

Town of Skaneateles
DESIGN GUIDELINES FOR SHORELINE STRUCTURES

PURPOSE

The Planning Board or Zoning Board of Appeals may apply these Guidelines, during their respective project reviews, as an aid in implementing Town policies and Zoning Code requirements. These guidelines seek to have all applications for shoreline development concentrate onshore and offshore structures together to the maximum extent feasible to avoid a proliferation of structures around the lake shoreline and to preserve the maximum amount of natural shoreline conditions.

GOALS

1. Preserve, protect, and restore, when feasible, as much of the natural shoreline as possible while still allowing development utilizing Skaneateles Lake resources.
2. Minimize the loss of natural shoreline by concentrating the design and placement of allowed onshore and offshore structures into the minimum spaces necessary to accommodate the structures.
3. Preserve the views from Skaneateles Lake towards shoreline spaces in recognition that Skaneateles is an important public space and aesthetic resource .

ISSUES

Finding balance – The Planning Board with an applicant for shoreline development shall seek to balance the following issues to achieve its goals on a case-by-case basis.

1. Physical variability – The surrounding watershed lands vary widely ranging from level or gently sloped landscaped yards to steep slopes and virtual cliff walls extending down to the water level. Similarly, the lakebed and water levels vary that include some shallow areas extending far from the shoreline to deep-water areas adjacent to the shoreline. These physical differences require different understandings of each site, including their environmental needs and characteristics, as well as Town options and responses for each site proposal.
2. Human development variability – the human pattern of development is experienced by differing lot sizes and shapes, land uses that include agriculture, residential, recreation and commercial, and individual expectations and proposals for the utilization of the lake.
3. Town shoreline oversight - The Town zoning controls have evolved over several years and there are basically two parallel (onshore & offshore) sets of Zoning regulations for shoreline development. These regulations control structure characteristics such as footprint, height and other structure dimensions. The design and placement of structures and related site modifications are also subject to Planning Board review. In addition to site specific changes there is a cumulative and visual experience of shoreline development that is typically seen from a vantage point that is from over the water and in which onshore and offshore structures are seen as single visual experience for the viewer.

Town of Skaneateles
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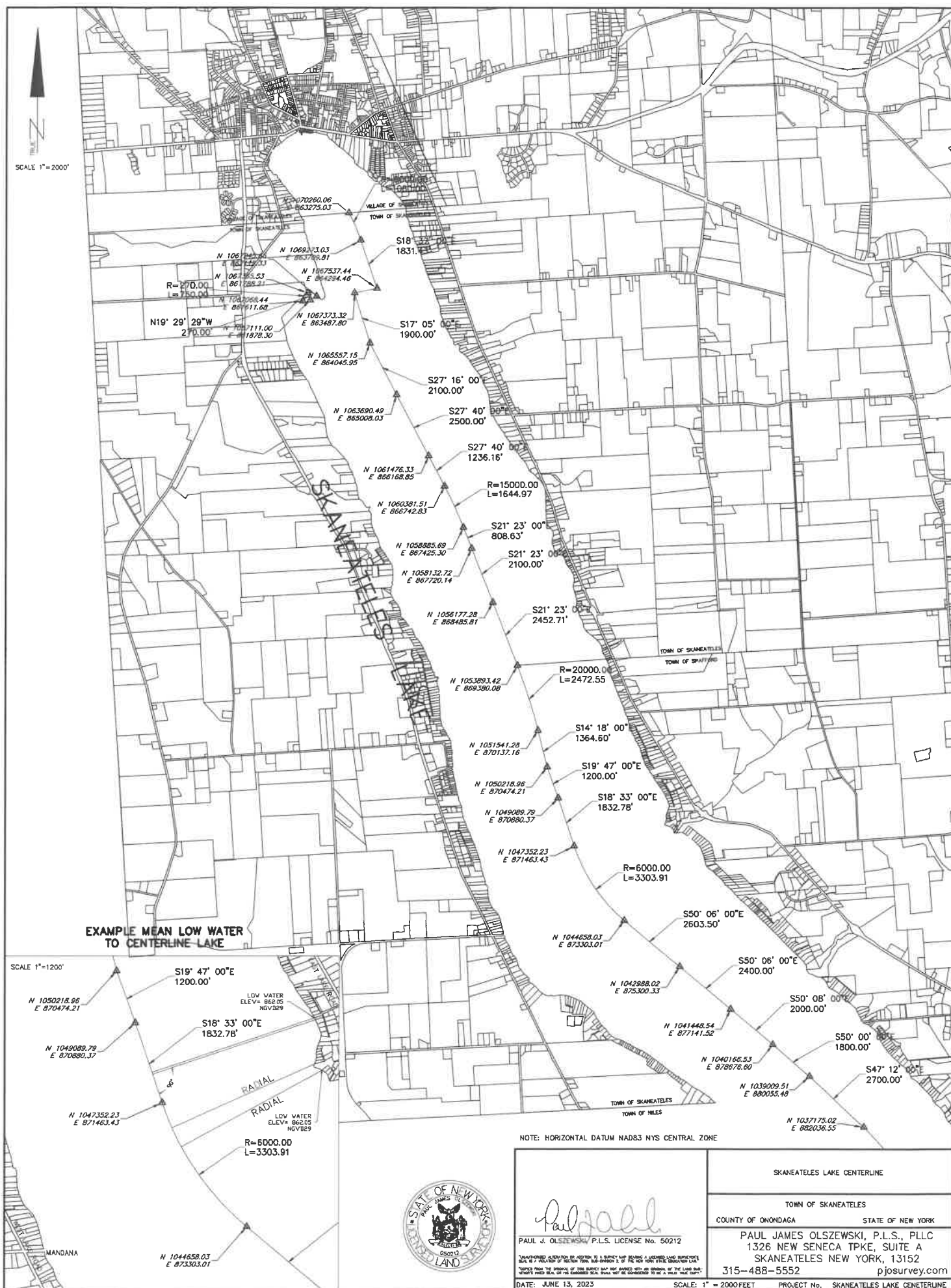
METHODS

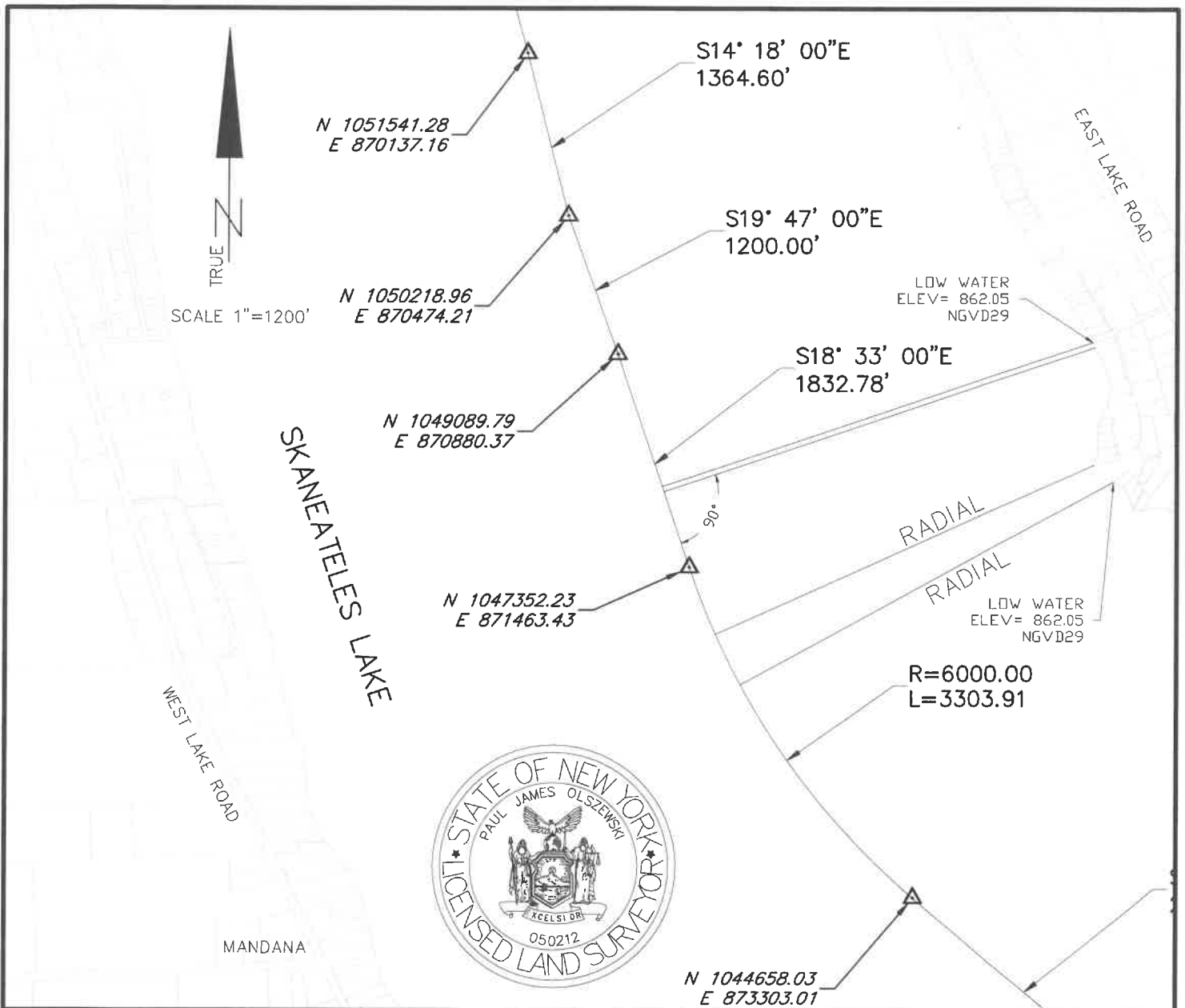
Proposed Design Guidance Objective – These guidelines seek to concentrate the design, orientation and placement of permitted onshore and offshore structures in context of landform and vegetative conditions so that – when viewed together - the shoreline development visually consumes the least amount of lake frontage. These objectives are intended to be flexible, and the following considerations are intended to guide The Planning Board and/or Zoning Board of Appeals in each review: shoreline stability and vegetation, water quality and safety of residents and lake users. These guidelines do not alter or reduce the maximum allowable structure size(s) for either onshore or offshore structures. However, the Boards may seek to modify these numbers if it finds it necessary to protect the shoreline, lake quality or the public.

Applicant submissions

1. **Physical analysis** - Each application for shoreline structures shall include in the submitted Site Plan and in the supporting narratives clear descriptions of the existing and proposed physical characteristics of the shoreline lands and adjacent lakebed areas.
2. **Elevation views** – Each application shall include shoreline elevation plans showing all the existing and proposed onshore and offshore structures together in a single view as if viewed from a hypothetical line within the Lake (see accompanying graphics*).
3. **Sensitive areas** – The Site Plan, Elevation Plans, should clearly identify important spaces such steep slopes, unstable land, native and non-native vegetation and important animal habitats, stream channels, and lakebed characteristics.
4. **Structure placement, orientation and design characteristics** – The applicant should explain their strategy to minimize consumption of the lake frontage in graphic plans and narrative. It is recommended that the applicant consider the following:
 - a. **Structure Placement** - to the extent feasible place all structures (onshore and offshore) in front of each other. For example, place a boat house or a dock directly in front of the stairs leading to and from the water.
 - b. **Structure Orientation** – to the extent feasible orient all structures (onshore and offshore) so that the narrower structure elevation projects towards the lake center.
 - c. **Design characteristics** – it is recommended to propose the minimum amount of onshore and offshore structures and site modifications to meet their needs.
5. **Site Context** -The reviewing Board, upon finding that the subject site or adjacent areas have existing sensitive conditions, may request or require the applicant to submit additional information and documentation of conditions beyond the boundaries of the specific applicant site. The purpose of this Board evaluation is to assess and minimize potential adverse impacts of an application and/or to assess and enhance likely positive effects of an application.

*This observation point is to be placed between the two parallel lines extending from the lake centerline to the intersection with property side lot lines and the Lakeline (mean high water).





NOTE: HORIZONTAL DATUM
NAD83 NYS CENTRAL ZONE

EXAMPLE MEAN LOW WATER TO CENTERLINE SKANEATELES LAKE

TOWN OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE A
SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: JUNE 13, 2023

SCALE: 1" = 1200 FEET

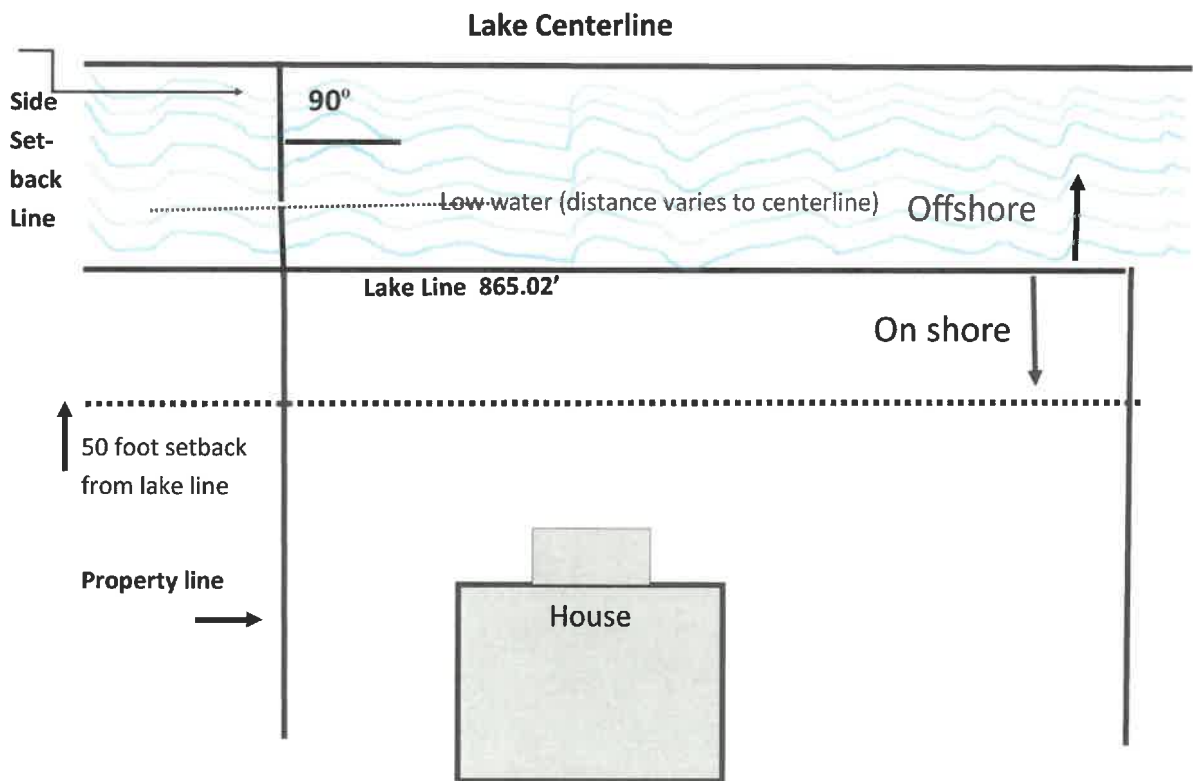
PROJECT No. SKANEATELES LAKE CENTERLINE

SHORELINE STRUCTURES PROPERTY LINE WATER EXTENSION ILLUSTRATION

148-7-1-K.

•Using the Town of Skaneateles centerline map, show the approximate lake centerline on a survey map of the property.

•Extend a line from the lake centerline to the low water line. Connect this line to the intersection of the property line and the lake line. This is the property line water extension.



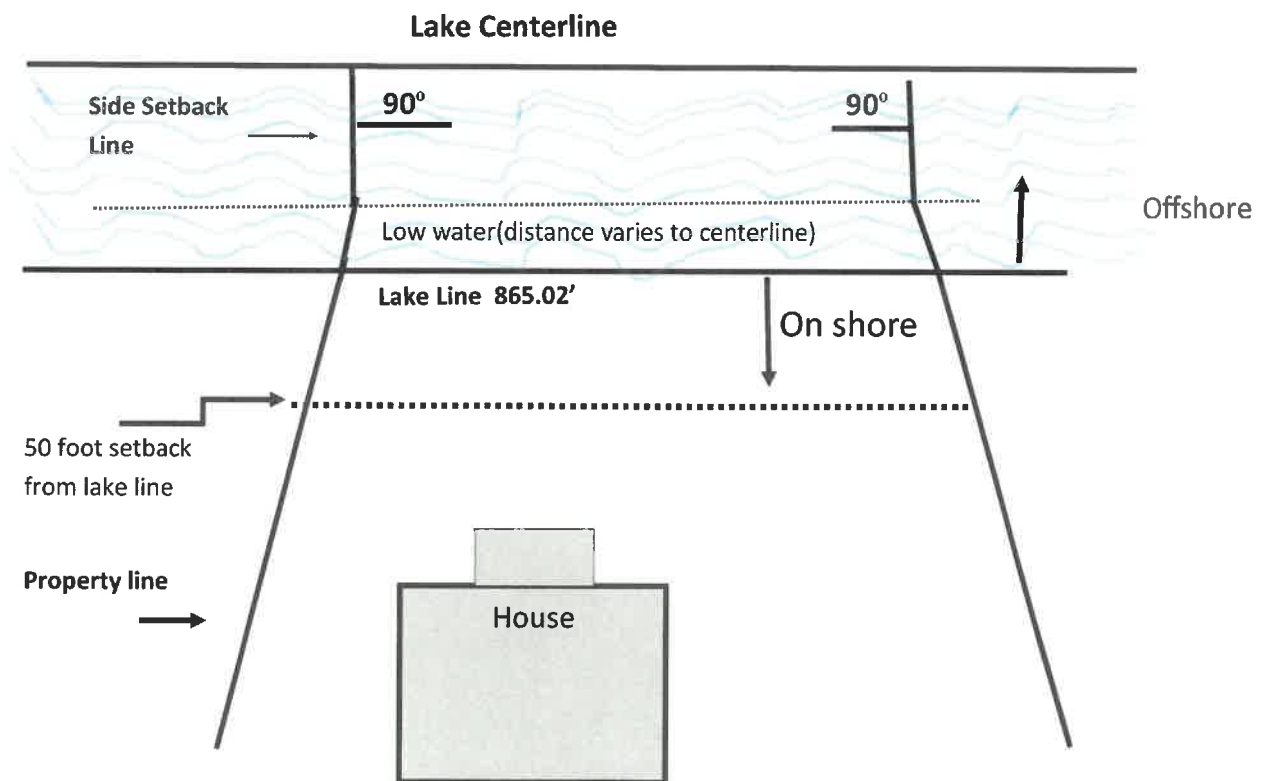
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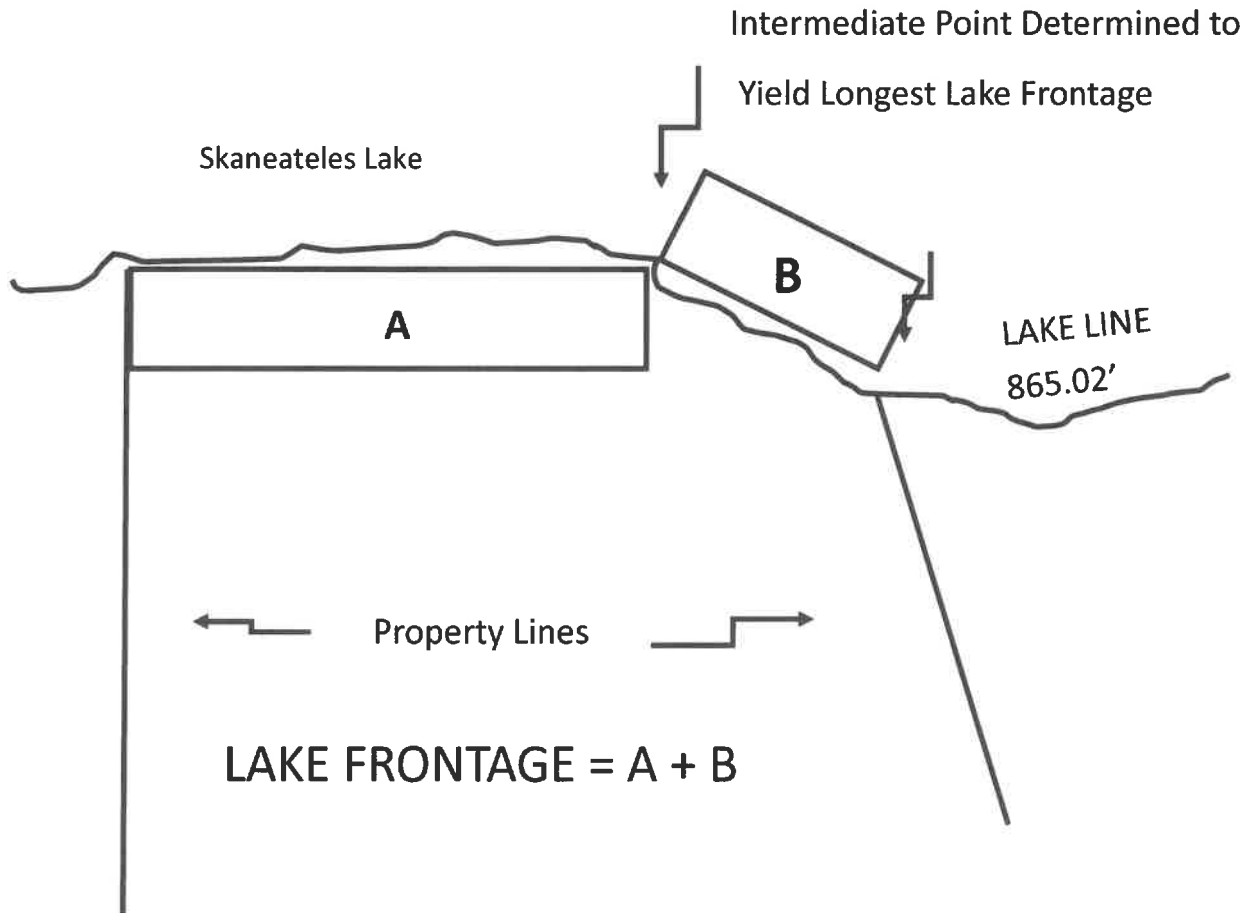
Pie Shape lot Version



LAKE FRONTAGE CALCULATION

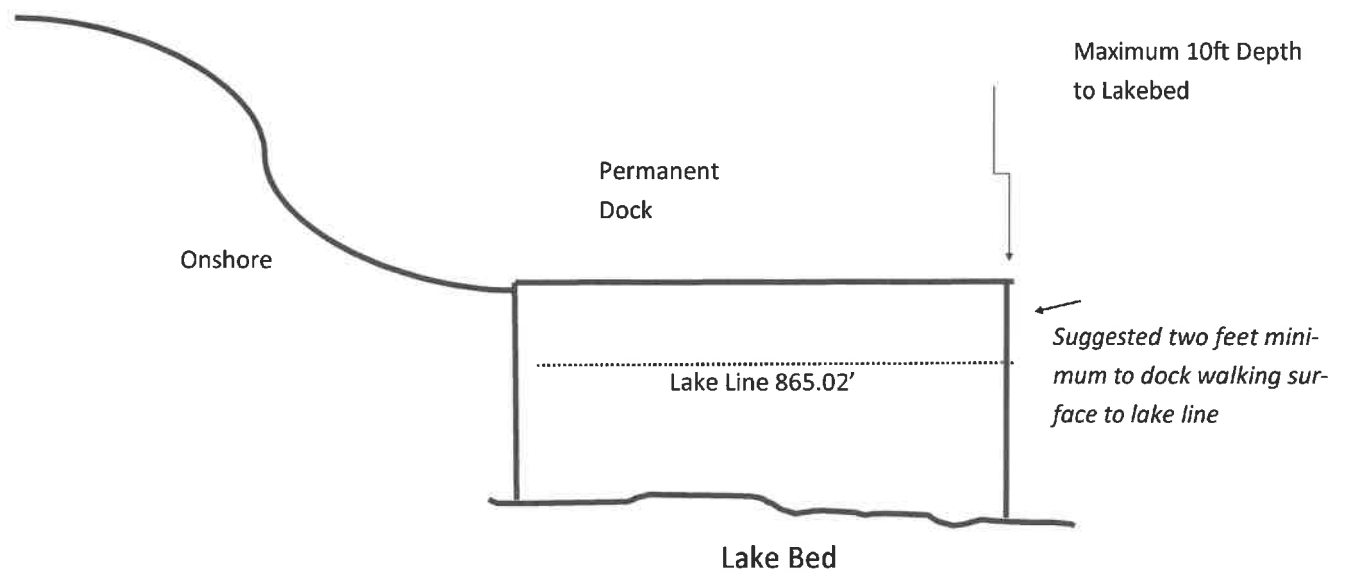
148-7-1-K

LAKE FRONTAGE — The longest distance along two straight lines formed by connecting the lot corners where they intersect the Lake Line with an intermediate point (selected to maximize the length of the two lines) on the Lake Line, not including man-made projections into the lake.



HEIGHT AND DEPTH OF LAKE MEASUREMENTS

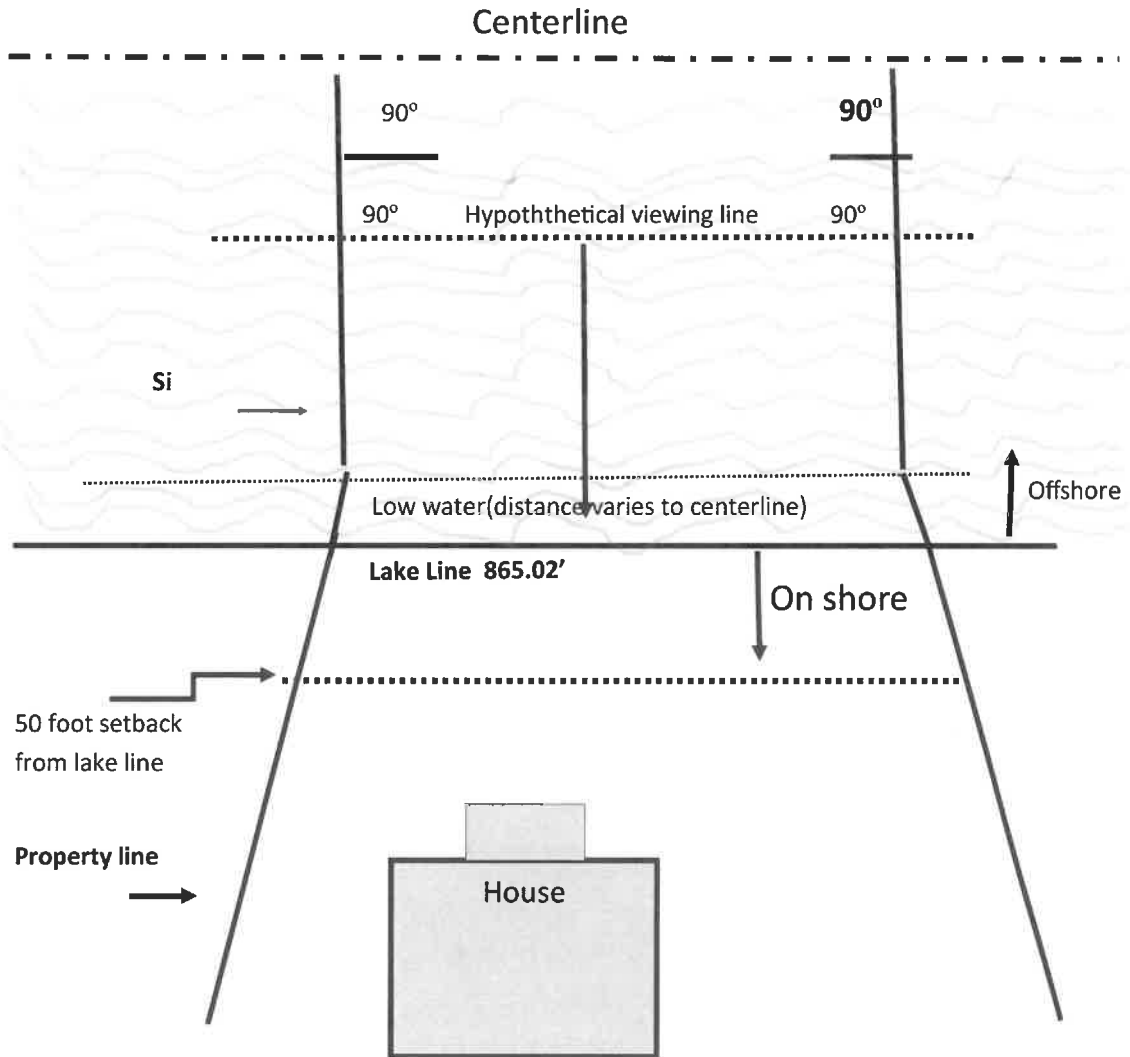
148-7-1-K.4.b.iv.



SHORELINE VIEW FROM LAKE ILLUSTRATION

•Using the Town of Skaneateles centerline map, show the approximate lake centerline on a survey map of the property.

•Extend a line from the lake centerline to the low water line. Connect this line to the intersection of the property line and the lake line. This is the property line water extension. The observation point is to be placed within between the two parallel lines extending from the lake centerline to the intersection with property side lot lines and the Lakeline.

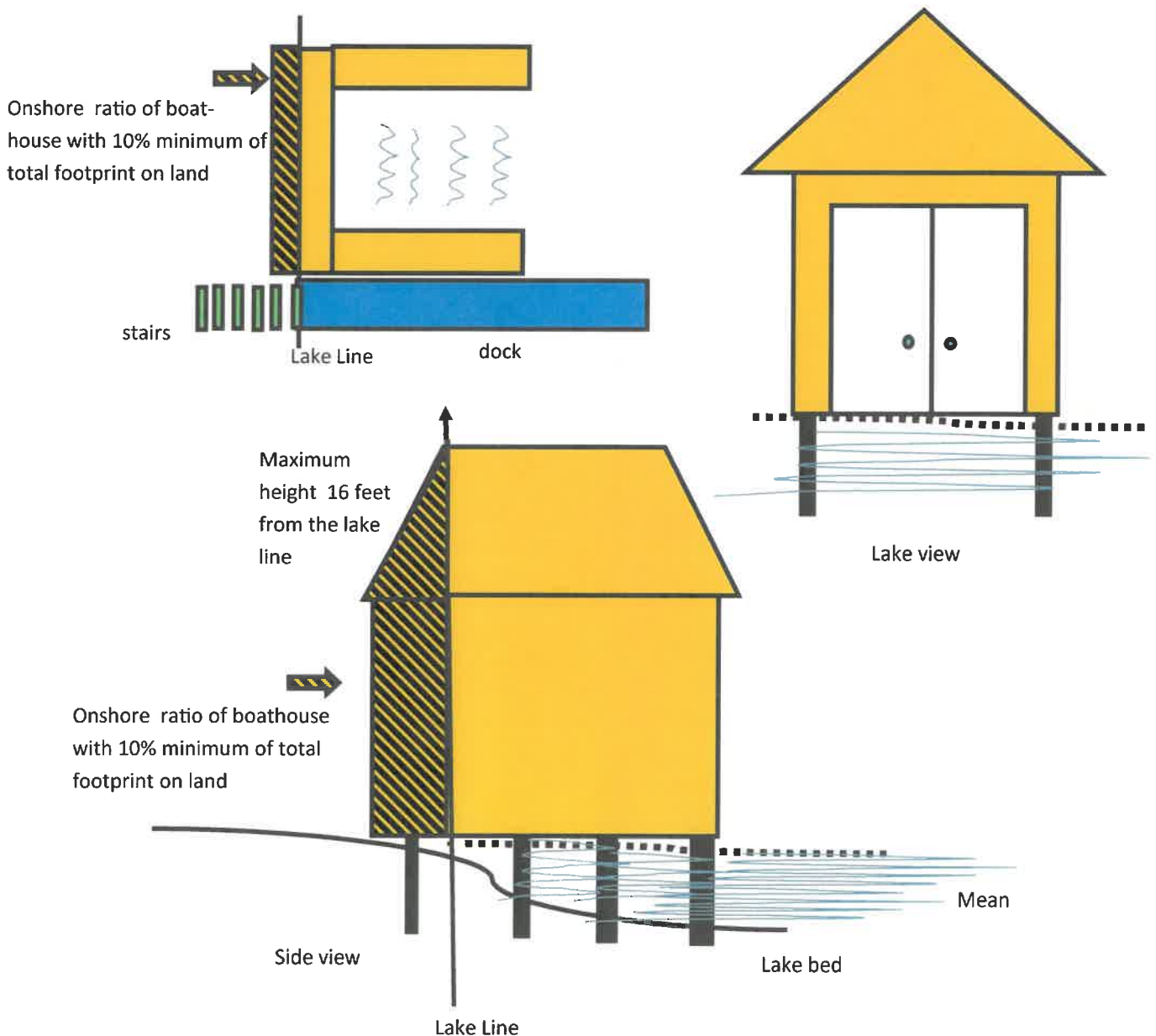


Boathouse

148-7-1-K. b. iv.

Boathouse—A permanent onshore/offshore structure that provides direct water or rail access for a boat to and from the water and used solely for the protection of boats from the weather and storage of boat supplies and equipment.

The foundation area of a boathouse shall not exceed 500 square feet and shall have at least 10% of the foundation (boat house footprint) on land (at or above the lake line). The height of any part of a boathouse shall not be greater than 16 feet above the lake line. *The boat access opening should face the lake. The interior of the boathouse may have walkways to have access to the boat; however the majority of the boathouse should be open to the lake. Exterior walkways will be considered dock extensions. A man door for direct access to a dock is allowed. During the request for a special permit the Planning Board may authorize a floor inside of the boathouse with consideration of the depth of lake, slope of the land and the lake bed. Please see examples below. (boathouse shown in yellow, and dock in blue).*



Skaneateles Lake

Agencies

New York State DEC

<https://www.dec.ny.gov/permits/6550.html>

NYS Office of General Services

<https://ogs.ny.gov/real-estate/lands-now-or-formerly-underwater>

US ACOE

In DEC Regions 6, 7, 8 and 9

US Army Corps of Engineers

Buffalo District Office

ATTN: Regulatory Branch

1776 Niagara St.

Buffalo, NY 14207-3199

Telephone: (716) 879-4330

email: LRB.NewYork.RegActions@usace.army.mil

NYS Parks and Recreation (Moorings, etc.)

<https://www.parks.ny.gov/boating/nav-aids-buoys.aspx>

Parks & Recs law enforcement

<https://parks.ny.gov/boating/law-enforcement.aspx>

City of Syracuse Department of Water; Skaneateles Watershed Municipal Partnership

<https://www.skaniakeinfo.org/weekly-lake-data>

Town of Skaneateles

<https://www.townofskaneateles.com/>

NYS Vessel exempt registration.

<https://www.nysenate.gov/legislation/laws/VAT/2252>

Native Plant Species

<https://cceanondaga.org/gardening/lawns-ornamentals/native-plants>

Native Species websites

Cornell Cooperative

<http://cceonondaga.org/gardening/lawns-ornamentals/native-plants>

Habitat Gardening in Central New York

hgcny.org

National Group

ourhabitatgarden.org

Pollinator Partnership

<https://pollinator.org/guides#all>