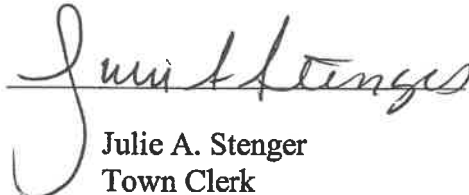


AFFIDAVIT OF POSTING


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 September 15, 2021 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 the Town of Skaneateles will hold a public hearing a public hearing before the Town Board of the Town of Skaneateles of New York, at Town Hall, 24 Jordan Road, Skaneateles, New York, on the 18<sup>th</sup> of October, 2021 at 7:00 p.m. concerning proposed Local Law No. 2021-D, entitled " A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles".

Dated: September 15, 2021

  
Julie A. Stenger  
Town Clerk  
Town of Skaneateles

Subscribed and Sworn to before  
me this 15th day of September 2021.

  
Paula Powell  
Notary Public

**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 October 18, 2021 regarding Proposed Local Law 2021-D “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles”

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 [www.townofskaneateles.com](http://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 on the environmental significance of such local law. Communication in writing in relation thereto may be filed with the Town Board or at such hearing. **Said Hearing** will be held on ***Monday October 18, 2021 at 7:00 pm*** via Zoom at [www.zoom.us](http://www.zoom.us) , Meeting ID: 838 8865 4500 Passcode: 523981, as required by local and/or Executive Orders applicable to COVID-19.

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this Proposed Local law and draft Plans.

Dated: Skaneateles, New York  
September 20, 2021

Julie A. Stenger, Town Clerk  
Town of Skaneateles

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

**Proposed Amendments to Section 148-8-9 of the Town Code**

**WHEREAS**, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Tucker has introduced for consideration Local Law No. 3 of 2021 entitled “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles.” (the “Proposed Local Law”).

**WHEREAS**, the purpose of the Proposed Local Law is to amend 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”).

**WHEREAS**, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617, and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law. The Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to all interested agencies to request their comments thereon;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-10-11 of the Zoning Law, no later than thirty (30) days from the date of this resolution; and

**BE IT FURTHER RESOLVED** that the Town Board shall hold a public hearing to received comments about the proposed amendments on October, 18 2021 at 7:00 pm.

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

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye
Kevin McCormack	Voting	Aye
Mark Tucker	Voting	Aye

The resolution was thereupon declared duly adopted.

Dated: September 9, 2021

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Town of Skaneateles  
Local Law 3 of the Year 2021  
A Local Law Amending  
Chapter 148 of the Code of the Town of Skaneateles

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**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 Section 148-8-9 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”).

**Section 3. Amendments to Code**

See the attached proposed amendments to Section 148-8-9 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. Effective Date**

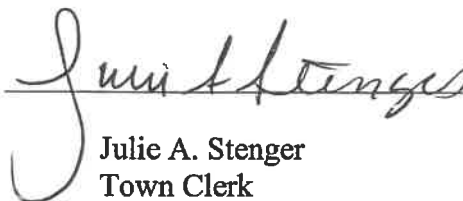
This Local Law shall take effect on January 1, 2022.

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 September 15, 2021 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 the Town of Skaneateles will hold a public hearing a public hearing before the Town Board of the Town of Skaneateles of New York, at Town Hall, 24 Jordan Road, Skaneateles, New York, on the 18<sup>th</sup> of October, 2021 at 7:00 p.m. concerning proposed Local Law No. 2021-D, entitled " A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles".

Dated: September 15, 2021

  
Julie A. Stenger  
Town Clerk  
Town of Skaneateles

Subscribed and Sworn to before  
me this 15th day of September 2021.

  
Paula Powell  
Notary Public

**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 October 18, 2021 regarding Proposed Local Law 2021-D “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles”

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 [www.townofskaneateles.com](http://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 on the environmental significance of such local law. Communication in writing in relation thereto may be filed with the Town Board or at such hearing. **Said Hearing** will be held on ***Monday October 18, 2021 at 7:00 pm*** via Zoom at [www.zoom.us](http://www.zoom.us) , Meeting ID: 838 8865 4500 Passcode: 523981, as required by local and/or Executive Orders applicable to COVID-19.

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this Proposed Local law and draft Plans.

Dated: Skaneateles, New York  
September 20, 2021

Julie A. Stenger, Town Clerk  
Town of Skaneateles

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

**Proposed Amendments to Section 148-8-9 of the Town Code**

**WHEREAS**, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Tucker has introduced for consideration Local Law No. 3 of 2021 entitled “A Local Law Amending Chapter 148-8-9 of the Code of the Town of Skaneateles.” (the “Proposed Local Law”).

**WHEREAS**, the purpose of the Proposed Local Law is to amend 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”).

**WHEREAS**, the Town Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617, and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Town Board hereby declares its status and role as lead agency for purposes of a coordinated review under SEQRA of the Local Law. The Town Board hereby preliminarily classifies the Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the EAF and the proposed Local Law to all interested agencies to request their comments thereon;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-10-11 of the Zoning Law, no later than thirty (30) days from the date of this resolution; and

**BE IT FURTHER RESOLVED** that the Town Board shall hold a public hearing to received comments about the proposed amendments on October, 18 2021 at 7:00 pm.

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

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye
Kevin McCormack	Voting	Aye
Mark Tucker	Voting	Aye

The resolution was thereupon declared duly adopted.

Dated: September 9, 2021

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Town of Skaneateles  
Local Law 3 of the Year 2021  
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 Section 148-8-9 of the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the “Zoning Law”).

**Section 3. Amendments to Code**

See the attached proposed amendments to Section 148-8-9 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. Effective Date**

This Local Law shall take effect on January 1, 2022.



## **§ 148-8-9. Nonconforming Lots**

- A.** Any lot of record in any zoning district, which was created prior to December 7, 2005 and complied with the area, density or dimensional requirements of this chapter at the time it was created but no longer complies, shall be deemed to comply with such requirements, and no variance shall be required for its development, provided that:
  - 1.** The following dimensional requirements are satisfied (unless the district dimensional requirements are less restrictive):
    - a.** Minimum lot area: 5,000 square feet, except within the Lake Watershed Overlay District, where the minimum lot area shall be

20,000 square feet, unless the zoning district allows a smaller lot area, in which case the minimum lot area for the district shall apply.

- b. Minimum lot width and lake frontage: 50 feet minimum lot width; 75 feet minimum lake frontage.
- c. Minimum front yard: Front yard requirements may be reduced by the Code Enforcement Officer to be consistent with the prevailing setbacks of buildings on the same side of the same road. If there is no prevailing front yard setback, the minimum front yard setback shall be 25 feet.
- d. Minimum side yard, each: 20% of lot width but not less than eight feet. This reduction of required yard is not available for lots over two acres.
- e. Minimum rear yard: 25 feet.
- f. Minimum lake yard: 60 feet for structures built prior to December 7, 2005, and 100 feet for the construction of any new structures thereafter.
- g. Building limitations:
  - i). The following limitations shall apply, separately or together, to new buildings and to the enlargement of the footprint of preexisting buildings on nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the Lake Line. These limitations apply whether or not the preexisting buildings are conforming or nonconforming structures. For expansion of preexisting nonconforming structures on conforming lots, see § 148-8-4.
    - a). The total footprint of all principal and accessory buildings shall not exceed 6% of the lot area.
    - b). The total floor space of all principal and accessory buildings shall not exceed 10% of the lot area.
  - ii). The Codes Enforcement Officer shall use the most recent floor plans approved and on file to determine preexisting conditions and compliance. When no floor plans are on file with the Town or otherwise not available, the floor space calculation shall be based on measurements certified by a qualified design professional at the time of a new application for a building and/or zoning permit.
  - iii). For purposes of this section, 80% of potentially habitable floor space in basements shall be included in the floor space calculation.

- h. In the Lake Watershed Overlay District, maximum impermeable surface coverage shall be 10%, except as provided in § 148-8-9.F) below.
  - i. Outside the Lake Watershed Overlay District, for lots of less than two acres, the maximum impermeable surface coverage shall be 15%, except as provided in § 148-8-9.F below.
2. All Health Department regulations are satisfied.
  3. Any residential use of a nonconforming lot shall be limited to one single-family dwelling, unless a special permit for an accessory apartment has been granted pursuant to § 148-5-5.A.2.b.
  4. Site plan review, if otherwise required, is obtained. For lots of less than 40,000 square feet, site plan review shall also be required for any building or expansion of an existing building exceeding 500 square feet in footprint area and located within 1,000 feet of the Lake Line.
  5. Site plan approval shall not be granted for any structure on a nonconforming lot unless the Planning Board makes a written finding that in its judgment the applicant has mitigated any impacts of the proposed development and that the result of such development will be to reduce the quantity and improve the quality of surface and ground water leaving the site. The Planning Board shall require improvements in on-site stormwater and landscape management and septic waste management in order to make such a finding. Such improvements may include, without limitation, infiltration trenches and other drainage improvements and vegetated stream and lake buffers.
  6. In the Lake Watershed Overlay District, all requirements of §§ 148-7-1, 148-5-4.D, 148-5-4.H and 148-5-4.I must also be satisfied.
- B. Notwithstanding the foregoing provisions, no variance shall be required for the following:
1. On nonconforming lots of less than 20,000 square feet or with less than 75 feet of lake frontage, the construction of a permanent deck or patio, not to exceed 175 square feet, provided that the construction does not increase the nonconformity of the structure it adjoins. If the increased nonconformity relates only to the lot coverage requirements, then such construction shall still be permitted.
  2. Construction of a fence, berm, or wall complying with § 148-5-2.H and I.
  3. Any renovation or ordinary repairs to an existing building or structure which is not intended to and does not provide for a new or extended use

or size of the building, structure or premises, provided that such alteration or repair does not increase the nonconformity of the building or structure.

4. On nonconforming lots of less than 20,000 square feet, outside the required lake yard, there may be one detached storage shed, provided all of the following conditions are met:
    - a. The storage shed is not larger than 80 square feet.
    - b. The storage shed is no more than 10 feet in height.
    - c. The storage shed is not used for human habitation.
    - d. The storage shed is not used for housing animals or storing manure, nonresidential fertilizers or chemicals.
    - e. The storage shed does not occupy more than 10% of a required rear yard.
    - f. The storage shed is set back at least 10 feet from the side or rear lot lines.
    - g. The storage shed is not located closer to the street than the front yard setback required for a principal structure.
  5. The construction of a sea wall or retaining wall along or parallel to the Lake Line where the Planning Board determines, through the special permit review process, that the wall will provide erosion control benefits.
  6. Demolition of a structure, provided that any replacement structure fully complies with all dimensional requirements of the Zoning Law.
- C. A special permit is required for conversion of a seasonal use residential structure located within 100 feet of Skaneateles Lake on a nonconforming lot to year-round use to assure protection of lake water quality.
- D. Notwithstanding the foregoing provisions, any undeveloped lot in a subdivision which was not properly approved by the Planning Board or Town Board or not filed in the office of the County Clerk, and whose area or dimensions do not comply with the requirements of this chapter, shall be considered a violation of this chapter and shall not be protected under §148-8-9.A above.
- E. In accordance with Town Law § 265-a, any lot proposed for residential use in a subdivision whose plat delineates one or more new roads or highways, which is shown in a subdivision plat that has been properly approved by the Planning Board and filed in the office of the County Clerk prior to the effective date of this chapter, and which violates the minimum area and dimensional

requirements of this chapter, shall be deemed to comply with such minimum requirements for three years after the filing of the subdivision plat.

- F. 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 § 148-8 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. Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. If the proposed redevelopment reduces impermeable surface coverage to bring it into compliance with impermeable surface coverage requirements for conforming lots, no special permit pursuant to this section shall be required. ~~For the purpose of this §148-8-9F, 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 requirements, the Planning Board shall condition any approval of such a special permit on either, at the applicant's option:
  1. The use of mitigation measures that result in the permanent protection by conservation easement of 10 square feet of land in the same general area for each square foot of impervious surface coverage greater than the area required to bring the lot into compliance with applicable coverage limitations for conforming lots sufficient to offset any drainage or environmental impact that might occur as a result of the lot exceeding the applicable coverage limitations. The determination as to the appropriate location of such protected land shall be made by the Planning Board in consultation with the Planning Board Engineer. If the lot is within the Skaneateles Lake Watershed, the Planning Board Engineer shall also consult with the City of Syracuse Department of Water in making this determination. The applicant shall bear the expenses associated with establishing the conservation easement. The conservation easement shall satisfy the requirements of § 148-10-13 and shall be recorded in the County Clerk's office; or
  2. A monetary contribution, equal to the cost to protect 10 square feet of land with a conservation easement for each square foot of impermeable surface coverage greater than the area permitted to bring the lot into compliance with applicable coverage limitations for conforming lots, to the Town's Land and Development Rights Acquisition (DRA) Fund established to acquire development rights or conservation easements on undeveloped land to promote permanent protection of the lake and other natural resources, which monetary contribution shall be determined by resolution or local law adopted from time to time by the Town Board in an amount equal to the fair market cost to protect one acre of undeveloped land in the Skaneateles Lake Watershed.

Formatted: Justified

Commented [KB1]: Add back language from prior zoning code. This was adopted by LL no-202016

3.—By way of illustration only of subsection F.2 above, if an applicant's property is located in the Lake Watershed Overlay District (LWOD) with a total lot area of 10,000 square feet, 10% or 1,000 square feet of impermeable surface coverage would be permitted. If the property already had 1,300 square feet of impermeable surface coverage (300 square feet in excess of the applicable coverage limitation for nonconforming lots) which the applicant desired to retain while redeveloping the property, the granting of a special permit would be conditioned upon the applicant obtaining a conservation easement on at least 3,000 square feet of land (300 square feet times 10) in the LWOD to offset any drainage or environmental impact that might occur as a result of exceeding the applicable coverage limitation, or making a monetary contribution to the DRA Fund in the amount of 3,000 square feet multiplied by the monetary contribution equal to the cost to protect 10 square feet of land, set pursuant to Subsection F.2 above. ~~Where a conservation easement has been established or a monetary contribution has previously been made pursuant to §148-8-9-F(1) and (2) above concerning a redeveloped lot, if the applicant or a successor in interest seeks a subsequent redevelopment of the lot, credit for the prior contributions will be applied toward the any total monetary contribution required for future redevelopment modifications.~~

Commented [KB2]: New section

G. In no case shall the applicant be permitted to increase nonconforming impermeable surface coverage on a lot, unless the Planning Board finds that such increase is necessary for public health or safety or the safety of the occupants of the property.

Commented [KB3]: Delete this phrase.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Town of Skaneateles - Proposed Amendments to Section 148-8-9 of the Town Code			
Name of Action or Project: Proposed Amendments to Section 148-8-9 of the Town Code			
Project Location (describe, and attach a location map): Town of Skaneateles			
Brief Description of Proposed Action: See Attached			
Name of Applicant or Sponsor: Town of Skaneateles		Telephone: 315-685-3473	
		E-Mail: jstenger@townofskaneateles.com	
Address: 24 Jordan Street			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____	acres
b. Total acreage to be physically disturbed?		_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



<b>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</b> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
<b>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</b>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. Is the project site located in the 100-year flood plan?</b>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>17. Will the proposed action create storm water discharge, either from point or non-point sources?</b> <b>If Yes,</b> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <b>If Yes, briefly describe:</b> <hr/> <hr/>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</b> <b>If Yes, explain the purpose and size of the impoundment:</b> <hr/> <hr/>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</b> <b>If Yes, describe:</b> <hr/> <hr/>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</b> <b>If Yes, describe:</b> <hr/> <hr/>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Town of Skaneateles</u> Date: <u>9/13/2021</u>		
Signature: <u>Juan A. Stange</u> Title: <u>Town Clerk</u>		

## 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 06, 2021

**OCPB Action:**      No Position

**OCPB Case #:**      Z-21-284

*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: \_\_\_\_\_

\*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.

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J.Ryan McMahon II  
County Executive

# Onondaga County Planning Board

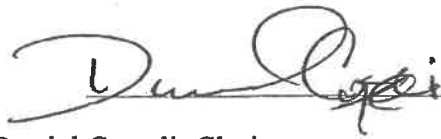
## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-284

- 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 No. 3 of 2021 amending Chapter 148 "Zoning" of the Code of the Town of Skaneateles; and
- WHEREAS, the proposed amendment will update §148-8-9 which regulates nonconforming lots; under this section, any lot in any zoning district, which was created prior to December 7, 2005 and complied with the area, density, or dimensional requirements at the time it was created but no longer complies, will not be subject to a variance provided certain criteria are met; additional circumstances where a variance will not be required are also laid out; and
- WHEREAS, §148-8-9 further stipulates that "A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board...If the proposed redevelopment reduces impermeable surface coverage to bring it into compliance with impermeable surface coverage requirements for conforming lots, no special permit pursuant to this section shall be required"; this paragraph will be amended, adding "For the purpose of this §148-8-9F, redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable surface coverage"; and
- WHEREAS, per §148-8-9, the Town has a Land and Development Rights Acquisition (DRA) Fund that facilitates the purchase of development rights or conservation easements to protect undeveloped land in the Skaneateles Lake Watershed; monetary contributions are made to the DRA Fund to offset nonconforming lots that exceed impermeable surface coverage; §148-8-9F will be amended, adding "Where a monetary contribution has previously been made pursuant to §148-8-9F (2) above concerning a redeveloped lot, if the applicant or a successor in interest seeks subsequent redevelopment of the lot, credit for the prior contributions will be applied toward the total monetary contribution required for future development"; and
- WHEREAS, the proposed local law will further amend §148-8-9, removing the Planning Board authority to increase nonconforming impermeable surface coverage on a lot where such increase is necessary for public health or safety; 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.



Daniel Cupoli, Chairman  
Onondaga County Planning Board  
Transmittal Date: 10-06-2021