

Article 7 Overlay Districts and Special Districts
§ 148-7-1. Lake Watershed Overlay District (LWOD).

K. Skaneateles Lake shoreline regulations. – Governing the placement of onshore and offshore structures bordering or within Skaneateles Lake.

1. **Applicability.** The following requirements apply to all onshore structures and lands located within 50 feet of the Lake Line (see Definition §148-12-2), to offshore structures located over the water within 1500 ft. of the Lake Line and to lands and structures within or within the one-hundred-year flood hazard area regardless of distance from the Lake Line. (“shoreline structures”).

a. **Planning Board Review.**

b.

a. Onshore structures - General restrictions.

i). Site Plan Review and Approval by the Planning Board is required for approval requirement. The construction, expansion, or modification of all onshore structures. including the following: construction of all of seawalls, retaining walls located 10, except those that are located 10 feet or less more from the Lake Line, marine railways, permanent docks or seasonal docks larger than 300 200 square feet, decks, or patios larger than 400 square feet, stairways more higher than 25 feet above the Lake Line, , and boathouses, pump houses, and storage buildings. shall require site plan approval.

ii).i). No accessory shoreline structure or improvement shall be built or expanded within 50 feet of the lake line or within the one-hundred year floodplain as shown on the flood insurance rate maps of FEMA except pump houses, docks, 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. children's playground equipment, and boathouses. Where more restrictive, this provision shall take precedence over the setback requirements in §148-5-4.H.4. All structures, seawalls, and retaining walls shall be located upland of NGVD 865.02 elevation (high-water mark).

Offshore structures – Site Plan Review and Approval by the Planning Board is required for construction, expansion, modification, or placement of all offshore structures in the water or lake bed of Skaneateles Lake within 1500 ft. of the lake line, except as set forth herein. Examples of offshore structures include the following: seasonal or permanent fixed or floating docks, piers, wharves, rafts, moorings, boat launches, marine railways, boat hoists, and any improvement on top of or added to such docks, piers, wharves, pilings, pump houses and pumping equipment,

iii). Minor offshore structures – the following requires no permits from the

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Town provided that all other dimensional standards of this section are met: seasonal docks no greater than 300 sq. ft, one (1) mooring, two seasonal (2) boat hoists, one (1) swim float.

- ii). Non-conformities –any lawfully pre-existing permanent nonconforming onshore and offshore structures may continue to exist as set forth in Article 8 of this Chapter, and any future modifications must meet the requirements of this Section.

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c. Dimensional limits

i). Structure Footprint. The total combined square footage of all shoreline structures listed in Subsection 1.a(ii) shall be limited as described below.

MAXIMUM PERMITTED Structure square footage		
Lots with LAKE FRONTAGE of:	ON-shore structures	OFF-shore structures
>200 ft.	800 sq. ft for every 200 ft of frontage	800 sq. ft. Maximum
Between 100 ft & 200 ft.	600 sq. ft.	600 sq. ft.
<100 ft.	400 sq. ft.	400 sq. ft.
	Any structure that crosses the lake line shall have the sq. ft. of the onshore and offshore portions allocated to the respective areas of the site.	
	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 square footage of shoreline structures.	

ii). Maximum Structure Height the maximum height of onshore structures shall not be more than 12 feet above average grade.. These restrictions also apply to any structure placed on top of another structure.

iii) Roofed Structures No roofed or walled structures are permitted offshore, except for seasonal fabric roofs that are part of a boat hoist and removed at the end of the season.

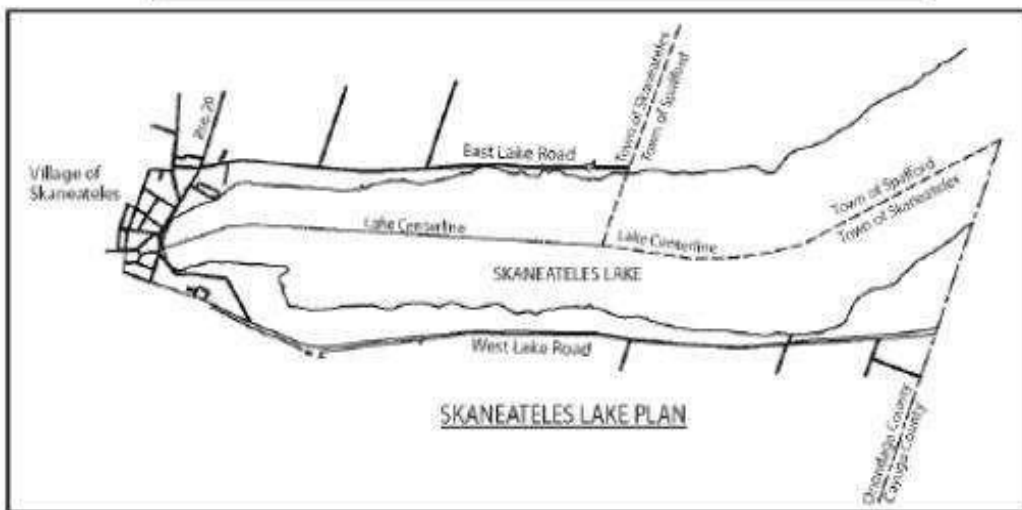
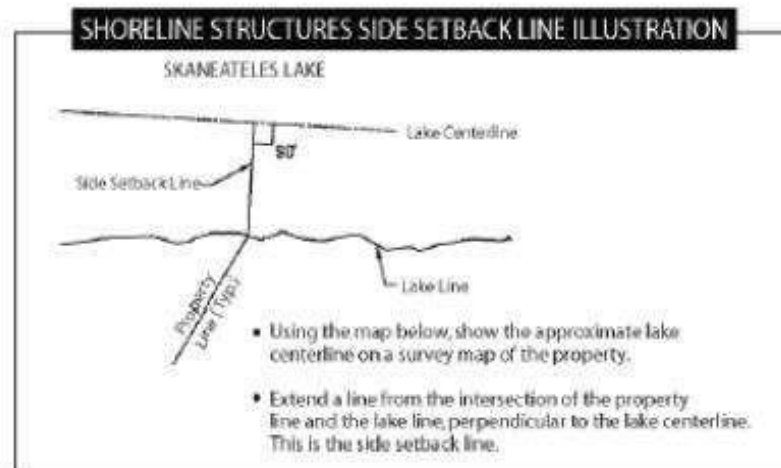
iv). Maximum Number of Structures. Onshore structures are solely regulated by square footage (footprint), height, setback, and other applicable dimensional or bulk controls and therefore there is no specific limit on the number of onshore structures. The number of offshore structures is limited to not more than the following per lakefront lot: one (1) permanent or seasonal dock, one (1) marine railway and except as otherwise approved by the Planning Board and limited by the maximum square footage listed in the table above.

iv). Setback. Setbacks for onshore structures from adjacent lands shall be determined in methods commonly applicable to any lot within the town. Setbacks applicable to offshore structures beyond the lake line **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 square footage of shoreline structures. Lake**

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frontage shall be measured from an extension of the property lines into the lake. To locate the extension of the property line, the approximate center line of Skaneateles Lake shall be determined and a line perpendicular to this lake center line shall be drawn to the property as a straight line connecting the two lot corners, the point where property lines they intersect with the Lake Line. These perpendicular lines within with an intermediate point in the Lake shall be the base lines from which the setback is determined for all offshore structures. See diagram below Line, not including man-made projections into the lake.

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 permanent offshore structures shall maintain a side setback of 10 feet from the property line extensions within the lake.



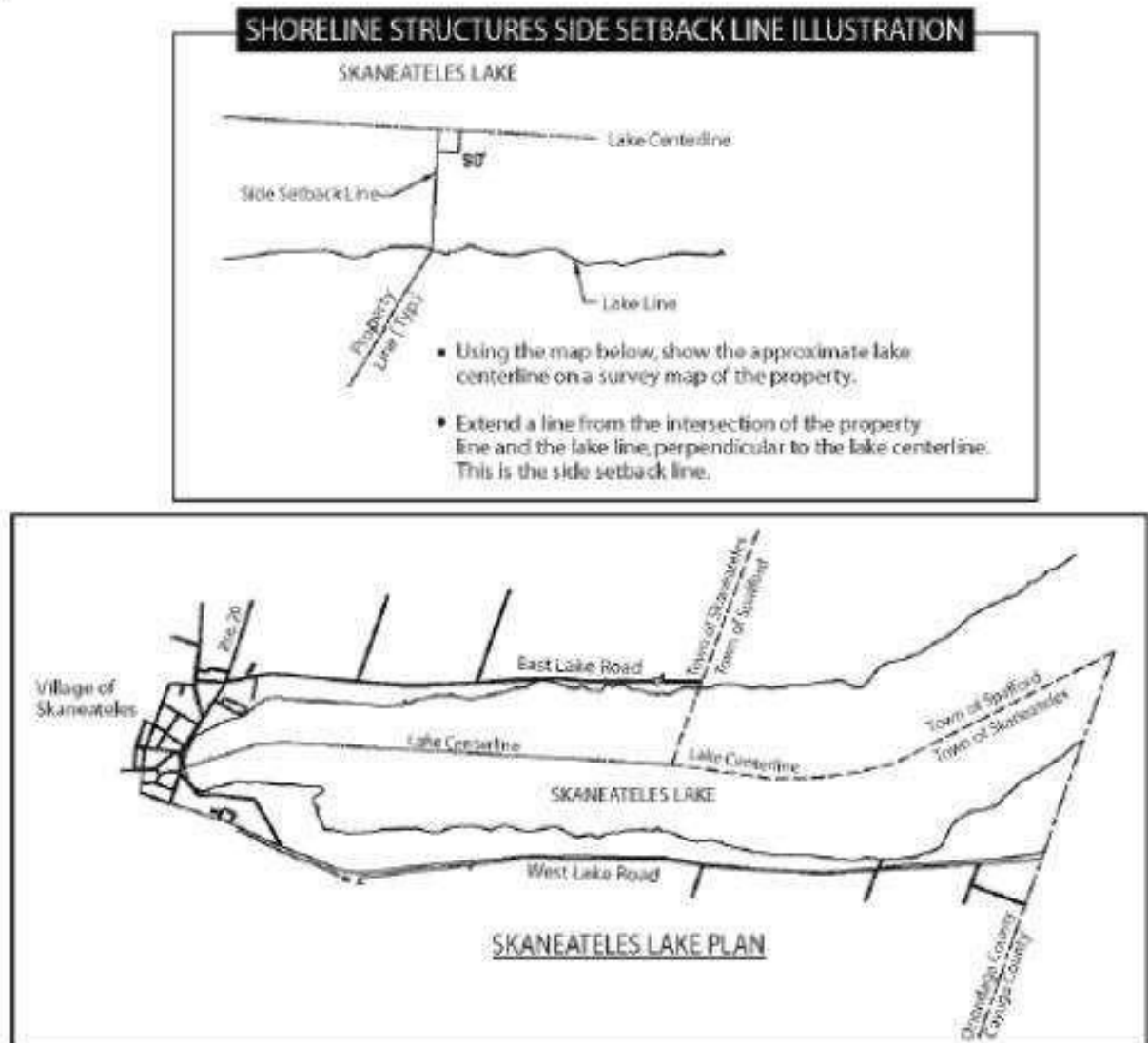
d. Special requirements.

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- a). i). On lots with greater than 200 feet of lake frontage: a maximum of 800 square feet for every 200 feet of lake frontage.
 - b). On lots with between 100 feet and 200 feet of lake frontage: a maximum of 600 square feet.
 - c). On lots with less than 100 feet of lake frontage: a maximum of 400 square feet.
 - iv). Except as provided in §148-7-1.K.1.b, the height of shoreline structures shall not be more than 12 feet above average grade. This restriction also applies to any structure placed on top of another structure.
 - v). iv). 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 and debris.
 - ii). Related Zoning Procedures. vi). See § 148-5-4.D for erosion control requirements See § 148-5-4. D.. Site plan review requirements are listed in §§ 148-10-8.A, 148-5-4.D.1, and 148-5-4.H.5. See § 148-5-4.I. for steep slope regulations.
 - iii) Coordination with other agencies. vii). In addition to the requirements of this chapter, all applicable requirements of the New York State Department of Environmental Conservation, the New York State Office of General Services, the United States Army Corps of Engineers, and any other Federal, State or Onondaga County, City of Syracuse or municipal agency with concurrent jurisdictionthe New York State Office of General Services shall be satisfied.
- ~~b.a. Special requirements.~~
- iv). Lakebed disturbance. Any disturbance of the lakebed which requires the approval of the City of Syracuse, NYS DEC and/or the Corps of Engineers shall also require Planning Board Site Plan review and approval. Examples of this may include installation of water supply lines for onshore development, or placement of pilings or moorings within or upon the lakebed.
 - i). v). Boathouses additional restrictions. The footprintNo shoreline structure other than a dock and stairs leading to a dock shall be erected, constructed or placed so as to extend offshore beyond the Lake Line, except as otherwise approved by the New York State Office of General Services.

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- ii). The foundation area of a boathouse shall not exceed 500 square feet. No residential use, kitchen or bathroom facilities shall be allowed in 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. No boathouse shall extend
- iii). Not more than 10 feet offshore beyond the mean the high-water mark 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.
- v). Boat slips. The placement and number of any boat slip associated with a dock, pier, wharf, piling, mooring or other any similar structure shall be subject to review and approval by the Planning Board or allowed minor structures (see above 7-1-K.1.a.iii). The Board shall find and consider, in addition to the Site Plan Review criteria that the proposed boat slip(s) can accommodate the anticipated number and size of boating vessels and that such vessels will not drift or otherwise adversely interfere or impact adjoining properties or the navigation and maneuvering boat traffic in the vicinity of the proposed boat slip(s).
- vi). Commercial Use of offshore structures. No dock, wharf, pier, mooring or similar offshore structure shall be used for commercial purposes unless allowed as an approved Special Permit use such as a marina (see below: 7-1-K.1.d.). The leasing or rental of any private offshore structure that is accessory to a residential dwelling or a Shared Lakefront Recreation use is prohibited.
- iv). vii). Off-shore structure safety. Except as provided in § 148-8-9.A.1, all shoreline structures except seawalls and retaining walls needed for erosion control shall be constructed with a minimum side setback of 20 feet from the setback line. To locate the setback line, the approximate center line of Skaneateles Lake shall be determined and a line perpendicular to this center line shall be extended to the property corner. This perpendicular line shall be the setback line. See diagram below.



v).iv). 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.

vi).v). 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.

c.e. Lakefront marinas. Marinas shall be allowed by special permit and may be exempted from the dimensional regulations of this § 148-7-K11.K.1 if they can satisfy all applicable performance criteria in § 148-10-6. **The number of offshore structures may be greater if approved**

by a Special Permit from the Planning Board.

- d. Exemption for temporary docks. The dimensional and permit requirements in this subsection 1 above do not apply to temporary docks.
2. Supplementary lake yard restrictions. In addition to the requirements of §§ 148-5-4.H and §148-7-1K1.K.1 above, all structures or site modifications located within 200 feet of the Lake Line of Skaneateles Lake shall comply with the following requirements:
- a. **Site Plan Review.** Any construction or expansion of any such structure shall require site plan approval, including an erosion and stormwater control measures as provided in § 148-5-4.D.3.
- b. **Grade changes** No boathouse or storage building shall be used for any purpose other than storage.
- c.b. No change of grade shall be permitted within 100 feet of the Lake Line except by special permit. A stabilization and planting plan is required.
- d.c. **Dwellings within 150 ft. of the 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.
- e.d. **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.
- f.e. **Berms or 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.
- g.f. A berm or wall six feet in height or less shall be permitted more than 100 feet from the Lake Line.

- g. Lighting.** All existing and proposed lighting shall be maintained in equipment and in a manner consistent with Town Site Plan Review standards and the provisions set forth in Section 148-5-4B.

3. Shared lakefront recreation. All land used for shared lakefront recreation (see definition) shall be required to comply with this Subsection 3. Land

being used for such purposes at the time of the original enactment of this § 148-7-1 shall be considered a nonconforming use.

- a. a. Special Permit Conditions.** Land may be used for shared lakefront recreation by special permit, provided that the following conditions are satisfied:
- i). Dimensions required.** A lot used for shared access must have at least 15 feet of shoreline 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 shoreline and 16,000 square feet of lot area. These dimensional requirements may be modified by the Planning Board on lakefront access parcels with more than 20,000 square feet in area and more than 200 feet of shoreline, 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). Occupancy limits.** 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 shared lakefront parcel and adjoining properties to minimize disturbance to such properties and to protect their privacy.
 - iii). Toilet facilities.** 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). Parking.** Adequate parking areas shall be provided as determined by the Planning Board.
 - v). v). Sediment-pollution avoidance.** 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). [Lake Watershed compliance](#). The development and use of the site shall comply with all performance standards for the Lake Watershed Overlay District.
 - vii). [Inspection fee](#). 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.
- b. b. Special Permit conditions.** 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.