

---

Town of Skaneateles  
Local Law A of the Year 2019  
A Local Law Amending the Code of the Town of Skaneateles  
Concerning Nonconforming Uses

---

**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**

Members of the Planning Board, Zoning Board of Appeals and Code Enforcement Office (“P&Z Group”) have considered adjustments to Section 148-12 Nonconforming Uses and Structures, as well as Section 148-29 Wetland and Watercourse Protection, and Section 148-36 Skaneateles Lakeshore Regulations relating to conforming structures and lots, and recommend that these code sections be amended so that all regulated projects on conforming and non-conforming lots within 1,000 feet of the Lake require site plan review. The P&Z Group believes these adjustments will enable the Planning Board to exercise oversight for applicable projects to influence design and impose Small-Scale Stormwater Management practices to protect Lake quality, concerning construction or renovation projects which might otherwise proceed according to existing Code via a building permit only, without Planning Board review.

**Section 3. Amendments to Code**

See attached redlined versions of current code provisions.

**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. Effective Date**

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