

Topics:	Development Standards; Mixed/Multiple Use; Zoning
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipal
Municipality:	Town of Skaneateles
Year (adopted, written, etc.):	2007
Community Type – applicable to:	Suburban
Title:	Nonconforming uses, structures and lots
Document Last Updated in Database:	April 27, 2017

Abstract

The town of Skaneateles created rules that apply to nonconforming uses, structures, and lots. Existing nonconforming lots with impermeable surface coverage may be redeveloped by a special permit. The impermeable surface area must be reduced to the maximum extent possible to minimize the impact on streams, lakes, and groundwater. Measures to reduce the impermeable surface includes infiltration trenches, vegetated streams, and lake buffers. 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 must bear the expenses for the mitigation.

Resource

§ 148-12. Nonconforming uses, structures and lots. [Amended 7-24-2007 by L.L. No. 13-2007]

G. Existing nonconforming lots.

(6) 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 § 148-12 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. [Note: If the proposed redevelopment reduces impermeable surface coverage to bring the lot within compliance with this chapter, no special permit pursuant to this section shall be required.] Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. If an applicant is unable to reduce such coverage sufficiently to bring the lot into compliance with applicable coverage limitations for conforming lots, the Planning Board shall condition any approval of such a special permit on either, at the applicant's option: [Amended 6-16-2016 by L.L. No. 2-2016] (a) 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 § 148-9H and shall be filed and recorded in the County Clerk's office; or