
Town of Skaneateles
Introductory Local Law B of the Year 2017
A Local Law Amending the Town Code Procedures

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 this local law is to allow for the Town of Skaneateles Zoning Board of Appeals, Town of Skaneateles Planning Board and Skaneateles Town Board to meet when necessitated by Town business and to promote the general health and welfare of the community.

Section 3. Amendment to Section 25

Town Code Section 25-4 shall be amended to state as follows:

- A. Regular meetings. The Planning Board of the Town of Skaneateles (the "Planning Board" ~~or the "Planning Board"~~) shall hold regular meetings ~~on the third Tuesday of each month. Such regular meetings shall commence at 7:30 p.m. and at dates~~ and times determined by resolution from time to time by the Planning Board, to be conducted in the board room at the Town Hall.

Town Code Section 25-5 shall be amended to state as follows:

- A. Regular meeting. The Zoning Board of Appeals of the Town of Skaneateles (the "ZBA") shall hold regular meetings ~~on the first Tuesday of each month. Such regular meetings shall commence at 7:00 p.m. and at dates and times determined~~ by resolution from time to time by the ZBA, to be conducted in the board room at the Town Hall. A calendar is set by the ZBA at the beginning of each calendar year. Most meetings are the first Tuesday but because of holidays or elections this may vary.

Town Code Section 25-6 shall be amended to state as follows:

- A. The Town Board of the Town Board of Skaneateles (the "Town Board") shall hold regular meetings ~~on the first and third Thursday of each month except that in the months of July and August, the Town Board shall hold regular meetings on the third Thursday of the month. Such regular meetings shall commence at 7:00~~

Planning Board as a prerequisite to the Board's approval, with specific respect to existing residential uses within 2,000 feet of each tower for which said strobe lighting is proposed.

Section 6. Amendment to Section 134

The Town of Skaneateles hereby authorizes senior citizens to use qualified medical and prescription drug expenses to offset their income for the purpose of qualifying and calculating the senior citizen real property tax exemption. Specifically, Town Code Section 134, Article 1 is amended to state as follows:

§ 134-1.1. Offset for Medical and Prescription Drug Expenses. Pursuant to RPTL 467(3)(a), an individual's income shall be offset by all medical and prescription drug expenses actually paid which were not reimbursed or paid for by insurance.

Section 7. 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 this Local Law to be a Type II Action as defined therein. Therefore, no further review is required under SEQRA.

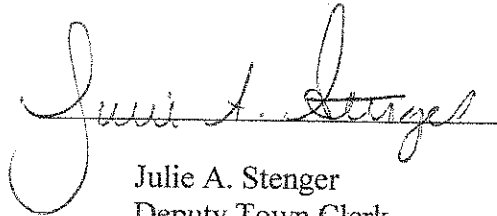
Section 8. Effective Date

This Local Law shall take effect immediately upon filing in the Office of the New York State Secretary of State.

AFFIDAVIT OF POSTING

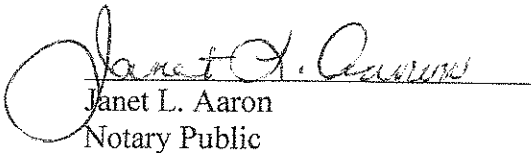
STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:
TOWN OF SKANEATELES)

JULIE A. STENGER, being duly sworn, deposes and says that she resides at 4479 Jordan Road, Skaneateles, New York and that on August 29, 2017 she posted on the sign board, maintained by the Town Clerk of the Town of Skaneateles at the Town Office Building, 24 Jordan Street, Skaneateles, New York, a notice of public hearing on Introductory Local Law B of 2017 entitled, "A Local Law Amending Town Code Procedure".



Julie A. Stenger
Deputy Town Clerk
Town of Skaneateles

Subscribed and Sworn to before
me this 29th Day of August 2017



Janet L. Aaron
Notary Public

JANET L. AARON
Notary Public, State of New York
Qual. in Onon. Co. No 01AA4924565
My Commission Expires May 23, 2018

**TOWN OF SKANEATELES TOWN BOARD
NOTICE OF PUBLIC HEARINGS**

**REGARDING PROPOSED LOCAL LAW NO. B OF 2017 ENTITLED "A LOCAL LAW
AMENDING TOWN CODE PROCEDURE"**

PLEASE TAKE NOTICE that public hearings will be held by the Town of Skaneateles Town Board at 24 Jordan Street, Skaneateles, NY 13152 on September 11, 2017 at 6:30 PM – 7:00 PM for the purpose of hearing public comments on proposed Local Law No. 2B of 2017. The schedule for the public hearings is as follows:

6:30 PM – Public hearing regarding amendments to Town Code Section 25 regarding procedure for setting meeting dates.

6:40 PM – Public hearing regarding amendments to Town Code Section 148-12 regarding redevelopment of lots to specifically exclude alteration of paved surfaces and driveways that reduce impermeable surface coverage.

6:50 PM – Public hearing regarding amendments to Town Code Section 148-35 the increase the maximum height of windmills from 150 feet to 160 feet and make other changes.

7:00 PM – Public hearing regarding amendments to Town Code Section 134 regarding the senior citizen's exemption offset for medical and prescription drug expenses.

The Town Board invites submission of written and oral comments at the public hearing. Any resident of the Town of Skaneateles wishing to speak on the subject should attend the public hearing. Copies of proposed Local Law No. 2B of 2017 are available for public review at the Town of Skaneateles Town Clerk's Office during normal business hours.

By Order of the Town Board of the Town of Skaneateles

Julie A. Stenger
Deputy Town Clerk

AFFIDAVIT OF PUBLICATION
State of New York
County of Onondaga }SS.:

Shannon Christian being duly sworn that she resides in the
Town of Westport, County of Essex, New York and that she
is the Agent of the SKANEATELES PRESS
a weekly newspaper published at Skaneateles in the
County of Onondaga, and that the notice, a printed copy of
which is hereto attached, was printed in said
SKANEATELES PRESS
on the following dates:

08/30/2017

Signed this 31st day of August , 2017

Shannon Christian
Agent

Sworn to before me this 31st day of August , 2017

Gayle M. Alexander
Notary Public

Gayle M. Alexander
Notary Public, State of New York
No. 01AL4977709
Qualified in Essex County

Commission Expires 02/11/2019
161928

**TOWN OF
SKANEATELES
TOWN BOARD
NOTICE OF PUBLIC
HEARINGS
REGARDING INTRO-
DUCTORY LOCAL LAW
B OF 2017 ENTITLED "A
LOCAL LAW AMENDING
TOWN CODE PROCEDURE"**
PLEASE TAKE NOTICE that public hearings will be held by the Town of Skaneateles Town Board at 24 Jordan Street, Skaneateles, NY 13152 on September 11, 2017 at 6:30 PM 7:00 PM for the purpose of hearing public comments on Introductory Local Law B of 2017. The schedule for the public hearings is as follows:
6:30 PM - Public hearing regarding amendments to Town Code Section 25 regarding procedure for setting meeting dates.
6:40 PM - Public hearing regarding amendments to Town Code Section 148-12 re-

garding redevelopment of lots to specifically exclude alteration of paved surfaces and driveways that reduce impermeable surface coverage.
6:50 PM - Public hearing regarding amendments to Town Code Section 148-35 the increase the maximum height of windmills from 150 feet to 160 feet and make other changes.
7:00 PM - Public hearing regarding amendments to Town Code Section 134 regarding the senior citizen's exemption offset for medical and prescription drug expenses.
The Town Board invites submission of written and oral comments at the public hearing. Any resident of the Town of Skaneateles wishing to speak on the subject should attend the public hearing. Copies of introductory Local Law B of 2017 are available for public review at the Town of Skaneateles Town Clerk's Office during normal business hours. By Order of the Town Board of the Town of Skaneateles
Julie A. Stenger, Deputy Town Clerk
SP-161928



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-366

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B of the Year 2017, which includes amending Chapter 148 (Zoning) of the Town Code; and
- WHEREAS, the proposed law will amend Chapter 25 of the Town of Skaneateles town code which establishes rules of procedure for conducting the business of each board within the Town, Chapter 148 which regulates the location, design, construction, alteration, occupancy and use of structures and the use of land in the Town, and Chapter 134 which designates property tax exemptions; per the Town of Skaneateles Meeting Minutes dated August 21, 2017, the law filings have been bundled together to avoid separate filing fees, but each local law will have a separate public hearing; only the proposed amendments to the Town zoning code (Chapter 148) are relevant to the GML 239 referral process and included in this review; and
- WHEREAS, per the Local Law, the purpose of the proposed law is to “allow for the Town of Skaneateles Zoning Board of Appeals, Town of Skaneateles Planning Board and Skaneateles Town Board to meet when necessitated by Town business and to promote the general health and welfare of the community”; and
- WHEREAS, per the Town zoning code, §148-12(G) Existing nonconforming lots states “(6) A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board, provided that all other applicable requirements of this § 148-12 are satisfied, that the impermeable surface coverage on the lot is reduced to the maximum extent feasible, and that all practicable measures are taken to minimize the impact of such impermeable surface coverage on streams, lakes and groundwater. [Note: If the proposed redevelopment reduces impermeable surface coverage to bring the lot within compliance with this chapter, no special permit pursuant to this section shall be required.] Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. If an applicant is unable to reduce such coverage sufficiently to bring the lot into compliance with applicable coverage limitations for conforming lots, the Planning Board shall condition any approval of such a special permit on either, at the applicant’s option: [Amended 6-16-2016 by L.L. No. 2-2016]”; and
- WHEREAS, per the Local Law, §148-12(G)(6) shall be amended to include that “For the purpose of this Section 148-12(G), redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable surface coverage”; and

WHEREAS, per the Town code, §148-35(K) Wind energy conversion systems states “(6) Height. It is recognized that wind turbines require greater heights to reach elevations with wind currents reasonably adequate to generate energy. On-site-use wind energy conversion systems shall not exceed a total height of 100 feet unless the Planning Board determines through the special permit review process that a greater height is more beneficial; however, in no case shall the total height exceed 150 feet from the ground to the top of the highest point of blade height (tip) as extended at its highest vertical point, provided that the application includes specific evidence that the proposed total height does not exceed the height recommended by the manufacturer or distributor of the on-site-use wind energy conversion system. See § 148-31D for agricultural exemptions”; and

WHEREAS, per the Local Law, §148-35(K)(6) shall be amended so that the maximum permitted height of a wind energy conversion system shall not exceed “160” feet rather than “150” feet; per the Town of Skaneateles Meeting Minutes dated August 21, 2017, standard windmills are made in 20-foot lengths making the current 150’ maximum inapplicable; and

WHEREAS, per the Town code, §148-35(K) Wind energy conversion systems states “(18) Lighting. No on-site-use WECS under this provision shall be artificially lighted, unless so required by the FAA. Use of nighttime, and in overcast daytime conditions, stroboscopic lighting to satisfy tower facility lighting requirements for the Federal Aviation Administration may be subject to on-site field testing before the Planning Board as a prerequisite to the Board’s approval, with specific respect to existing residential uses within 2,000 feet of each tower for which said strobe lighting is proposed”; and

WHEREAS, per the Local Law, §148-35(K)(18) shall be amended so that no wind energy conversion system shall be “actively” lighted rather than “artificially” lighted; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 10-04-2017

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** Town of Skaneateles Town Board

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: Town of Skaneateles

Address:

Referral Type: LOCAL LAW

OCPB Date: October 04, 2017

OCPB Action: No Position

OCPB Case #: Z-17-366

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- Other _____

Local Board Date: 10-16-17

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

Town of Skaneateles
Local Law 1 of the Year 2017
A Local Law Amending the Town Code Procedures

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Town Code Section 25-5 shall be amended to state as follows:

- A. Regular meeting. The Zoning Board of Appeals of the Town of Skaneateles (the "ZBA") shall hold regular meetings at dates and times determined by resolution from time to time by the ZBA, to be conducted in the board room at the Town Hall. A calendar is set by the ZBA at the beginning of each calendar year. Most meetings are the first Tuesday but because of holidays or elections this may vary.

Town Code Section 25-6 shall be amended to state as follows:

- A. The Town Board of the Town Board of Skaneateles (the "Town Board") shall hold regular meetings in the board room at the Town Board Hall. The Town Board shall set and may amend the regular meetings schedule from time to time by resolution or local law by a majority vote of the Town Board.

Section 4. Amendment to Section 148-12

Town Code Section 148-12(G) shall be amended to state as follows:

- (6) A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board, provided that all other applicable requirements of this § 148-12 are satisfied, that the impermeable surface coverage on the lot is reduced to the maximum extent feasible, and that all practicable measures are taken to minimize the impact of such impermeable surface coverage on streams, lakes and groundwater. [Note: If the proposed redevelopment reduces impermeable surface coverage to bring the lot within compliance with this chapter, no special permit pursuant to this section shall be required.] Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. For the purpose of this Section 148-12(G), redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable surface coverage. If an applicant is unable to reduce such coverage sufficiently to bring the lot into compliance with applicable coverage limitations for conforming lots, the Planning Board shall condition any approval of such a special permit on either, at the applicant's option:

Section 5. Amendment to Section 148-35

Town Code Section 148-35(K) shall be amended to state as follows:

- (6) Height. It is recognized that wind turbines require greater heights to reach elevations with wind currents reasonably adequate to generate energy. On-site-use wind energy conversion systems shall not exceed a total height of 100 feet unless the Planning Board determines through the special permit review process that a greater height is more beneficial; however, in no case shall the total height exceed 160 feet from the ground to the top of the highest point of blade height (tip) as extended at its highest vertical point, provided that the application includes specific evidence that the proposed total height does not exceed the height recommended by the manufacturer or distributor of the on-site-use wind energy conversion system. See § 148-31D for agricultural exemptions.

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- (18) Lighting. No on-site-use WECS under this provision shall be actively lighted, unless so required by the FAA. Use of nighttime, and in overcast daytime conditions, stroboscopic lighting to satisfy tower facility lighting requirements for the Federal Aviation Administration may be subject to on-site field testing before the Planning Board as a prerequisite to the Board's approval, with specific respect to existing residential uses within 2,000 feet of each tower for which said strobe lighting is proposed.

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the senior citizen real property tax exemption. Specifically, Town Code Section 134, Article 1 is amended to state as follows:

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Section 7. 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 this Local Law to be a Type II Action as defined therein. Therefore, no further review is required under SEQRA.

Section 8. Effective Date

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STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

October 24, 2017

JANET L AARON
SKANEATELES
24 JORDAN STREET
SKANEATELES NY 13152

RE: TOWN of SKANEATELES, Local Law #2 2017, filed on OCT 24 2017

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492



Department
of State