

Skaneateles Shoreline Regulations Summary: **DRAFT FRAMEWORK**

	Town Code Enforcement Officer (CEO) Town Building Permit (NYS agency permits may still apply)	Planning Board Review Site Plan Review - Special Permit	ZBA Variance										
WATER PERIMETER	Water perimeter boundaries - shall be established and based on the elevation of the existing Town defined "Lake Line". There shall be one (1) water perimeter per lot. 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 also 148-7-1-K.1b). No water perimeter SHALL INTRUDE into the water perimeter of an adjacent lot. The perimeter SHALL NOT EXCEED 4000 SQ. FT. in area and shall NOT EXCEED 100 FT beyond the lake line. Perimeter may be modified up to a maximum 8000 SQ. FT. by Town Planning Board AND applicable NYS AGENCIES.												
Maximum height/depth measurements	ALL SEASONAL & PERMANENT STRUCTURES, ACTIVITIES, and WATERCRAFT SHALL OCCUR ENTIRELY WITHIN THE WATER PERIMETER. ----- Structure height and water depth surrounding a structure shall be measured from the Town recognized Lake Line elevation (defined) as projected over the lake surface. Roofed structures are limited to a maximum 15 ft. of height measured UP from the Lake Line elevation to the highest point of the structure. The depth of water surrounding the supporting elements (pilasters, pipes, posts) of a permanent dock structure may extend to a maximum 10 ft. depth as measured DOWN from the Lake Line elevation. Safe navigable water depth shall be a minimum 4 ft. depth within the docking area, measured DOWN from the Lake Line elevation. Water depth may be extended to reach a maximum depth of 6 ft, if needed, to yield adequate clearance and safe conditions.												
MAXIMUM # docks/lot	NO more than 5 permanent or seasonal berthing spaces/dock spaces shall be established for SECURED overnight docking of watercraft within the lot's water perimeter (small non-powered vessels are exempt). Moorings and Temporary anchoring (DEC defined term) of vessels are regulated by NYS agencies (DEC, Parks & Recreation via Onondaga County Sheriff) and are NOT Town												
SETBACK, offshore	Measured from the extension of the property side lot lines to structures. (mooring area is regulated & approved by NYS Parks & Rec & County Sheriff). ----- Setbacks are based on PRE-existing lake frontage. Lots LESS THAN 40FT frontage: 0 ft setback. LOTS EQUAL TO OR GREATER THAN 40 FT. frontage: 10 ft. setback.												
EASEMENT areas	Easement areas are included within and subject to all requirements applicable to the entire lot such as: perimeter, setback, structures and watercraft. ----- Limited Exemption to # docking or berthing spaces : The limit of 5 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 existed prior to January 1, 2023.												
seasonal structures (removeable)	<table border="1"> <tr> <td data-bbox="241 649 451 755">swim floats (defined term: rafts, inflatables,floatation)</td> <td data-bbox="451 649 1008 755">NO TOWN PERMIT REQUIRED</td> <td data-bbox="1008 649 1858 755"></td> <td data-bbox="1858 649 2030 998" rowspan="3">Area Variance required for any value EXCEEDING the prescribed maximum or minimum values examples: maximum #berthing spaces, setback reduction, structure maximum dimensions, water depths.</td> </tr> <tr> <td data-bbox="241 755 451 860">moorings</td> <td data-bbox="451 755 1008 860">NO TOWN PERMIT REQUIRED - All moorings INCLUDING temporary anchoring areas SHALL BE contained within the water perimeter. Separate approval required by NYS DEC, NYS Parks & Rec & the COUNTY Sheriff Dept for final mooring numbers and placement.</td> <td data-bbox="1008 755 1858 860">NO PLANNING BOARD REVIEW REQUIRED</td> </tr> <tr> <td data-bbox="241 860 451 998">seasonal docks Maximums: Width-8ft.; Length-80 ft; Maximum area 640 sq.ft. Stays Within: 4000 sq. ft. Perimeter; Does not exceed 10 ft. water depth.</td> <td data-bbox="451 860 1008 998">NO TOWN PERMIT REQUIRED for seasonal (removeable) dock structure when within dimensional limits and setbacks. DISCLAIMER: NYS approvals (DEC, OGS, Parks & Rec) may be necessary.</td> <td data-bbox="1008 860 1858 998">NO PLANNING BOARD SITE PLAN REVIEW REQUIRED EXCEPT WHEN EXCEEDING THE DIMENSIONAL LIMITS ESTABLISHED FOR SEASONAL DOCKS. Seasonal Docks may be extended up to a maximum of 100 ft from shoreline.</td> </tr> </table>			swim floats (defined term: rafts, inflatables,floatation)	NO TOWN PERMIT REQUIRED		Area Variance required for any value EXCEEDING the prescribed maximum or minimum values examples: maximum #berthing spaces, setback reduction, structure maximum dimensions, water depths.	moorings	NO TOWN PERMIT REQUIRED - All moorings INCLUDING temporary anchoring areas SHALL BE contained within the water perimeter. Separate approval required by NYS DEC, NYS Parks & Rec & the COUNTY Sheriff Dept for final mooring numbers and placement.	NO PLANNING BOARD REVIEW REQUIRED	seasonal docks Maximums: Width-8ft.; Length-80 ft; Maximum area 640 sq.ft. Stays Within: 4000 sq. ft. Perimeter; Does not exceed 10 ft. water depth.	NO TOWN PERMIT REQUIRED for seasonal (removeable) dock structure when within dimensional limits and setbacks. DISCLAIMER: NYS approvals (DEC, OGS, Parks & Rec) may be necessary.	NO PLANNING BOARD SITE PLAN REVIEW REQUIRED EXCEPT WHEN EXCEEDING THE DIMENSIONAL LIMITS ESTABLISHED FOR SEASONAL DOCKS. Seasonal Docks may be extended up to a maximum of 100 ft from shoreline.
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