

**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 June 2, 2025 regarding Proposed Local Law 2025 - 3 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”); The **Proposed Shoreline Development Amendments**

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 <https://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.

Said Hearing will be held on **Monday, June 2, 2025 at 7:00 pm** via Zoom at Meeting ID: 870 9629 3013, Passcode: 709709, or dial 1 646 876 9923 US (New York).

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment.

Dated: Skaneateles, New York
May 6, 2025

Julie A. Stenger, Town Clerk
Town of Skaneateles

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

Proposed Shoreline Development Amendments

WHEREAS, Pursuant to Municipal Home Rule Law Section 20(4), Board Member Alexander has introduced for consideration Local Law No. 2 of 2025 entitled “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” (the “Proposed Local Law”); and

WHEREAS, the purpose of the Proposed Local Law is to amend Section 148-12-2 of 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”), related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental, aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare; and

WHEREAS, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (“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 RESOLVED that the Town Board hereby declares its intent to serve as lead agency for purposes of a coordinated review under SEQRA of the Proposed Local Law;

BE IT FURTHER RESOLVED that the Town Board hereby preliminarily classifies the Proposed Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the Full Environmental Assessment Form 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 Proposed 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 receive comments about the proposed amendments on June 2, 2025 at 7:00 pm.

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

Chris Legg	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Mark Tucker	Voting	Aye
Lori Milne	Voting	Aye

The resolution was thereupon declared duly adopted.

Dated: May 5, 2025

ACCESSORY DWELLING — A dwelling unit located in a detached accessory structure on an owner-occupied property, including a guesthouse, tenant house, or guest cottage. See §148-5-5.A.3.

DOCK — Within the context of the Skaneateles Town Zoning Code - A dock is a linear structure used to connect a point on land to a point in a body of water. A dock may be used for the reception, securing and protection of boats or other watercraft as well as providing personal access to a boat or to floating objects (defined) for swimming, sitting, or other recreational uses of Skaneateles Lake. (See separate definitions for dock, permanent, dock;, dock, seasonal;, boat slip, floating object..

DOCK, PERMANENT – A dock that remains in the lake for more than eight months of the year. **DELETED** see PERMANENT DOCK

FLOATING OBJECT – Any anchored marker or structure designed for seasonal placement to float on the surface of the water other than aids to navigation and shall include objects commonly known as but not limited to bathing beach markers, speed zone markers, information markers, swimming or diving floats, and mooring buoys. Except for anchored markers or buoys all floating objects are connected to an anchored or permanent structure or equipment to maintained a stable placement and are seasonally removed from the water for storage..

FOOTPRINT — Area of the ground or water surface covered by a structure, including the foundation and all areas enclosed by exterior walls and footings and covered by roofing. Footprint area shall be measured at the base surface at the intersection of the vertical exterior walls with the base surface. Footprint area shall exclude roof and similar horizontal projections not touching the base surface and that may be separately regulated.

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. (See shoreline guidelines)

PLATFORM – A regulated part or section of a dock structure that is designed and constructed to facilitate congregant recreational use of the Lake and/or to store and berth boats. **DELETED**

PERMANENT DOCK – A fixed structure projecting from or along the shore into the water of Skaneateles Lake with elements attached to the lake bottom, or any structure that remains in the lake for more than eight months of the year, including docks, piers, and wharves used as a berthing place for boats. An articulating dock, which is attached to the shore year-round and projects into the lake for only part of the year, shall be deemed to be a **seasonal** dock.

WATER PERIMETER – A defined area of the Lake where permanent or seasonal offshore structures (e.g. docks, platforms, moorings, etc.) may be placed by an upland property owner. The Water Perimeter boundaries shall be established and based on the elevation of the existing Town defined Lake Line. See graphic in Shoreline Guidelines)

J. Water Quality Protection.

1. Skaneateles Lake and all stream beds, brooks and other tributaries or outlets to the lake shall be maintained in their natural state and kept free of artificial debris and other obstructions to water flow.
2. Farms that comply with § 148-7-1-I shall be deemed to be in compliance with this § 148-7-1-J.
3. No application of pesticides, herbicides or fertilizer shall be permitted within 100 feet of the Lake Line or watercourse, excluding farms participating in the whole farm management program.
4. Site plan review is required for all development within 1000 ft. of the lake line except for fences and structures less than 200 sq. ft. unless specifically required, (see: §148-7-1-K.3.j Onshore Shoreline Regulations, Shoreline Storage Buildings)
5. Native plants are an important asset for the entire Town and especially for the lands within Skaneateles Lake watershed and around the other town watercourses. During application reviews, the Planning Board and Zoning Board of Appeals shall seek to obtain landscape patterns that maintain, expand and foster continued native plant growth. Planting native, deep-rooting species (check soil and water conservation service for suggested species) will help accelerate shoreline stabilization.

The Boards may **require**:

- a) An applicant submits a landscape plan for the project site.
- b) Consultation with design professionals and/or cited available resources for selection and placement of potential plantings.
- c) A landscape plan that the Board judges to be more conducive to native plant growth and is compatible with the terrain and soil conditions, addresses surface water run-off and soil erosion, eliminates/minimizes need for chemical additives.
- d) Replacement of existing non-native plants with new native plantings.

K. Skaneateles Lake Shoreline regulations.

(NOTE: Section K is supplemented with additional explanatory and guideline materials contained in the separate document: Town Policy and Guideline Book that is intended to assist in the implementation of these Zoning Requirements. Please contact the town office to obtain or review the Shoreline Guidelines.)

The following Town Zoning regulations focus on the uses and structures adjacent to and within Skaneateles Lake. These existing Town controls are for onshore uses and structures and are supplemented with new Town controls for offshore uses within the public waters of Skaneateles Lake as authorized by the NYS legislature in 2021. The

State granted the Town authority on offshore structures over the water within 1500 feet of the Lake Line. The Town may regulate the manner of construction and location of boathouses, docks and similar structures to preserve the economic, environmental, aesthetic, and recreational resources of Skaneateles Lake. The following regulations apply to all shoreline uses, modifications and structures, as defined herein, that include onshore uses and structures (see §148-7-1-K.1 through 3) and offshore uses and structures (see §148-7-1-K.4). In addition, other special shoreline uses and conditions are addressed in §148-7-1-K. 5 through 9.

1. The following requirements apply to onshore and offshore structures located within 50 feet of the Lake Line or within the one-hundred-year flood hazard area and offshore structures located within 1500 feet from the lake line.

a. General restrictions.

i). Planning Board approval requirement. The construction of onshore structures such as seawalls, retaining walls (except those that are located 10 feet or more from the Lake Line), decks, or patios larger than 400 square feet, stairways higher than 25 feet shall require Planning Board review. Offshore structures such as marine railways, permanent docks larger than 500 square feet, and boathouses shall require Planning Board review (see Onshore and Offshore sections below for applicable procedures).

ii). 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.

iii). Concurrent Jurisdiction.

Town zoning authority and associated Town Building or Zoning reviews are part of the concurrent jurisdictional reviews of Skaneateles Lake in conjunction with other governmental agencies that include NYSDEC, Office of General Services, Parks Recreation and Historic Preservation, US Army Corps of Engineers, Onondaga County Sheriff, and City of Syracuse Water Department. Depending on the specifics of a proposal, applicants should consult these agencies to determine property permits and reviews. This Local Town Law does not preempt the authority of any other agency.

iv). Commercial Use of Shoreline structures. No dock, mooring or similar shoreline structure shall be used for commercial purposes unless allowed as an approved Special Permit use such as a marina (see § 148-7-1-K.7). The leasing or rental of any private onshore or offshore structure that is accessory to a residential dwelling, or Shared Lake Use is prohibited.

v). Native plants – The Planning Board may require modifications for all shoreline development activities to the surrounding landscape that will maintain and foster expansion of existing native plantings and may require replacement of non-native plantings within the shoreline area– SEE ALSO - §148-7-1-J ABOVE.

b. Special requirements for onshore and offshore structures.

i). No onshore structure other than a deck and/or stairs leading to an offshore dock shall be erected, constructed, or placed to extend offshore beyond the Lake Line, except as otherwise approved by the Planning Board.

ii). 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 Elevation). 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.

iii). Not more than one boathouse or covered/roofed boat slip shall be permitted for each lakefront lot.

iv). 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 offshore structures shall be constructed with a minimum side setback of 10 ft to the offshore property line. To locate the offshore property line, extend a line perpendicular from the center line of Skaneateles Lake, as shown on the officially adopted centerline map, to the point of intersection of the side property line and the City of Syracuse Lake Line (as defined). This perpendicular line shall be treated like a property line for purposes of determining offshore setbacks. (See demonstration graphics in Shoreline Guidelines).

v). **Total Shoreline Structures Calculation.** The area of any structure or portions of such structures located over land shall be regulated by the dimensional standard applicable to onshore structures. The area of the same structure or portions of any structure over water shall be regulated by the dimensional limits applicable to offshore structures.

vi). 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.

vii). Any submerged part of a marine railway less than four feet below the mean high water mark 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.

viii). **Necessary Maintenance and Repairs.** The Town Codes Enforcement Officer is authorized to grant building permits for certain projects for repair and/or replacement of existing permanent docks/seawalls using new design and technology methods that improve durability with substitute materials with no or minimal change of the dock footprint provided that such project results in no more than a minimal expansion of the existing footprint, not to exceed 10% cumulative maximum of

the pre-existing footprint as of January 1, 2024.

a. **Supplementary lake yard restrictions.** In addition to the requirements of §§ 148-5-4-H, §148-7-1-J.4, and §148-7-1-K.1 above, all structures located within 200 feet of the Lake Line of Skaneateles Lake shall comply with the following requirements:

- i. **Construction or Expansion.** Any construction or expansion of any such structure shall require site plan approval, including erosion and stormwater control measures as provided in § 148-5-4-E.3.

3. Onshore Shoreline Regulations

a. **Onshore Structures.** No onshore structure or improvement shall be built or expanded except pump houses, decks, seawalls, retaining walls, gazebos, stairways, onshore shoreline storage buildings, fire pits not exceeding two feet in height or 16 square feet in area, [removeable](#) children's playground equipment, and boathouses. Where more restrictive, this provision shall take precedence over the setback requirements in §148-5-2-G. All structures, seawalls, and retaining walls shall be located upland of NGVD 1929 Datum 865.02 ft. elevation (Lake Line/mean high-water mark as defined see §148-12-2 Definitions).

b. **Dimensional limits.** The total combined square footage of all onshore structures listed in Subsection 3.a shall be limited as described below. 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 Impermeable Surface Coverage square footage of onshore structures. Lake frontage shall be measured as a straight line connecting the two lot corners where they intersect the Lake Line with an intermediate point in the Lake Line, not including man-made projections into the lake.

- i). On lots with greater than 200 feet of lake frontage: a maximum of 800 square feet for every 200 feet of lake frontage.
- ii). On lots with between 100 feet and 200 feet of lake frontage: a maximum of 600 square feet.
- iii). On lots with less than 100 feet of lake frontage: a maximum of 400 square feet.

c. **Height Restrictions.** Except as provided in §148-7-1- K.1.b.ii., the height of onshore structures shall not be more than 12 feet above average grade. This restriction also applies to any structure placed on top of another structure.

d. **Erosion Control Requirements.** See §148-5-4-E for erosion control requirements. Site plan review requirements are listed in §§ 148-10-5 through 10-8, 148-5-4-D.1, and 148-5-4-H.5. See § 148-5-4-J for steep slope regulations.

e. Change in Grade. No change of grade greater than 100 square feet shall be permitted within 100 feet of the Lake Line except by Special Permit. A stabilization and planting plan is required.

f. Construction Limitations within 150 feet of 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.

g. 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.

h. Berms/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-l.5, which establishes site plan approval requirements for such structures.

i. Berm/Wall Height Limitation. A berm or wall six feet in height or less shall be permitted more than 100 feet from the Lake Line.

j. Shoreline Storage Buildings. No shoreline storage building shall be used for any purpose other than storage. None shall have a footprint greater than 80 sq. ft. nor shall it be more than 8 ft. in height [from the base of the shed to the top of the roof](#). All shoreline storage buildings shall be located onshore unless otherwise approved by Site Plan review by the Planning Board.

4. Offshore Shoreline Regulations.

Offshore Structures. No offshore structure or improvement shall be built or expanded except as provided in 148-7-1-K and below:

a. Water Perimeter General Requirements.

i). Establishing a perimeter. Each lot shall identify a water perimeter within which all seasonal or permanent structures and facilities shall be located. The water perimeter boundaries shall be determined per the specification of the Section below and shall be mapped and graphically depicted by the methodology determined by the Town. The water perimeter boundary may

COINCIDE but SHALL NOT EXTEND beyond the setback lines that represent the extension of the property’s side lot lines into the Lake. The setback lines are determined pursuant to methodology established by the Town (see 148-7-1-K.1.b.iv.).

- ii). Water perimeter dimensions.

Maximum area	4,000 square feet
Maximum distance from the Lake Line	100 feet
Maximum number of perimeters per lot	1

iii). Water perimeter modifications. The Planning Board upon Special Permit (see §148-10-5) may modify the total area of a single water perimeter up to a maximum of 8,000 square feet with concurrent or conditional approvals from applicable NYS agencies. In granting approval of a Special Permit, the Planning Board shall find that the existing site and/or Lake conditions prevent reasonable and safe water access within the allowed dimensions specified in §148-7-1-K.3.c.ii. above) and the requested modifications are minimally necessary to attain an adequate water depth for safe navigation.

iv). Conflicts. No perimeter shall overlap or intrude into adjacent water perimeters.

b. Uses, Structures, and Docking General Requirements.

i). Water perimeter location. All seasonal or permanent structures shall be located entirely within the water perimeter.

ii). Lake Setbacks. Lake setbacks are measured to the closest edges of an existing or proposed offshore structure along a line drawn perpendicular from the property’s side lot lines that are extended over the Lake water surface.

- a). Lots less than 40 lineal feet of lake frontage: 0 feet (seasonal only)
- b). Lots equal to or greater than

40 lineal feet of lake frontage	10 feet -all structures
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iii). Maximum number of Berthing spaces/lot. No more than five (5) vessels shall be secured overnight (small non-powered vessels are exempt) within a lot’s water perimeter.

iv). Height and Depth Measurements. Structure height and water depth surrounding a structure shall be measured from the Town recognized Lake Line elevation as projected or extended over the lake surface.

- a). Structure Height. Roofed structures are limited to a maximum of sixteen (16) feet of height measured from the Lake Line elevation to the

highest point of the structure.

b). Water Depth. The depth of water surrounding the supporting elements (pilasters, pipes, posts) of a permanent dock structure may extend to a maximum water depth of ten (10) feet measured from the Lake Line elevation down to the surface of the lakebed.

v). Erosion control measures - a permanent layer of large, angular stone, cobbles, or stones placed underneath the dock along the shoreline to provide erosion controls and prevent scouring of the shoreline in areas subject to concentrated flows or wave energy.

c. Standards and Procedures –

i). Seasonal Structures.

a). No Town permit is required for floating objects such as rafts, swim floats, inflatables.

b) Removal of Seasonal Materials – Floating objects, and comparable seasonal structures placed in the waters of Skaneateles Lake shall be removed annually prior to the winter season to avoid risk of breaking free and damaging other structures or property surrounding the Lake.

c). Moorings-Temporary anchoring areas. No Town permit is required. All moorings shall be contained in the Town water perimeter except mooring permitted by NYS Parks & Recreation that may be subject to separate approval required by NYSDEC, and the advisory review of the Onondaga County Sheriff Department.

d). Dock, Seasonal. No Town permit is required when a seasonal (removeable) dock structure complies with the following dimensional limits and applicable setbacks, and any other concurrent jurisdictional approvals.

e). Location and Setbacks – see §148-7-1-K.4.b.ii. above.

f). Seasonal structure dimensions.

Dock Width, Maximum (walking surface)	8 feet
Maximum projection from the Lake Line	100 feet
Area, Maximum	800 square feet
Seasonal floating objects - max. area	100 square feet
Seasonal floating objects – max # & location	1/water perimeter

ii). Permanent Offshore Structures.

a). Maximum Cumulative Area. The maximum combined coverage area for

all permanent structures, such as docks, boat houses and covered boat slips shall not exceed 1,000 square feet.

b). Docks, permanent. A town building permit is required for all permanent offshore structures. Projects costing more than \$20,000 will require professionally (architect, engineer, etc.) prepared plans. Site Plan Review may be required depending on placement, size, and structure characteristics.

c). Maximum number of docks. There shall be no more than one (1) permanent dock within the water perimeter associated to the lot.

d). Permanent Dock, design. Dock design elements such as dock skirting, dock shape, widening of selected dock spaces, reflectors, and lighting shall be evaluated by the Planning Board for appropriateness to site and water conditions, navigation, total structure area, and visual impacts.

e). Location and Setbacks. See §148-7-1-K.4.b.ii. above.

f). Permanent dock dimensions with only a **building permit** requirement.

Width, Maximum Dock (walking surface)	8 feet
Dock expansion area	1 (one/dock)
Max. width expansion area includes dock width	16 ft.
Max. area of entire expansion area	160 sq. ft.
Maximum projection from the Lake Line	50 feet
Area, Maximum (includes any expansion area width)	500 sq. ft.
Water Depth, maximum	10 feet

g). Permanent dock dimensions with **Site Plan Review & building permit**.

Width, Maximum (walking surface)	8 feet
Dock expansion area	1 (one/dock)
Max. width expansion area includes dock width	16 ft.
Max. area of entire expansion area	160 sq. ft.
Maximum projection from the Lake Line	100 feet
Area, Maximum (includes any expansion area width)	800 sq. ft.
Water Depth, maximum	10 feet

h). Expanded dock width – For purposes of this code Docks are considered linear structures aligned perpendicular to the [centerline of Skaneateles lake](#) with maximum dimensions specified in f) above Permanent dock dimensions with Site Plan Review. The Planning Board may consider and approve an expansion of the primary linear dock provided that no expansion dock areas shall add more than 8ft. of dock width to the primary dock and shall not cumulatively exceed the maximum allowed area of 800 square feet for a permanent dock structure nor exceed the maximum allowed area for all structures of 1000 square feet. An expanded dock area shall be placed to minimize obstructions to movements within the water and to minimize visual

obstructions of the lake from onshore areas.

iii). Roofed/Covered Structures (covered boat slips, boat lifts,

a). A Special Permit issued by the Planning Board is required for any roofed structure related to or attached to a permanent dock. Roofed structures include covered boat slips, covered boat lifts. (NOTE: Boat houses are separately defined and regulated see page 2 Section: §148-7-1-K.1.b.ii) When reviewing a request for a covered structure, the Planning Board shall find that the size, placement, height, coverage footprint area, construction materials, and visual appropriateness is necessary and reasonable for the site conditions and that it is designed and located to be close to land (based on proximity to the Lake Line) as feasible and in keeping with the surrounding area. Footprint of covered structures that have walls or are open or lack rigid walls shall be determined by the basic vertical framework of the covered structure not the roof edge. The roof edge may extend beyond the vertical walls or framework to a maximum of two feet and must be composed of approved roofing materials that do release roof products into the water. No deck is allowed on the roof of a covered boat slip

b). Dimensional standards.

Height, Maximum (above Lakeline elevation)	16 ft
Coverage Maximum Area Footprint,	300 sq. ft.
Roofed Structures, maximum number	1

5. Shared lake usage. All land used for shared lake usage (see definition) shall be required to comply with Subsection. Land being used for such purposes at the time of the original enactment of this §148-7-1-K shall be considered a nonconforming use.

a. Land and/or water areas may be used for shared lake usage by Special Permit, provided that the following conditions are satisfied:

- i). A lot used for shared access must have at least 15 feet of lake frontage (based on Lake Line contour elevation) 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 lake frontage and 16,000 square feet of lot area. These dimensional requirements may be modified by the Planning Board on parcels with more than 20,000 square feet in area and more than 200 feet of lake frontage, 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). 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 parcel used for shared lake usage and adjoining properties to minimize disturbance to such properties and to protect their privacy.
 - iii). 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). Adequate parking areas shall be provided as determined by the Planning Board.
 - v). 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). The development and use of the site shall comply with all performance standards for the Lake Watershed Overlay District.
 - vii). 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. 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.
- c. Limited Exemption to number of docking or berthing spaces for shared lake usage sites. The maximum of five docking or berthing spaces does not apply to pre-existing common ownership land used exclusively for residential lake access where the docking or berthing spaces were existing prior to January 1, 2024.

6. Easement areas. The Easements related to the water areas associated within a lot shall be subject to all requirements applicable to the entire lot such as: water perimeter, setback, structures, and NUMBER OF watercraft.

- a. Limited Exemption for lots subject to an easement in existence prior to January

1, 2024. Within the offshore easement space seasonal structures may be placed within or outside of the water perimeter applicable to the parcel, provided the seasonal structures comply to the dimensional requirements of §148-7-1-K.4.c.i).

7. Marinas. Marinas shall be allowed by Special Permit and may be exempted from the dimensional regulations of this §148-7-1-K. if they can satisfy all applicable performance criteria in § 148-10-7.

8). Submissions and Documentation. In addition to the standard Town submission requirements for building permits, site plan reviews, Special Permits or variances, every application submitted to the Town shall include the following:

a. Water perimeter plan. Each action resulting in the placement of any vessels or structures within the lake waters from adjacent property shall develop or obtain a graphic plan showing the detailed locations, orientation, and dimensions of their respective water perimeter. This perimeter plan, in addition to other routinely required documents, shall accompany any application to the town for building permit or zoning approvals from either the Codes Enforcement Officer, Planning Board and/or Zoning Board of Appeals.

b. Water depth measurements at existing or proposed structure locations. Supplemental graphic depictions of water depth measurements with supporting data of water level fluctuations may be required.

c. Materials. All applications for regulated onshore or offshore structures include manufacturers' descriptions of the nature of the materials to be used in the construction or installation and may include manufacturers brochures with specifications or comparable information to provide the Town reviewing authority with adequate understanding about the materials to be used.

9. Waivers and Modifications. Any request to modify the minimum or maximum standards of this section will require an application and approval of an Area Variance from the Town Zoning Board of Appeals and a concurrent review and approval from the NYS agency with applicable jurisdiction.