

VILLAGE OF SKANEATELES  
DRAFT LOCAL LAW # 3 OF 2025

A LOCAL LAW TO AMEND  
CHAPTER 225 (“ZONING”), ARTICLE II (“WORD USAGE AND DEFINITIONS”),  
SECTION 225-4 (“DEFINITIONS”), ARTICLE VI (“OVERZONE REGULATIONS”),  
SECTION 225-20 (“SKANEATELES LAKESHORE DEVELOPMENT REGULATIONS”), AND THE  
PERMITTED USE CHART OF THE VILLAGE OF SKANEATELES

BE IT ENACTED BY THE VILLAGE BOARD OF THE VILLAGE OF SKANEATELES:

**Statement of Intent and Findings.**

The Board of Trustees has determined that it is necessary to modify provisions of the Village Code relating to Skaneateles Lakeshore Development Regulations.

**Authority.**

This Local Law is enacted pursuant to the authority of Municipal Home Rule Law, Section 10, New York State Village Law Article 7, and New York State Navigation Law Section 46-a(2).

**Text of Proposed Local Law.**

I. Chapter 225 (“Zoning”), Article II (“Word Usage and Definitions”), Section 225-4 (“Definitions”), is hereby amended to read as follows: (changes highlighted):

“BOAT — ~~A watercraft whose length exceeds 15 feet.~~ Any vessel, floating craft, or personal watercraft which utilizes a docking or mooring facility, including but not limited to canoes, rowboats, kayaks, sailboards, aircraft and other small boats or personal watercraft as defined in New York State Navigation Law § 2 Subsection 30.

BOATHOUSE — ~~A structure to protect boats from the weather.~~ An onshore 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.

DOCK — A floating or fixed structure projecting from or along the shore into the water of Skaneateles Lake and including floating docks, piers and wharfs used as a berthing place for boats to load or unload, as well as docks used for swimming, sitting, or other recreational purposes which may or may not have elements attached to the lake bottom.

LAKESHORE SETBACK ZONE — The area of any lot located between the side lot lines, the lake line, and a line located 50-100 feet onshore from the lake line.

PERMANENT DOCK — A fixed structure attached to the shore, lake bottom, or any structure projecting from or along the shore into the water of Skaneateles Lake that remains in the lake for more than eight months of the year, including floating 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 permanent dock. ~~including docks and piers used as berthing places for boats.~~

II. Chapter 225 (“Zoning”), Article VI (“Overzone Regulations”), Section 225-20 (“Skaneateles Lakeshore Development Regulations”), is hereby amended to read as follows: (changes highlighted):

“B. Boundaries. This section shall apply to all land within the Village of Skaneateles lying within ~~50~~ 100 feet of the lake line.

C. Permit requirements.

(1) Any activity requiring a building permit pursuant to § 76-11 of the Municipal Code of the Village of Skaneateles proposed within ~~50~~ 100 feet of the lake line, and any change of grade covering an area greater than 500 square feet proposed within ~~50~~ 100 feet of the lake line, shall require a site plan approval from the Planning Board.

D. Lakeshore setback zone. No structure shall be built or expanded within ~~50-100~~ feet of the lake line, except the following, subject to the restrictions and conditions in Subsection E below:

- (1) Pump houses that do not exceed 50 square feet in floor area;
- (2) Gazebos, patios and decks, which shall be considered structures for the purpose of calculating open space percentage;
- (3) Stairways, seawalls, retaining walls and walkways, which shall be considered structures for the purpose of calculating open space percentage;
- (4) Fences, to the extent granted a special use permit by the Zoning Board of Appeals;
- (5) Storage buildings not exceeding 100 square feet in floor area;
- (6) Boathouses ~~and similar lakeshore accessory buildings, for which the portion on land shall be included in the calculation of open space percentage;~~
- (7) Permanent docks, temporary docks and marine railways;
- (8) Children's playground equipment not to exceed 100 square feet in overall play area; and
- (9) Flagpoles.

- E. Additional restrictions and conditions on exceptions in Subsection D(1) through (9) above:
- (1) Minimum open space percentage. Open space within the Lakeshore Setback Zone shall be no less than 90%.
  - (2) Height. No structure, other than a boathouse ~~or similar lakeshore accessory building~~ located within ~~50~~ 100 feet of the lake line, shall exceed 12 feet in height at the lowest horizontal eave line, measured from the average elevation of all finished grade elevations around the periphery of the building.
  - (3) No structure shall be permitted offshore other than a temporary or permanent dock ~~or boathouse or similar lakeshore accessory building~~ or a marine railway, and the stairs leading to such dock, ~~and/or building, and/or marine railway~~. The following general requirements, as well as the specific requirements in Subsection E(4) and (5) below, shall apply to all such offshore structures:
    - (a) No more than one boathouse and one permanent dock shall be permitted on any lot, except on a lot where a ~~marine services or transient dock facility under license by the Village lakefront marina~~ has been approved by special use permit;
    - (b) All offshore structures shall be constructed in a manner consistent with the governing side yard setback requirements. The location of the side lot line within the lake shall be determined by extending the property line into the lake on the same axis as it runs onshore, or at a right angle to the lake line, whichever results in the greater setback;
    - (c) All offshore structures shall be constructed or placed in a manner that will not interfere with normal navigation or access to adjacent land or docks; and
    - (d) All offshore structures shall be constructed to withstand the forces of flowing water, wave washes and ice.
  - (4) Boathouses ~~and similar lakeshore accessory buildings~~.
    - (a) There are approximately a half dozen historic late 19th and early 20th Century one- and two-story boathouses and similar lakeshore accessory buildings remaining in the Village. These historic structures are a defining feature of the Skaneateles Lake shoreline. New boathouses ~~and similar lakeshore accessory buildings~~ shall be designed and constructed in a manner consistent with these traditional forms. Exterior siding materials shall be limited to wood or Hardiplank or similar cement composite clapboard and trim, wood shingles, and native stone. Historically accurate vertical forms such as spires, turrets, cupolas and multigabled roof features

are encouraged. The foundation area of such structures shall not exceed 850 square feet. No new boathouse ~~or similar lakeshore accessory building~~ may be constructed on a lot that has less than 100 feet of lake frontage. All proposed boathouse ~~and similar lakeshore accessory building~~ designs shall be reviewed and approved by the Planning Board or its designee as part of its site plan approval.

(b) Boathouses shall be designed and constructed solely for the storage of boats and related equipment and shall not include provisions for sleeping, lodging, cooking, or sanitary facilities. No boathouse ~~or similar lakeshore accessory building~~ shall be used for lodging or residential purposes. No such structure shall be constructed or located in a manner that will substantially obstruct the view of the lake from an adjacent dwelling.

(5) Docks. No permanent ~~or temporary dock~~ shall extend offshore more than 80 ~~40~~ feet from the lake line, ~~except when water levels are low, a temporary dock may be attached to a permanent dock to extend no more than a total of~~ ~~100 feet from the lake line or 40 feet from the water's edge, whichever is less.~~ The maximum surface area of a permanent dock shall be 600 square feet, including any walkway, but excluding any portion of the structure which extends inland from the lake line. No dock shall exceed eight feet in width. No lateral projections of a dock shall exceed 25 feet. Treated lumber, when used for the construction of docks, shall be the sealed, non-leaching type. No structure shall be constructed on a dock.

F. Lake Rights. No encumbrance, by easement, or right-of-way for ingress and egress, to the lakeshore is permitted in the lakeshore setback zone except for public or private utility.

G. Miscellaneous provisions.

(1) No owners of the upland property shall fail to completely remove any pilings, floats and/or any other related components which are abandoned or fall into disuse.

(2) No person shall fail to comply with any special conditions attached to any authorization issued for the construction of a dock or boathouse.

(3) A permit is not required for repairs above the mean high-water mark to an existing dock if such repairs do not alter its size, shape, or location.

(4) Such dock or boathouse shall be used exclusively by the owner or occupant of the property to which it is accessory for any number of boats owned by the owner or occupant of the property, except that the owner or occupant of the property may permit such dock to be used by not more than one boat without

limitation of time owned by another person on condition that no fee, charge or remuneration is paid or received.

(5) Such dock or boathouse may not be used for any commercial purposes, except where a marine services or transient dock facility under license by the Village has been approved by special use permit.

(6) So long as all other requirements of this Chapter are met, no permit is required for temporary docks.

(7) Any lawfully pre-existing, permanent, nonconforming, onshore and offshore structures, may continue to exist as set forth in the Village Code. Any future modifications must meet the requirements of this Chapter.

(8) Notwithstanding anything herein to the contrary, any lawfully pre-existing rental arrangement for boat slips within a boathouse in the Downtown D zoning district may continue to exist as set forth in the Village Code so long as the rental time period is not less than 30 continuous days. Owners or occupants seeking to continue with said rental arrangements must provide documentation to the Village Code Enforcement Office reflecting its pre-existing nature.

(9) No Village permit is required for moorings. Moorings will continue to be subject to the authority of the New York State Office of Parks & Recreation, the New York State Department of Environmental Conservation, the Onondaga County Sheriff's Department, and/or any other New York State or County agency having jurisdiction.

III. The Permitted Use Chart is hereby amended in part to read as follows (changes highlighted):

	<b>District</b>							
“								
<b>B. Accessory Uses</b>								
(3) Boathouse, and similar lakeshore accessory building, marine railway, permanent dock, (in compliance with § 225-19, 20 of Article VI)”	X	N	N	N	N	N	X	X
<b>C. Commercial Uses</b>								
(12) Marine services or transient dock facility under license by Village	N	N	N	N	N	<del>N</del> <del>X</del> <del>N</del> <del>X</del> ”		

**Effective Date:** This local law shall take effect immediately upon its adoption.

Adopted: \_\_\_\_\_, 2025.

Motion by: Trustee\_\_\_\_\_

Seconded by: Trustee\_\_\_\_\_

Voting in Favor: Trustees\_\_\_\_\_

Voting in Opposition: \_\_\_\_\_