

Town Board Meeting

January 8, 2024

6:30 p.m.

Zoom: Meeting Id: 845 2034 6250 Passcode: 919305

Present: Supervisor Legg, Councilor Alexander, Councilor Tucker, Councilor Dove, Councilor Milne, Attorney Smith.

Also, Present (In Person): Tim Dobrovosky, Keri Fey, Miranda Robinson, Dessa Bergan, Robert Eggleston

Also, Present (via Zoom): Brian Buff, Karen Barkdull, Jason Gabak (Skaneateles Press), Robert Herrmann, Holly Gregg, Jason Gabak(Skaneateles Press), Diane O'Brien, Peter Bettis, Nancy Easter, Elizabeth Estes, Ian Carroll, Dick Eldredge, Doug Hamlin, Allan Mathelis, Barbara Delmonico.

Supervisor Legg thanked Janet Aaron for her 40 years of service. He stated he personally thanked Janet Aaron for the support, and he could not have asked for a better transition. She was generous with both her knowledge and her time.

Supervisor Legg welcomed new board member Lori Milne. Lori Milne has made an excellent transition to Board Member. The Town had discontinued the tax collector position which Lori has held since 1994 and Lori had been working with Town Clerk Stenger on that transition. The tax collection process is now in a slightly different format going forward, tax payers would be able to have more access to come in and be able to pay in person.

Department Reports

Highway: Highway Superintendent Dobrovosky submitted his report to the Board for their review. He reported the Highway Department had plowed 14 times, cleaned culverts and catch basins, repaired trucks 2 and 6, continued to repair and organize the pole barn, delivered stone to Guppy Falls, and did new employee training.

Councilor Alexander thanked the Highway Superintendent and the Highway Department for all their help with the snow removal at the Parks over this past weekend during the snowstorm.

Transfer Station: Municipal Recycling Liaison Brian Buff reported he had submitted his year comparison to the Town Board. The Transfer Station had sent out 16 loads of trash, 8 open top containers and 8 loads of recycling. The camera system had been upgraded with the new license plate reader. Cassella had started hauling the garbage with the new contract.

Councilor Alexander thanked Mr. Buff for helping with the plowing at the Conservation Areas.

Supervisor Legg stated the new 2024 Transfer Station permits were available at the Town Clerk's office and online.

Planning and Zoning: Planning and Zoning Secretary Karen Barkdull reported there were 6 new applications. She reviewed the open projects. Welch Allyn (Baxter) subdivision, John Menapace (Skaneateles Brewery), Logan and Lagrow. There would be an informational meeting for the LaGrow subdivision at the Planning Board meeting in January. *report attached.

Codes: Codes Officer Robert Herrmann reviewed the December codes office report. The permits were up in numbers this month, expired permits are up to 93. Complaints are up as well. They continue to work on fire Inspections. They continued to work with Engineer Robinson on the situation with the water at the Woodbine Hotel project. *December 2023 Codes Office Report Attached.

Parks: Parks Manager Sue Murphy thanked the Highway Department for their help cleaning up after the snow over the weekend. She reported she had been helping at the Town Hall issuing the 2024 Transfer Station permits. She had held some interviews for summer playday councilors. At the next Town Board meeting she would be submitting the 2024 reserve fund transfer requests.

Water/Engineer: Town Engineer Miranda Robinson reported on the following:

Recap of Streetlights for 2023:

The maintenance contract with NYPA will continue throughout 2024 for the 266 streetlights owned by the town. For the service year of 2023 the Routine Maintenance Cost was \$6,223.78, for 2024 the Routine Maintenance Cost is \$6,410.50.

Crews responded to 26 separate instances in the Town of Skaneateles for the year of 2023.

All but one instance was completed under the typical "Routine maintenance" contract. This instance is completed with the additional "non-routine maintenance" contract.

Non-Routine maintenance is budgeted, but only charged as needed. The anticipated budget for non-routine work was \$5,798.81, however only \$1,078.12 was billed in 2023 for repairs. The anticipated budget for non-routine work for 2024 is \$5,798.81.

Water/Sewer

The water and sewer rates were updated for 2024 and a new hydrant meter rental fee was added to the schedule of fees. This will help recover the costs of water used for the larger projects that are ongoing in the town. We are looking forward to the opening of the Woodbine projects in 2024.

The Andrews Road water tower project continues to move forward with discussions with C&S Engineers. We are expecting to have a kickoff meeting in March, with a 50% design submittal due in June.

Solar Recap:

The solar array at the Transfer Station was recently sold from True Green Renewables to Altus Power. This company is based out of New York City and has been in contact with the Town to get some of the issues at the array rectified before the snow started to fly. Altus demonstrated a platform that they will be rolling out to the Town at a later date and will be providing a screen for us to display the data for the solar array.

Engineer Robinson reviewed the Street Light outages. She stated she had no comparison to how many streetlights were out before the Town took over the streetlights from National Grid. The Town would now have the data to follow forward.

Supervisor Legg reviewed the reported issues at the solar array at the Transfer Station. He stated at least one of the rows of solar panels was an installation misalignment and that was what was causing the panels to have difficulty, because they could not mechanically move with the sun like they are supposed to. Now it is intentional that they are in a fixed position, they are not going to move and that way they will not get stuck or broken. The other panels would still continue to track the sun as they have in the past.

Budget: Budget Officer Keri Fey reported they were compiling the quarterly reports for the end of 2023 along with the W2s. The W2s would need to be filed electronically as mandated by the federal government. The 2024 reserve fund transfer requests would be presented to the Board at the next Town Board meeting.

Fire Department: Councilor Dove stated the Fire Department would have a report next month.

Minutes of December 18, 2023: On a motion of Councilor Alexander, seconded by Councilor Tucker and with a (4-0) affirmation of the Town Board, the minutes of December 18, 2023, were accepted as presented, Councilor Milne abstaining, she was not on the Board at that time.

Budget Amendments: No Budget Amendments

Abstract #24-01: On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board vouchers were authorized from the following funds:

General:	\$ 40,177.80	Highway:	\$ 141,362.30
Street Lgt:	\$ 608.18	Part Town:	\$ 98.66
Water:	\$ 1,761.00	T&A	\$ 4,939.24
Total:	\$ 188,947.18		

Abstract #23-23: On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board vouchers were authorized from the following funds:

General:	\$ 40,177.80	Highway:	\$ 141,362.30
Street Lgt:	\$ 608.18	Part Town:	\$ 98.66
Water:	\$ 1,761.00	T&A	\$ 4,939.24
Total:	\$ 188,947.18		

Methodist Church Easement: Attorney Smith reviewed the progress of the easement with the Methodist Church. There had been many discussions about the terms of the easement with the Methodist Church representatives. This last round of changes involved the generator. There had been an addition to the generator easement section. This sentence was added to the generator easement section:

“Notwithstanding anything to the contrary herein should grantee convey grantees property to a private non-governmental unrelated to the funding should terminate at the time of transfer of such party unless grantor consents in writing in a forum which is recordable with the Onondaga County Clerks' Office”

The idea is that two broad categories of this easement, one being burying some utilities and pipes for drainage, the other being an above-ground pad to host a backup generator. In the event that the town were to sell the town hall, the easement for the generator would end, but the underground easements would continue.

Attorney Smith reviewed the additional language in the easement.

Councilor Alexander asked Attorney Smith if he was comfortable with the easement language as it is presented now.

Attorney Smiths stated yes, he was comfortable with the easement as presented.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the Town Board approved the easement with the Methodist Church as presented, and authorized Supervisor Legg to sign the easement and present to the Methodist Church for their approval.

Village Meadows Subdivision, LLC - Planning Board Lead Agency Request: Supervisor Legg stated a letter of request had been received from the Planning Board Attorney.

Attorney Smith reviewed the request from Scott Molnar, Planning and Zoning Attorney. Attorney Molnar stated an application had been submitted by Joshua LaGrow, Village Meadows, LLC, for approval of a subdivision permitting the creation 8 single family residential lots, with individual on-site septic systems, a new private road, and stormwater drainage system on approximately 19 acres located in the Rural Residential zone, outside the North of the Lake Watershed Overlay District.

On a motion of Councilor Tucker, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, Supervisor Legg was authorized to sign the form consenting to the Town of Skaneateles Planning Board being Lead Agency for the application of Joshua LaGrow, Village Meadows, LLC for approval of a subdivision permitting the creation 8 single family residential lots that had been submitted for coordinated review under the State Environmental Quality Review Act (“SEQR”).

7:00 p.m. Public Hearing Proposed Local Law A of 2024 “Proposed Shoreline Development Amendments”: Supervisor Legg thanked Councilor Tucker and Planning and Zoning Secretary Barkdull and everyone else for their work on amending the proposed local law that was presented in 2022 to add the updates from the previous public hearing held on this proposed Shoreline Development Legislation.

Attorney Smith reviewed the proposed Shoreline Legislation and Part 1 of the Environmental Assessment Form, this form gave basic background information and the final resolution. The resolution provided the introduction and the different SEQR factors. The resolution proposed a negative declaration for SEQRA. He recommended that the Board review the Environmental Assessment Form and complete the SEQRA obligations before voting on this proposed Local Law.

The Board agreed to review the Environmental Assessment Form after the public hearing.

On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Public Hearing on Proposed Local Law 1 of 2024 “Proposed Shoreline Development Amendments” was opened.

Dessa Bergan, Old Seneca Tpk: Ms. Bergan commented that the biggest change to the character of the lake is the allowance of permanent covered structures offshore at the end of permanent docks and into the lake. In the past CPCS (Citizens to Preserve the Character of Skaneateles) had taken a stand at a public hearing regarding a permanent structure at the end of a dock in the hamlet of Mandana. CPCS's position was that permanent structures should not be allowed in the lake at the end of a dock. Structures are on the shore; docks are in the lake. And Ms. Bergan stated at that time the Town of Skaneateles wrote a position letter to the New York State DEC in this regard. She hoped that the Board would take a strong position and allow structures only on the shore and not into the lake.

Attorney read the section of code Ms. Bergan referred to, it stated:

Roofed/ covered structures, covered boat slips, boat lifts, and boat houses. A special permit issued by the planning board is required for any roofed structure related to or attached to a permanent dock. Roofed structures include covered boat slips, covered boat lifts, or boat houses. When reviewing a request for a covered structure, the planning board shall find that the size, placement, height, coverage area, construction materials, and visual appropriateness is necessary and reasonable for the site conditions, and that it is designed and located to be close to land as possible.

Attorney Smith stated this allowed for covered slips not boat houses. Councilor Alexander stated the definition of a boat house is that it is an onshore structure, therefore boat houses are only onshore structures.

Planning and Zoning Secretary Barkdull stated boat houses have to have a minimum of 10% of the structure attached to land, this would not allow the structure to be on the end of a dock.

Ms. Bergan stated the legislation stated that 10 feet of water is the maximum at the end of a dock. The lake varies and this would be difficult. She also stated there should be a list of prohibited uses in the legislation.

Ms. Bergan thanked the Board.

Bob Eggleston, 3441 Rickard Road: Mr. Eggleston thanked the Board for all their work on this legislation. The Board listened to the public and took the public's comments to heart when updating the Shoreline Legislation. The Board took the time to balance the desires of the community and the property owners. One thing he referred to is the word "improvements" is used and "improvements" is not defined.

He reviewed some of the changes . There were some prohibitions added that could be considered on a case-by-case basis, such as storage buildings. He discussed some small corrections with the Board. Secretary Barkdull stated she would make these minor corrections.

Mr. Eggleston reviewed the definition of a boat house, that it was stated twice in the definitions that it is an onshore structure. Councilor Alexander stated she would like to leave it there twice so there would be no question about boat houses being only an onshore structure and only partially offshore.

Mr. Eggleston stated this legislation should be used to see where it would need to be changed or amended in the future. He thanked the Board for a job well done. Mr. Eggleston stated he hoped the Village would follow suit and stay consistent with their shoreline legislation.

Councilor Tucker stated the zoning is a working document, it is not perfect, and he would like to get this shoreline legislation out there and see how it works as we go along.

Holly Gregg, Jordan Road: Mr. Gregg congratulated Supervisor Legg and thanked him for taking on the supervisor position and he thanked Lori Milne for jumping on board and the rest of the Board members.

Mr. Gregg stated he agreed with Dessa Bergan's comments regarding a permanent dock with a boat house on the end. It sounded like we had read that wrong and that the boathouse would have to be somehow connected to the shore in every case.

He asked the Board if someone comes up with a 60-foot boathouse and 10% of it is on the shore, and the rest of it creeps along the side of the dock, would that be allowed?

Attorney Smith stated there are dimensional standards that would not allow something that big. Supervisor Legg stated the limit was 500 square feet.

Holly Gregg stated he worried for the property owners on the lake and to protect the view shed as well as the lake and the water quality if more development is allowed.

Planning and Zoning Secretary Barkdull stated for clarity any roof structure, like a covered boat slip, or boathouse, required a special permit. The neighbors would be notified of the public hearing and have the opportunity to voice their concerns.

Ian Carroll, Village of Skaneateles: Ian Carroll stated he is a resident of East Lake Street and co-owner of a camp on Russell's Landing on the far southwest side of the lake. He expressed his appreciation of all the hard work that the Town had done on this legislation. The Village Planning Board was trying to address some of these issues as well.

Jim Beyers, Gayle Road: Mr. Beyers commented on certain onshore structures and the requirements. These comments were just some clean up items, typographical corrections. The Board reviewed the comments and would submit them to Planning and Zoning Secretary Barkdull for correction.

*written comments attached

Mr. Beyers commented on the setback drawing as presented. He stated this drawing was not clear. The Board stated this drawing is not part of the legislation, it is only to be used as a guideline for the applicants and the Boards.

Dessa Bergan, Old Seneca Tpk: Ms. Bergan commented that the current Town, Planning and Zoning Boards get it, but she is concerned for the future Boards. She would like to see certain

things be prohibited and not allowed by Special Permit. She is not against special permits but would like some things just prohibited.

Bob Eggleston, Rickard Road: Mr. Eggleston stated we do not have a cookie cutter community or lake, this is why he would rather see things approved by Special Permit, so the applications are looked at on a case-by-case basis.

The Town had done an excellent job allowing the exceptions to be looked at by Special Permit, The Town has a very professional Planning Board, and he would hope the Planning Board would continue to be a special board in the future.

Holly Gregg, Jordan Road: Mr. Gregg expressed his concerns for the future Planning Board members and making the code mor restrictive. The current Boards know what they need to do but how do we know what future Boards would do.

Claire Howard, Academy Street: Ms. Howard agreed with Holly and Dessa. She believed in protecting our lake as best we can.

Gary Hayer, Lakefront Lane: Mr. Heyer asked if there was any height limit for shoreline structures? Attorney Smith stated the max height is 16 feet as measured from the high- water line.

The Board agreed to make the typographical errors as presented and close the public hearing.

The Board discussed prohibiting covered structures or keeping the law as presented and allowing these structures with Special Permit approval.

Supervisor Legg stated the language had identified parts of prohibited structures and that is clearly stated.

The Town Board discussed the options and agreed to keep the shoreline covered structures allowed by Special Permit approval from the Town of Skaneateles Planning Board. There are restrictions on size and location in the legislation and the Board felt they were covering all the options.

Councilor Milne stated her concerns of the future Boards as well and wanted the Board to keep that in mind as they move forward.

Councilor Dove stated the Board has spent 2 years on this legislation and agreed with Councilor Tucker that the law should be enacted, and we can see how it works in the community and make changes in the future if needed.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board, the Public Hearing on Proposed Local Law A of 2024 “Proposed Shoreline Development Amendments” was closed.

Attorney Smith stated the Board would now need to complete Part 2 of the Environmental Assessment Form.

The Board completed Part 2 of the Environmental Assessment Form.

*see completed form attached

Attorney Smith stated the Board had now completed all their obligations under SEQRA and could vote on the proposed local law as presented or with the adjustments that were discussed , it would be the pleasure of the Board.

Dessa Bergan asked about two questions on the EAF Part 2. The question regarding visual impact and the character of the community. If there were permanent structures at the end of docks, this would affect both the visual impact and the character of the community.

Attorney Smith stated the Town had created a law that enforced the Special Permit requirement, which in the previous legislation was not a requirement.

The Board decided to adopt Local Law 1 of 2024 with the following two amendments:

Page 1. Reworded the “General Restriction” section.

Page 7. Changed reference 4d(ii) to 4b(ii)

The following resolution was adopted:

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

Proposed Shoreline Development Amendments

WHEREAS, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Alexander has introduced for consideration Introductory Local Law No. 1 of 2024 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”); and

WHEREAS, the purpose of the Proposed Local Law is to amend Sections 148-7-1 and 148-12-2 of Chapter 148 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”), related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental,

aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare; and

WHEREAS, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”), and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

WHEREAS, on August 21, 2023, the Town Board adopted a resolution preliminarily classifying the Proposed Local Law as a Type 1 Action under SEQRA and declared its intent to serve as lead agency for purposes of a coordinated review under SEQRA of the Proposed Local Law; and

WHEREAS, Part 1 of the Full Environmental Assessment Form and the Proposed Local Law was sent to all interested agencies for comment and the Town Board received no objection to its serving as lead agency; and

WHEREAS, the Town Board has met its obligation to refer the Proposed Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239; and

WHEREAS, the Town Board has met its obligation to refer the Proposed Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-10-11 of the Zoning Law; and

WHEREAS, the Town Board held a public hearing on September 25, 2023, to hear all persons interested in the Proposed Local Law and to consider the adoption of the Proposed Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby confirms and adopts the following conclusions as SEQRA lead agency:

1. The Town Board hereby confirms its preliminary classification of the Proposed Local Law as a Type I Action under SEQRA (the “Action”).
2. The following impacts are expected to result from the Action, when compared against the criteria in Section 617.7 (c) of the Regulations:
 - a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Although the Proposed Local Law concerns shoreline development, this Action

will not result in an adverse impact to the surface water quality or quantity of Skaneateles Lake. At worst, no change to surface water quality or quantity will occur as a result of the Action. However, surface water quality may improve as a result of the Action.

- b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.
- c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
- d. The Action will not result in the creation of a material conflict with the Town's current plans or goals as officially approved or adopted. To the contrary, the Proposed Local Law is meant to further these goals.
- e. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The Proposed Local Law is intended to preserve community character and aesthetic resources by requiring a more careful review of proposed shoreline development projects.

- f. There will not be an increase in the use of either the quantity or type of energy resulting from the Action.
- g. There will not be any hazard created to human health.
- h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland.
- i. The Action will not encourage or attract large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the Action.
- j. There will not be created a material demand for other Actions that would result in one of the above consequences.

- k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
- l. There are not two or more related Actions which would have a significant impact on the environment.
3. Based upon the information and analysis above, the Action **WILL NOT** result in any significant adverse environmental impacts;
4. The information available concerning the Action was sufficient for the Town Board to make its determination;
5. The Town hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3);
6. A Determination of Non-Significance on the proposed Action is hereby issued;
7. The preparation of an environmental impact statement for the Action shall not be required;
8. The Town Supervisor is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Town Board's determination;
9. This Determination of Non-Significance has been prepared in accordance with SEQRA and the Town Clerk is hereby directed to file, publish, and distribute a notice of this Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

BE IT FURTHER RESOLVED that the Town Board hereby adopts the Proposed Local Law, and that henceforth it shall be designated Local Law No. 1 of 2024; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27 and to make any publications required by law; and

BE IT FURTHER RESOLVED that the Proposed Local Law shall take effect immediately upon filing with the Secretary of State.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Tucker, and duly put to vote, which resulted as follows:

Chris Legg	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye

Lori Milne
Mark Tucker

Voting Aye
Voting Aye

The resolution was thereupon declared duly adopted.

Dated: January 8, 2024

Schedule Special Meeting January 17, 2024, at 5:00p.m.: On a motion of Councilor Tucker, seconded by Councilor Dove scheduled a special Attorney Advice meeting January 17, 2024, at 5:00 p.m.

Town of Skaneateles Decals with New Logo: Councilor Alexander stated with the new Town of Skaneateles signs were going up and we need to replace the logos on the Town's vehicles and equipment. She resented the two options to the Board:

40 Logo Decals for \$810

80 Loga Decals \$1380

Councilor Alexander recommended purchasing 40 Town of Skaneateles decals for the Town department vehicles.

On a motion of Councilor Tucker, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the Town Board approved the purchase of 40 Town of Skaneateles decals for the Town vehicles and equipment at a cost not to exceed \$810.

Announcements/Correspondence/Updates

Town Hall closed – January 15, 2024 – Martin Luther King Jr. Day

Skaneateles Lake Nine Element Plan Meeting – January 30th -Skaneateles Town Hall or Zoom

Councilor Alexander announced the Conservation Committee is bringing back the fishing derby next year. The Conservation Committee would be looking for volunteers.

Public Comment: No Comments

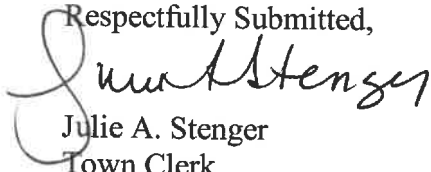
On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to attorney advice at 8:10 p.m.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board the meeting returned to open session at 9:00 p.m.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0)

affirmation of the Town Board the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,


Julie A. Stenger
Town Clerk

Permit Monthly Report

12/01/2023 - 12/31/2023

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
December 2023						
23-FW19	12/01/2023	The Lodge	Fireworks Display	4355 State Street Rd SBL#: 022.-01-16.0/1		\$300.00
Description of Work:						
<i>Show is for the Lodge for Milard @ Baxter Permit # 23-FW19</i>						
<i>Duration is 10 minutes</i>						
<i>Notify local law enforcement via 911 the day of the scheduled display on 12/9/2023 @ 7:00 PM (DARK)</i>						
<i>Notify Motville Fire Department 48 hours prior to the scheduled display on 12/9/2023 @ 7:00 PM</i>						
23-152	12/08/2023	Bradford Wirth	Sign	1380 Cherry Val Tpk (Wirth Automotive) SBL#: 042.-01-08.2	\$500.00	\$50.00
Description of Work:						
<i>Mount 10 sqft sign under existing Wirth Auto sign on existing frame for "Skaneateles Strength & Conditioning"</i>						
23-151	12/11/2023	Seth Thibault c/o 1321 East Genesee St LLC	Sign	1321 E Genesee St (The Gate) SBL#: 032.-03-32.0	\$100.00	\$50.00
Description of Work:						
<i>Install 3x 4 sign in front of property per site plan</i>						
23-153	12/14/2023	Collin O'Toole	Single Family Home	2621 Benson Rd SBL#: 055.-01-03.3	\$40,000.00	\$254.00
Description of Work:						
<i>Install poured foundation on site for future home.</i>						
23-154	12/18/2023	Patricia Gridley	Alteration	3916 East St SBL#: 044.-02-01.1	\$3,000.00	\$32.00
Description of Work:						
<i>Increase width and height of garage doors.</i>						
23-155	12/18/2023	Patricia Gridley	Fence	3916 East St SBL#: 044.-02-01.1	\$14,000.00	\$67.60
Description of Work:						
<i>install 352lineal feet of 4' cedar fence in rear yard with 3- 4' gates</i>						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
23-156	12/19/2023	Christina Linaberry	Deck	810 Crow Hill Rd SBL#: 025.-01-14.2	\$5,000.00	\$189.00
Description of Work:						
<i>Construct 189 sqft L shaped deck on rear of home with landing and stairs.</i>						
<i>Replace rear patio with same dimensions and build stairs to deck.</i>						
December 2023 Total:					\$62,600.00	\$942.60
Reporting Period Total:					\$62,600.00	\$942.60

Completion Issued Report

12/01/2023 - 12/29/2023

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
20-101	021.-03-15.0	Certificate of Compliance	20-101	Matthew Abbott	1954 Annaste Ln	12/19/2023
					In-Ground Pool # of CC/CO : Issued :	1
21-080	019.-01-01.2	Certificate of Occupancy	21-080	None	839 Masters Rd	12/11/2023
					Modular Home # of CC/CO : Issued :	1
22-054	056.-02-33.0	Certificate of Occupancy	22-054	Sail On Skn, LLC	2392 Wave Way	12/12/2023
					Additions/Renovations # of CC/CO : Issued :	1
22-141	057.-01-30.0	Certificate of Compliance	22-141	Robert Goodchild	1419 Thornton Hgts Rd	12/04/2023
					Shoreline Structure # of CC/CO : Issued :	1
22-150	055.-01-03.1	Certificate of Compliance	22-150	Steven Brown	2637 Benson Rd	12/22/2023
					Detached Garage/Pole barn # of CC/CO : Issued :	1
23-062	032.-02-04.2	Certificate of Occupancy	23-062	Adam Smith	3680 Fisher Rd	12/15/2023
					Single Family Home # of CC/CO : Issued :	1
					Grand Total:	6

Inspections Report

Start Date: 11/29/2023 End Date: 12/29/2023

Inspectors: < All >

Identifier	Address	Primary Contact	Date	Type	Inspector	Result
032.-03-32.0	1321 E Genesee St (The Gate)	Scott Thibault 347-344-0444	12/06/2023	R Occupancy	Robert Herrmann	Passed
024.-02-05.0	4251 Jordan Rd (Snake Oil Glass Works)	Lorraine R Austin	12/12/2023	Factory & Industrial Inspection	Robert Herrmann	Passed
Total Inspections:					2	

COMMUNITY MEDIA GROUP, LLC
PO BOX 182
ELIZABETHTOWN NY 12932
(518) 873-6368ext
Fax (315) 434-8883

ORDER CONFIRMATION (CONTINUED)

Salesperson: SYRACUSE LEGAL

Printed at 12/05/23 08:30 by lcong

Acct #: 2254411

Ad #: 322578

Status: New WHOLD WHOI

**TOWN OF
SKANEATELES
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that a public hearing shall be held by the Town Board of the Town of Skaneateles at 7:00 p.m. on January 8, 2024 regarding Proposed Local Law 2023 - J "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles" (the "Proposed Local Law"); The Proposed Shoreline Development Amendments

A copy of the local law and related materials is available for review at the Town Clerk's Office of the Town of Skaneateles, 24 Jordan Street, Skaneateles, New York or at <https://www.townofskaneateles.com>

An opportunity to be heard in regard to such local law will be given at the hearing to those favoring or opposing the same, as well as any comments.

Said Hearing will be held on Monday, January 8, 2024 at 7:00 pm via Zoom at Meeting ID: 845 2034 6250, Passcode: 919305 or Dial by your location 1 646 876 9923 US (New York)

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment.

Dated: Skaneateles,
New York

December 4, 2023

Julie A. Stenger, Town
Clerk

Town of Skaneateles
PO-322578

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TOWN OF SKANEATELES
ATTN ACCOUNTS PAYABLE
24 JORDAN ST
SKANEATELES NY 13152

Start: 12/13/2023 Stop: 12/13/2023

Times Ord: 1 Times Run: ***

LGL 1.00 X 57.00 Words: 199

Total LGL 57.00

Class: 001 LEGAL ADS

Rate: LGL Cost: 36.95

Affidavits: 1

Ad Descript: PROPOSED LOCAL LAW 2023 -

Descr Cont: J - 1/8/2024

Given by: *

P.O. #:

Contact: JULIE STENGER

Phone: (315)685-3473

Fax#: (000)000-0000

Email: jstenger@townofskaneateles.c

Agency:

Created: lcong 12/05/23 08:22

Last Changed: lcong 12/05/23 08:30

PUB ZONE EDT TP START INS STOP SMTWTFS
C05 A 96 W Wed 12/13/23 1 Wed 12/13/23 W

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

Town of Skaneateles
Local Law 1 of the Year 2024
A Local Law Amending
Chapter 148 of the Code of the Town of Skaneateles

Section 1. Authority

This local law is enacted pursuant to the provisions of the New York Town Law and the New York Municipal Home Rule Law.

Section 2. Purpose

The purpose of the Proposed Local Law is to amend Sections 148-7-1 and 148-12-2 of Chapter 148 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the "Zoning Law"), related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental, aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare.

Section 3. Amendments to Code

See the attached proposed amendments to Sections 148-7-1 and 148-12-2 of the Zoning Law.

Section 4. State Environmental Quality Review Act (SEQRA)

The Town Board has considered the provisions of Article 8 of the Environmental Conservation Law ("SEQRA") and the regulations adopted thereunder at 6 NYCRR Part 617 and finds that the proposed amendments to the Zoning Code will not result in any significant adverse environmental impacts. Therefore, no further review is required under SEQRA.

Section 5. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 6. Effective Date

This Local Law shall take effect upon filing with the Secretary of State.

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

Proposed Shoreline Development Amendments

WHEREAS, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Alexander has introduced for consideration Introductory Local Law No. 1 of 2024 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”); and

WHEREAS, the purpose of the Proposed Local Law is to amend Sections 148-7-1 and 148-12-2 of Chapter 148 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”), related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental, aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare; and

WHEREAS, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”), and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

WHEREAS, on August 21, 2023, the Town Board adopted a resolution preliminarily classifying the Proposed Local Law as a Type 1 Action under SEQRA and declared its intent to serve as lead agency for purposes of a coordinated review under SEQRA of the Proposed Local Law; and

WHEREAS, Part 1 of the Full Environmental Assessment Form and the Proposed Local Law was sent to all interested agencies for comment and the Town Board received no objection to its serving as lead agency; and

WHEREAS, the Town Board has met its obligation to refer the Proposed Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239; and

WHEREAS, the Town Board has met its obligation to refer the Proposed Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-10-11 of the Zoning Law; and

WHEREAS, the Town Board held a public hearing on September 25, 2023 to hear all persons interested in the Proposed Local Law and to consider the adoption of the Proposed Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby confirms and adopts the following conclusions as SEQRA lead agency:

1. The Town Board hereby confirms its preliminary classification of the Proposed Local

Law as a Type I Action under SEQRA (the “Action”);

2. The following impacts are expected to result from the Action, when compared against the criteria in Section 617.7 (c) of the Regulations:

a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Although the Proposed Local Law concerns shoreline development, this Action will not result in an adverse impact to the surface water quality or quantity of Skaneateles Lake. At worst, no change to surface water quality or quantity will occur as a result of the Action. However, surface water quality may improve as a result of the Action.

b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.

c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.

d. The Action will not result in the creation of a material conflict with the Town’s current plans or goals as officially approved or adopted. To the contrary, the Proposed Local Law is meant to further these goals.

e. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The Proposed Local Law is intended to preserve community character and aesthetic resources by requiring a more careful review of proposed shoreline development projects.

f. There will not be an increase in the use of either the quantity or type of energy resulting from the Action.

g. There will not be any hazard created to human health.

h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland.

- i. The Action will not encourage or attract large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the Action.
 - j. There will not be created a material demand for other Actions that would result in one of the above consequences.
 - k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
 - l. There are not two or more related Actions which would have a significant impact on the environment.
3. Based upon the information and analysis above, the Action **WILL NOT** result in any significant adverse environmental impacts;
 4. The information available concerning the Action was sufficient for the Town Board to make its determination;
 5. The Town hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3);
 6. A Determination of Non-Significance on the proposed Action is hereby issued;
 7. The preparation of an environmental impact statement for the Action shall not be required;
 8. The Town Supervisor is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Town Board's determination;
 9. This Determination of Non-Significance has been prepared in accordance with SEQRA and the Town Clerk is hereby directed to file, publish and distribute a notice of this Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

BE IT FURTHER RESOLVED that the Town Board hereby adopts the Proposed Local Law, and that henceforth it shall be designated Local Law No. 1 of 2024; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to file the Proposed Local Law with the Secretary of State pursuant to Municipal Home Rule Law Section 27 and to make any publications required by law; and

BE IT FURTHER RESOLVED that the Proposed Local Law shall take effect immediately upon filing with the Secretary of State.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Tucker, and duly put to vote, which resulted as follows:

Chris Legg	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Lori Milne	Voting	Aye
Mark Tucker	Voting	Aye

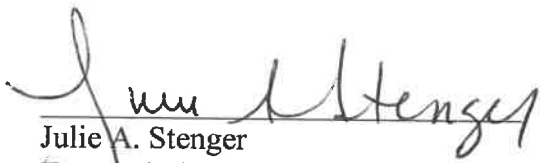
The resolution was thereupon declared duly adopted.

Dated: January 8, 2024

CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on January 4, 2024, the foregoing form and manner of the Official Undertaking was approved and duly moved by Councilor Alexander and seconded by, Councilor Tucker a quorum of five members of the five-member Board being present, and each voted on the Resolution as follows:

Supervisor Chris Legg
Deputy Supervisor Courtney Alexander
Councilor Mark Tucker
Councilor Susan Dove
Councilor Lori Milne


Julie A. Stenger
Town Clerk

§148-7-1K Skaneateles Lake Shoreline Regulations.

The following Town Zoning regulations focus on the uses and structures adjacent to and within Skaneateles Lake. These existing Town controls are for onshore uses and structures and are supplemented with new Town controls for offshore 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 Town may regulate the manner of construction and location of boathouses, moorings, docks and similar structures to preserve the economic, environmental, aesthetic, and recreational resources of Skaneateles Lake. The following regulations apply to all shoreline uses, modifications and structures, as defined herein, that include onshore uses and structures (see §148-7-1K1 through 3) and offshore uses and structures (see §148-7-1K4). In addition, other special shoreline uses and conditions are addressed in §148-7-1K 5 through 9.

1. The following requirements apply to onshore and offshore structures located within 50 feet of the Lake Line or within the one-hundred-year flood hazard area and offshore structures located within 1500 feet from the lake line.

a. General restrictions.

i). Planning Board approval requirement. The construction of onshore structures such as seawalls, retaining walls (except those that are located 10 feet or more from the Lake Line), decks, or patios larger than 400 square feet, stairways higher than 25 feet shall require Planning Board review. Offshore structures such as marine railways, permanent docks larger than 400 square feet, and boathouses shall require Planning Board review(see Onshore and Offshore sections below for applicable procedures).

ii).Materials. All applications for the construction of such structures shall be accompanied by a certificate acceptable to the Planning Board or official that all materials to be used in such construction are free of toxic substances.

iii). Concurrent Jurisdiction.

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.

iv). Commercial Use of Shoreline structures. No dock, mooring or similar shoreline structure shall be used for commercial purposes unless allowed as an approved Special Permit use such as a marina (see § 148-7-1-K-7). The leasing or rental of any private onshore or offshore structure that is accessory to a residential dwelling, or a Shared Lake Use is prohibited.

§148-7-1K Skaneateles Lake Shoreline Regulations.**b. Special requirements for onshore and offshore structures.**

i). No onshore structure other than a deck and/or stairs leading to an offshore dock shall be erected, constructed, or placed to extend offshore beyond the Lake Line, except as otherwise approved by the Planning Board.

ii). The foundation area of a boathouse shall not exceed 500 square feet and shall have at least 10% of the foundation (boat house footprint) on land (at or above the Lake Line Elevation). The height of any part of a boathouse shall not be greater than 16 feet above the Lake Line. No living quarters shall be allowed in a boathouse. No boathouse shall be used for any purpose other than storage.

iii). Not more than one boathouse, permanent dock, and marine railway shall be permitted for each lakefront lot, except for a lakefront marina allowed by Special Permit, except as otherwise approved by the New York State Office of General Services.

iv). Except as provided in § 148-8-9.A.1, all onshore structures except seawalls and retaining walls needed for erosion control shall be constructed with a minimum side setback of 20 feet from the property line; all offshore structures shall be constructed with a minimum side setback of 10 ft to the offshore property line. To locate the offshore property line, extend a line perpendicular from the center line of Skaneateles Lake, as shown on the officially adopted centerline map, to the point of intersection of the side property line and the City of Syracuse Lake Line (as defined). This perpendicular line shall be treated like a property line for purposes of determining offshore setbacks. (See Shoreline Guidelines).

v). **Total Shoreline Structures Calculation.** The area of any structure or portions of such structures located over land shall be regulated by the dimensional standard applicable to onshore structures. The area of the same structure or portions of any structure over water shall be regulated by the dimensional limits applicable to offshore structures.

vi). No dock or marine railway shall be constructed or placed in a manner that will interfere with normal navigation or access to adjacent land or docks.

vii). Any submerged part of a marine railway less than four feet below the surface of the lake shall be identified by an approved navigational hazard buoy which shall be in place when ice is removed from the lake water lying within the Town's corporate boundary.

viii). **Necessary Maintenance and Repairs.** The Town Codes Enforcement Officer is authorized to grant building permits for certain projects for repair and/or replacement of existing permanent docks/seawalls using new design and technology methods that improve durability with substitute materials with no or minimal change of the dock footprint provided that such project results in no more than a minimal

§148-7-1K Skaneateles Lake Shoreline Regulations.

expansion of the existing footprint, not to exceed 10% cumulative maximum of the pre-existing footprint as of January 1, 2024.

2. Supplementary lake yard restrictions. In addition to the requirements of §§ 148-5-4.H, §148-7-1-J.4, and §148-7-1.K.1 above, all structures located within 200 feet of the Lake Line of Skaneateles Lake shall comply with the following requirements:

a. Construction or Expansion. Any construction or expansion of any such structure shall require site plan approval, including erosion and stormwater control measures as provided in § 148-5-4.E.3.

3. Onshore Shoreline Regulations

a. Onshore Structures. No onshore structure or improvement shall be built or expanded except pump houses, decks, seawalls, retaining walls, gazebos, stairways, storage buildings, fire pits not exceeding two feet in height or 16 square feet in area, children's playground equipment, and boathouses. Where more restrictive, this provision shall take precedence over the setback requirements in §148-5-2.G. All structures, seawalls, and retaining walls shall be located upland of NGVD 1929 Datum 865.02 ft. elevation (Lake Line/mean high-water mark as defined see §148-12-2 Definitions).

b. Dimensional limits. The total combined square footage of all onshore structures listed in Subsection 3.a shall be limited as described below. Seawalls and retaining walls used only for purposes of erosion control, containing no walks or decking, shall not be included in the calculation of the Impermeable Surface Coverage square footage of onshore structures. Lake frontage shall be measured as a straight line connecting the two lot corners where they intersect the Lake Line with an intermediate point in the Lake Line, not including man-made projections into the lake.

i). On lots with greater than 200 feet of lake frontage: a maximum of 800 square feet for every 200 feet of lake frontage.

ii). On lots with between 100 feet and 200 feet of lake frontage: a maximum of 600 square feet.

iii). On lots with less than 100 feet of lake frontage: a maximum of 400 square feet.

c. Height Restrictions. Except as provided in §148-7-1.K.1.b.ii., the height of onshore structures shall not be more than 12 feet above average grade. This restriction also applies to any structure placed on top of another structure.

d. Erosion Control Requirements. See § 148-5-4.E for erosion control requirements. Site plan review requirements are listed in §§ 148-10-8.A, 148-5-4.D.1, and

§148-7-1K Skaneateles Lake Shoreline Regulations.

148-5-4.H.5. See § 148-5-4.I for steep slope regulations.

e. Change in Grade. No change of grade greater than 100 square feet shall be permitted within 100 feet of the Lake Line except by Special Permit. A stabilization and planting plan is required.

f. Construction Limitations within 150 feet of Lake Line. No construction or expansion of any dwelling located within 150 feet of the Lake Line shall be permitted unless the lot has at least 75 feet of lake frontage for each four-bedroom or smaller dwelling, plus 25 feet of additional lake frontage for each additional bedroom. This provision shall not be construed to permit the creation of lots with less than the required minimum lake frontage for a conventional subdivision, except in the case of conservation subdivisions. In the event of a conflict with § 148-8-9.A, the more restrictive requirement shall control.

g. Fences. No fence exceeding four feet in height shall be permitted within 100 feet of the Lake Line. Any such fence four feet or less in height within 100 feet of the Lake Line (excluding gates) must allow at least 50% of visual penetration when viewed at any angle between 45° and 90° to its face, including pickets, post, rails, or any other feature that can block visual penetration.

h. Berms/Walls. No berm or wall (except retaining walls along or parallel to the Lake Line or along a watercourse) shall be permitted within 100 feet of the Lake Line. Except for retaining walls serving as bank protection along or parallel to the Lake Line, no wall within 100 feet of the Lake Line shall exceed four feet in height. See § 148-5-4.I.5, which establishes site plan approval requirements for such structures.

i. Berm/Wall Height Limitation. A berm or wall six feet in height or less shall be permitted more than 100 feet from the Lake Line.

j. Storage Buildings. No storage building shall be used for any purpose other than storage. No storage shed shall be greater than 80 sq. ft. nor more than 8 ft. in height. All storage sheds shall be located onshore unless otherwise approved by Site Plan review by the Planning Board.

4. Offshore Shoreline Regulations.

Offshore Structures. No offshore structure or improvement shall be built or expanded except as provided in 148-7-1-K and below:

a. Water Perimeter General Requirements.

i). Establishing a perimeter. Each lot shall identify a water perimeter within which all seasonal or permanent structures and facilities shall be located. The water perimeter boundaries shall be determined per the specification of the

§148-7-1K Skaneateles Lake Shoreline Regulations.

Section below and shall be mapped and graphically depicted by the methodology determined by the Town. The water perimeter boundary may COINCIDE but SHALL NOT EXTEND beyond the setback lines that represent the extension of the property’s side lot lines into the Lake. The setback lines are determined pursuant to methodology established by the Town (see 148-7-1-K.1 .b.iv.).

ii). Water perimeter dimensions.

Maximum area	4,000 square feet
Maximum distance from the Lake Line	100 feet
Maximum number of perimeters/lot	1

iii). Water perimeter modifications. The Planning Board upon Special Permit (see §148-10-5) may modify the total area of a single water perimeter up to a maximum of 8,000 square feet with concurrent or conditional approvals from applicable NYS agencies. In granting an approval for a Special Permit, the Planning Board shall find that the existing site and/or Lake conditions prevent reasonable and safe water access within the allowed dimensions specified in §148-7-1-K.3.c.ii. above) and the requested modifications is minimally necessary to attain an adequate water depth for safe navigation.

iv). Conflicts. No perimeter shall overlap or intrude into adjacent water perimeters.

b. Uses, Structures, and Docking General Requirements.

i). Water perimeter location. All seasonal or permanent structures shall be located entirely within the water perimeter.

ii). Lake Setbacks. Lake setbacks are measured to the closest edges of an existing or proposed offshore structure along a line drawn perpendicular from the property’s side lot lines that are extended over the Lake water surface.

a). Lots less than 40 lineal feet of lake frontage: 0 feet (seasonal only)

b). Lots equal to or greater than
40 lineal feet of lake frontage 10 feet -all structures

iii). Maximum number of Berthing spaces/lot. No more than five (5) vessels shall be secured overnight at a dock or mooring (small non-powered vessels are exempt) within a lot’s water perimeter.

iv). Height and Depth Measurements. Structure height and water depth surrounding a structure shall be measured from the Town recognized Lake Line elevation as projected over the lake surface.

§148-7-1K Skaneateles Lake Shoreline Regulations.

a). **Structure Height.** Roofed structures are limited to a maximum of sixteen (16) feet of height measured from the Lake Line elevation to the highest point of the structure.

b). **Water Depth.** The depth of water surrounding the supporting elements (pilasters, pipes, posts) of a permanent dock structure may extend to a maximum water depth of ten (10) feet measured from the Lake Line elevation down to the surface of the lakebed.

c. Standards and Procedures.

i). **Maximum Cumulative Area.** The maximum combined coverage area for all permanent structures, shall not exceed 1,000 square feet.

ii). **Seasonal Structures.**

a). No Town permit is required for floating objects such as rafts, inflatables, and/or moorings.

b). **Moorings-Temporary anchoring areas.** No Town permit is required. All moorings shall be contained in the Town water perimeter except moorings permitted by NYS Parks & Recreation that may be subject to separate approval required by NYSDEC, and the advisory review of the Onondaga County Sheriff Department.

c). **Dock, Seasonal.** No Town permit is required when a seasonal (removeable) dock structure complies with the following dimensional limits and applicable setbacks, and any other concurrent jurisdictional approvals.

d). **Location and Setbacks** – see §148-7-1-K.4.b.ii. above.

e). **Seasonal dock dimensions.**

Width, Maximum (walking surface)	8 feet
Maximum projection from the Lake Line	100 feet
Area, Maximum	800 square feet

iii). **Permanent Offshore Structures.**

a). **Docks, permanent.** A town building permit is required for all permanent offshore structures. Projects costing more than \$20,000 will require professionally (architect, engineer, etc.) prepared plans. Site Plan Review may be required depending on placement, size, and structure characteristics.

b). **Maximum number of docks.** There shall be no more than one (1) permanent dock within the water perimeter associated to the lot.

§148-7-1K Skaneateles Lake Shoreline Regulations.

c). Permanent Dock, design. Dock design elements such as dock skirting, dock shape, platform, reflectors, and lighting shall be evaluated by the Planning Board for appropriateness to site and water conditions, navigation, total structure area, and visual impacts.

d). Location and Setbacks. See §148-7-1-K.4.b.ii. above.

e). Permanent dock dimensions with only a building permit requirement.

Width, Maximum (walking surface)	8 feet
Maximum projection from the Lake Line	40 feet
Area, Maximum	400 square feet
Water Depth, maximum	10 feet

f). Permanent dock dimensions with Site Plan Review and building permit.

Width, Maximum (walking surface)	8 feet
Platform area, maximum	100 square feet
Platform, maximum total width (including dock width)	16 feet
Maximum projection from the Lake Line	100 feet
Area, Maximum	800 square feet
Water Depth, maximum	10 feet

iv). Roofed/Covered Structures (covered boat slips, boat lifts, boat houses)

a). A Special Permit issued by the Planning Board is required for any roofed structure related to or attached to a permanent dock. Roofed structures include covered boat slips, covered boat lifts, or boat houses. When reviewing a request for a covered structure, the Planning Board shall find that the size, placement, height, coverage area, construction materials, and visual appropriateness is necessary and reasonable for the site conditions and that it is designed and located to be close to land (based on proximity to the Lake Line) as feasible and in keeping with the surrounding area.

b). Dimensional standards.

Height, Maximum(above Lakeline elevation)	16 feet
Roof Coverage Area, Maximum(boathouse)	500 square feet
Roof Coverage Area, Maximum(other)	300 square feet
Roofed Structures, maximum	1 per perimeter

5. Shared lake usage. All land used for shared lake usage (see definition) shall be required to comply with this Subsection 4. Land being used for such purposes at the time of the original enactment of this §148-7-1K shall be considered a nonconforming use.

a. Land and/or water areas may be used for shared lake usage by Special Permit, provided that the following conditions are satisfied:

§148-7-1K Skaneateles Lake Shoreline Regulations.

- i). A lot used for shared access must have at least 15 feet of lake frontage (based on Lake Line contour elevation) and 2,000 square feet of lot area for each dwelling unit that shares lake access using the parcel. To illustrate, a parcel with deeded rights for eight dwelling units would need to have at least 120 feet of lake frontage and 16,000 square feet of lot area. These dimensional requirements may be modified by the Planning Board on parcels with more than 20,000 square feet in area and more than 200 feet of lake frontage, provided that adequate buffers are provided to mitigate the impact on adjacent parcels and that permitted occupancy will not adversely affect lake water quality. In making this determination, the Planning Board shall consider issues of health, safety, and aesthetics, including pedestrian safety where a highway crossing is involved and the practical usability of the shoreline for lake access.
- ii). The Special Permit shall contain specific occupancy limits based upon the number of dwelling units times four people, in order to prevent degradation of the lake from overuse. The Special Permit may also contain requirements for buffering and screening between the parcel used for shared lake usage and adjoining properties to minimize disturbance to such properties and to protect their privacy.
- iii). If the occupancy limit (number of dwelling units times four persons) exceeds 25 persons, toilet facilities may be required as follows:
 - a). Properly maintained chemical or waterless toilets shall be provided; or
 - b). Low water flow toilets, together with an approved subsurface disposal system shall be provided, set back at least 100 feet from the Lake Line.
- iv). Adequate parking areas shall be provided as determined by the Planning Board.
- v). Erosion and stormwater control measures, if required, shall prevent runoff containing sediment or pollutants from entering the lake. If no such measures are required because less than 5,000 square feet will be disturbed, the Special Permit shall contain such conditions as may be necessary to protect the lake from sediments or pollution, including but not limited to the provision of vegetated buffer strips along the shoreline.
- vi). The development and use of the site shall comply with all performance standards for the Lake Watershed Overlay District.
- vii). For any site with an occupancy limit in excess of 25 persons, an annual inspection fee may be required in a sufficient amount to cover the cost of monthly inspections during the summer months.

§148-7-1K Skaneateles Lake Shoreline Regulations.

b. The Special Permit shall contain such conditions on property management as may be necessary to ensure compliance with the requirements of Subsection 3.a above and any of the requirements of §148-6-2 which the Planning Board determines to be appropriate.

c. Limited Exemption to number of docking or berthing spaces for shared lake usage sites. The maximum of five docking or berthing spaces does not apply to pre-existing common ownership land used exclusively for residential lake access where the docking or berthing spaces were existing prior to January 1, 2024.

6. Easement areas. The Easements related to the water areas associated within a lot shall be subject to all requirements applicable to the entire lot such as: water perimeter, setback, structures, and NUMBER OF watercraft.

a. Limited Exemption for lots subject to an easement in existence prior to January 1, 2024. Within the offshore easement space seasonal structures may be placed within or outside of the water perimeter applicable to the parcel, provided the seasonal structures comply to the dimensional requirements of §148-7-1.K. 4.e. i. & ii).

7. Marinas. Marinas shall be allowed by Special Permit and may be exempted from the dimensional regulations of this §148-7-1.K. if they can satisfy all applicable performance criteria in § 148-10-7.

8). Submissions and Documentation. In addition to the standard Town submission requirements for building permits, site plan reviews, Special Permits or variances, every application submitted to the Town shall include the following:

a. Water perimeter plan. Each action resulting in the placement of any vessels or structures within the lake waters from adjacent property shall develop or obtain a graphic plan showing the detailed locations, orientation, and dimensions of their respective water perimeter. This perimeter plan, in addition to other routinely required documents, shall accompany any application to the town for building permit or zoning approvals from either the Codes Enforcement Officer, Planning Board and/or Zoning Board of Appeals.

b. Water depth measurements at existing or proposed structure locations. Supplemental graphic depictions of water depth measurements with supporting data of water level fluctuations may be required.

c. Materials. All applications for regulated onshore or offshore structures manufacturers' include descriptions of the nature of the materials to be used in the construction or installation and may include manufacturers brochures

§148-7-1K Skaneateles Lake Shoreline Regulations.

with specifications or comparable information to provide the Town reviewing authority with adequate understanding about the materials to be used.

9. Waivers and Modifications. Any request to modify the minimum or maximum standards of this section will require an application and approval of an Area Variance from the Town Zoning Board of Appeals and a concurrent review and approval from the NYS agency with applicable jurisdiction.

§ 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 in Shoreline Guidelines)

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.