

Summary of Proposed Amendments to Skaneateles Lake Shoreline Regulations

Background:

Section 46-a of the New York Navigation Law was amended in 2021 to authorize the Town of Skaneateles (the “Town”) to regulate the manner of construction and location of boathouses, moorings and docks. The Town requested this change to the state law to preserve the economic, environmental, aesthetic and recreational resources of Skaneateles Lake. The goal of these proposed amendments to the existing regulations is to preserve an existing community resource and protect it from undesirable changes in the form of illegal pop-up marinas, inappropriate structures and irresponsible development.

Format:

The proposed amendments are currently being presented in the form of a table rather than any precise legislation. The purpose of choosing this format is to emphasize that that these ideas are still formative and are being presented for the express purpose of obtaining public feedback. This process is not concluded and comments from the public will influence how the precise legislation is drafted.

Process:

A committee made up of representatives from the Town’s planning staff, zoning board, planning board and town board prepared these proposed amendments. The committee held numerous meetings with contractors, design professionals, homeowners and regulators to develop these proposed amendments.

Objectives:

The proposed amendments seek to achieve the following:

1. Minimize the need for residents to obtain a Town permit to utilize seasonal docks.
2. Require a 10-foot setback for docks from the nearest property line to ensure that docks do not interfere with each other. However, where a property has less than 40 feet of lake frontage, this requirement will not apply because the Town does not want to prevent any resident from being able to have a dock due to the setback requirement.
3. Set reasonable limits on the size of docks but allow for exceptions to make sure that residents will be able to have docks long enough to reach deep water.
4. Limit the height of structures on the lake to 15 feet.

	<u>No Town Permit or Approval Required</u>	<u>Town Approval Required</u>
Seasonal Structures	<ul style="list-style-type: none"> • Swim floats, rafts, inflatables, etc. • Moorings • Seasonal Docks <ul style="list-style-type: none"> - maximum length: 80 ft. - maximum width: 8 ft. - maximum area: 640 sq. ft. - maximum depth: 10 ft. • Structures within a 4000 sq. ft. perimeter • Up to 5 vessels overnight 	<ul style="list-style-type: none"> • Planning Board may extend seasonal dock to 100 ft. in length in order to reach deep water. • Planning Board may increase perimeter to 8000 sq. ft. • Zoning Board may issue variances to grant relief from any other requirement. • Co-jurisdiction with NYS agencies, Onondaga Co Sheriff and City of Syracuse will continue to be necessary for many structures.
Permanent Structures		<ul style="list-style-type: none"> • Building permit required for all permanent docks. <ul style="list-style-type: none"> - maximum length: 80 ft. - maximum width: 8 ft. - maximum area: 640 sq. ft. - maximum depth: 10 ft. - up to 5 vessels overnight • Planning Board site plan approval required to: <ul style="list-style-type: none"> - increase perimeter to 8000 sq. ft. - increase dock length to 100 ft. - increase maximum dock area to 800 sq. ft. • Planning Board special permit required for: <ul style="list-style-type: none"> - a roofed structure, maximum height 15 ft. - a boathouse, not to exceed 500 sq. ft. • Zoning Board may issue variances from all other requirements.