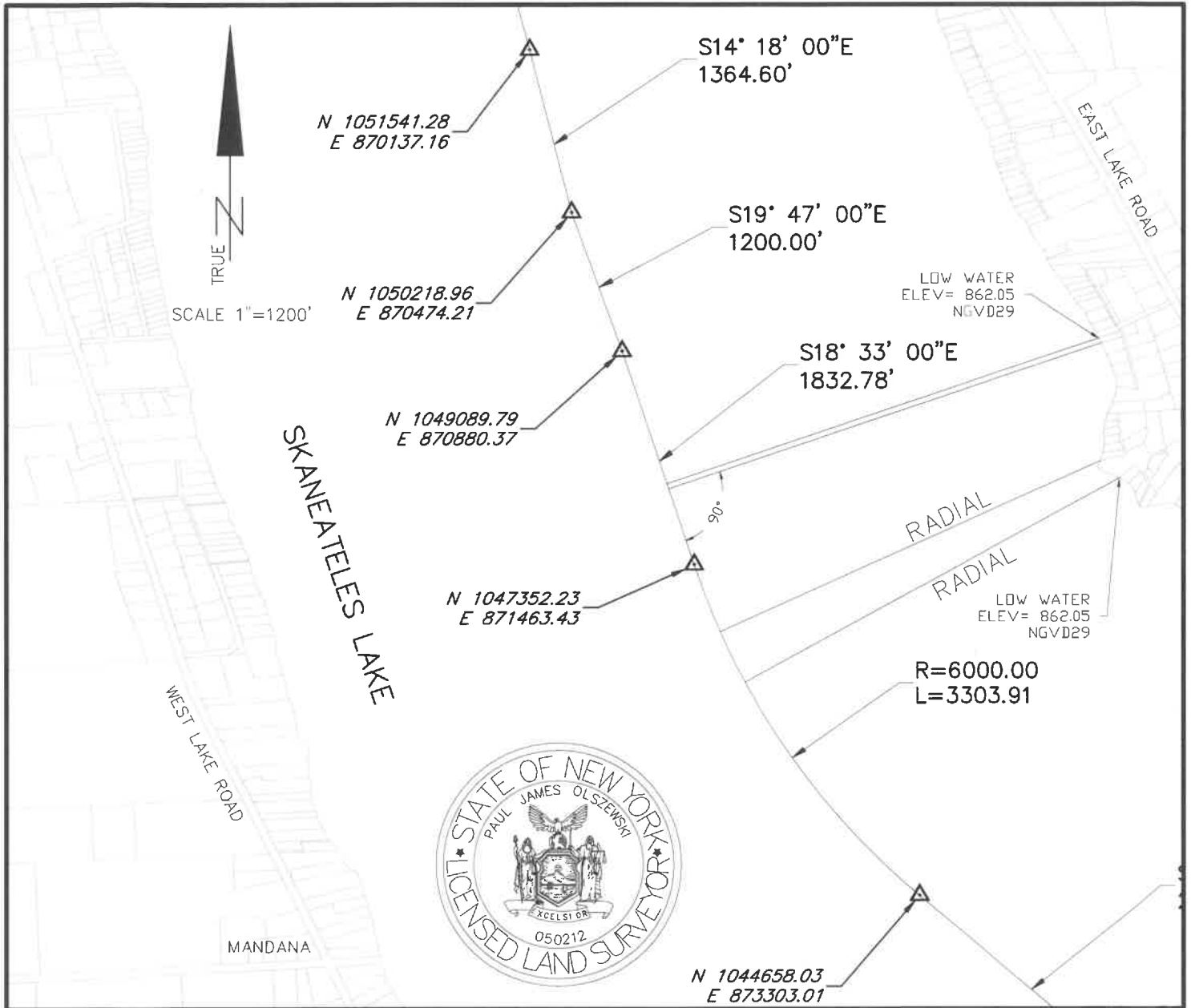
EXAMPLE MEAN LOW WATER TO CENTERLINE LAKE



NOTE: HORIZONTAL DATUM NAD83 NYS CENTRAL ZONE



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| PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212 <small>UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7001, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. TORRES FROM THE ORIGINAL OF THIS SURVEY MAP NOT SHOWN WITH AN ORIGINAL OF THE LICENSEE'S SURVEYOR'S SEAL OR THE SURVEYOR'S SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.</small> | | |
| SKANEATELES LAKE CENTERLINE TOWN OF SKANEATELES COUNTY OF ONONDAGA STATE OF NEW YORK PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com | | |
| DATE: JUNE 13, 2023 | SCALE: 1" = 2000 FEET | PROJECT No. SKANEATELES LAKE CENTERLINE |



NOTE: HORIZONTAL DATUM
NAD83 NYS CENTRAL ZONE

EXAMPLE MEAN LOW WATER
TO CENTERLINE SKANEATELES LAKE

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

TOWN OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

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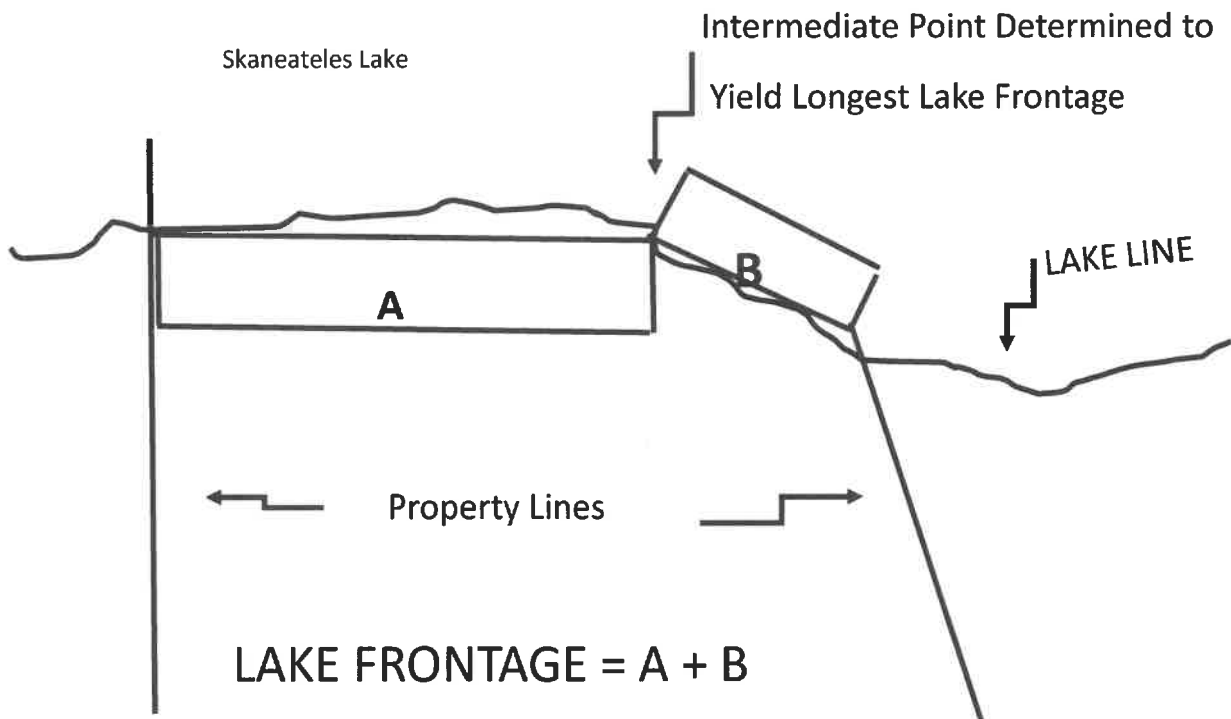
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

DATE: JUNE 13, 2023

SCALE: 1" = 1200 FEET

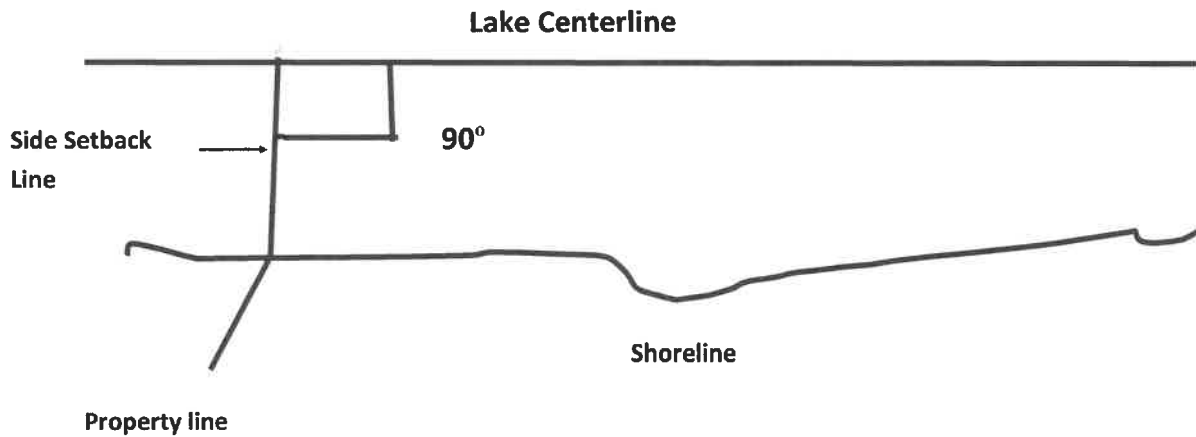
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LAKE FRONTAGE CALCULATION

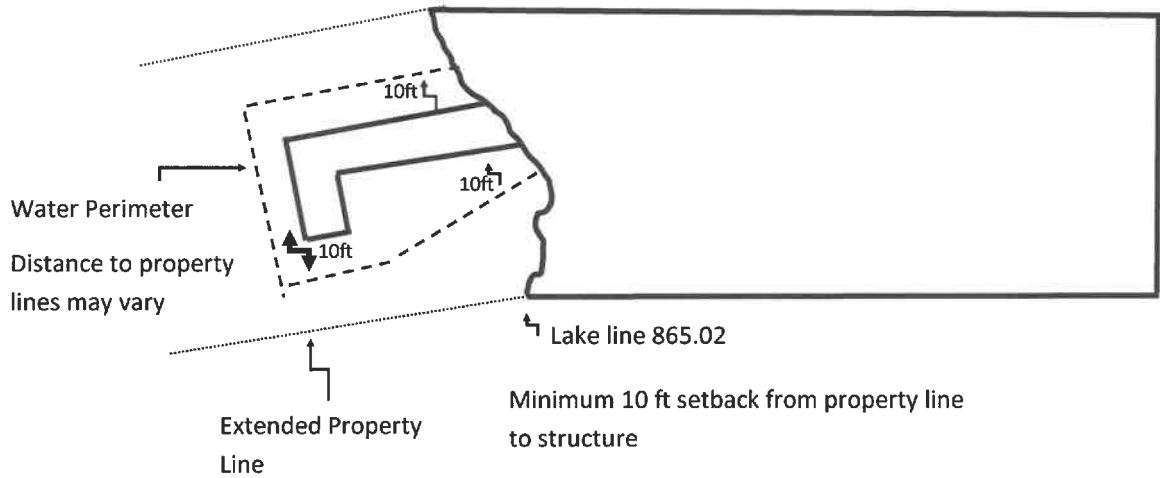


SHORELINE STRUCTURES PROPERTY LINE WATER EXTENSION ILLUSTRATION

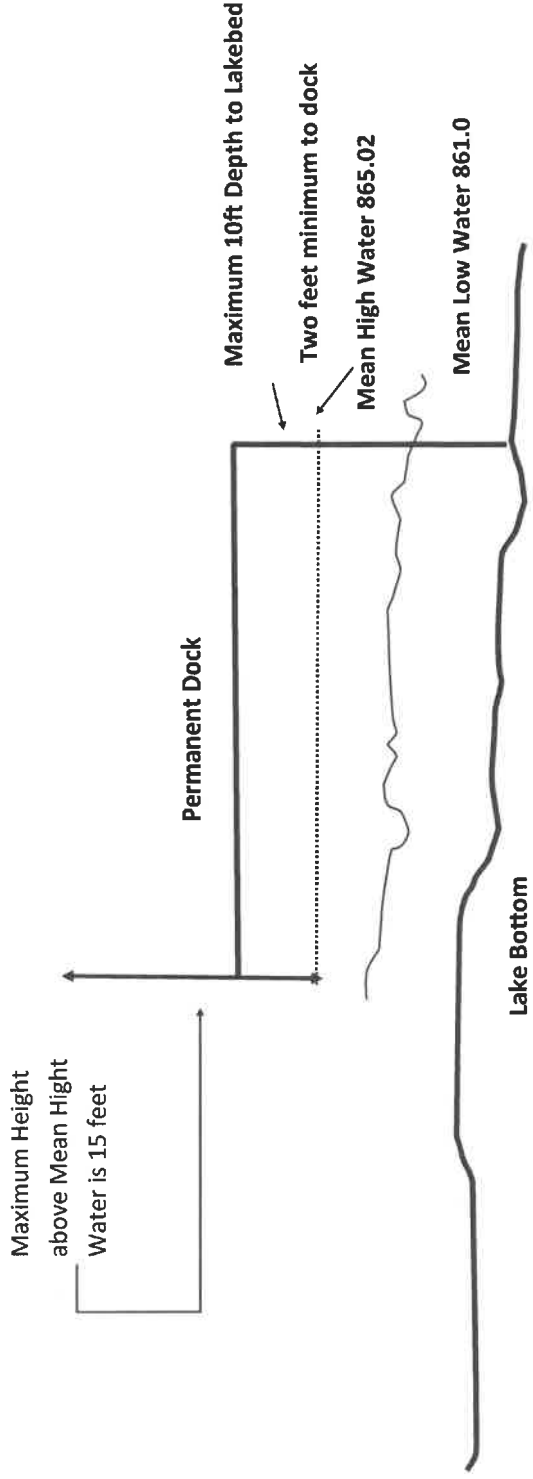
- Using the Town of Skaneateles centerline map, show the approximate lake centerline on a survey map of the property.
- Extend a line from the intersection of the property line and the lake line, perpendicular to the lake centerline. This is the property line water extension.



Water Perimeter and Structures Setbacks Illustration



HEIGHT AND DEPTH OF LAKE MEASUREMENTS



Skaneateles Lake Agencies

New York State DEC

<https://www.dec.ny.gov/permits/6550.html>

NYS Office of General Services

<https://ogs.ny.gov/real-estate/lands-now-or-formerly-underwater>

US ACOE

In DEC Regions 6, 7, 8 and 9

US Army Corps of Engineers

Buffalo District Office

ATTN: Regulatory Branch

1776 Niagara St.

Buffalo, NY 14207-3199

Telephone: (716) 879-4330

email: LRB.NewYork.RegActions@usace.army.mil

NYS Parks and Recreation

<https://www.parks.ny.gov/boating/nav-aids-buoys.aspx>

Parks & Recs law enforcement

<https://parks.ny.gov/boating/law-enforcement.aspx>

City of Syracuse Department of Water; Skaneateles Watershed Municipal Partnership

<https://www.skanlakeinfo.org/weekly-lake-data>

Town of Skaneateles

<https://www.townofskaneateles.com/>

NYS Vessel exempt registration.

<https://www.nysenate.gov/legislation/laws/VAT/2252>