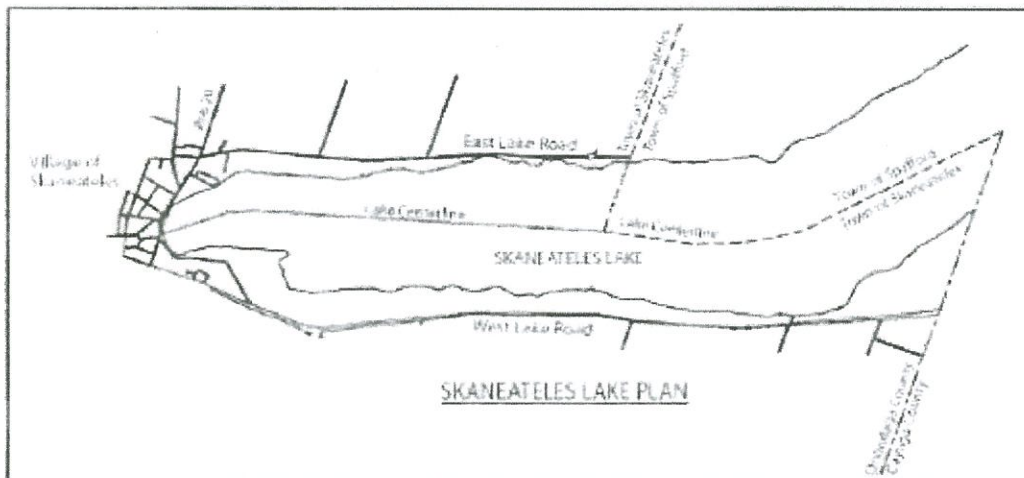
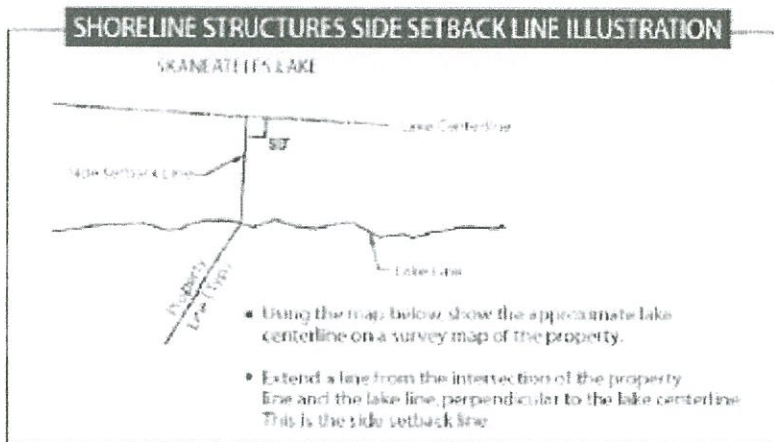


SKANEATELES

lakefront lot, except for a lakefront marina allowed by special permit.

- (d) No permanent dock shall be erected, constructed or placed so as to extend offshore more than 75 feet from the lake line. All permanent docks shall be constructed to withstand the forces of flowing water, wave washes and ice.
- (e) Except as provided in § 148-12G(1)(a), all shoreline structures except seawalls and retaining walls needed for erosion control shall be constructed with a minimum side setback of 20 feet from the setback line. To locate the setback line, the approximate center line of Skaneateles Lake shall be determined and a line perpendicular to this center line shall be extended to the property corner. This perpendicular line shall be the setback line. See diagram below.



- (f) 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.
 - (g) Any submerged part of a marine railway less than four feet below the surface of the lake 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.
- (3) Lakefront marinas. Marinas shall be allowed by special permit and may be exempted from the dimensional regulations of this § 148-36A if they can satisfy all applicable performance criteria in § 148-16.

KEVILA

for member and club owned pleasure boats, limited marine supplies for member use, and clubhouse facilities for the use of members and guests.

Section 5. General Regulations for the Placement and Configuration of All Mooring and Berthing Facilities

- A. Placement of mooring and berthing facilities adjacent to a lakeshore parcel shall be determined by the category into which this parcel falls as defined in this local law.
- B. The provisions of this local law apply to the lakeshore owner based upon the number of lake shoreline footage for each lakeshore parcel.
- C. Berthing and mooring facilities shall be placed within the water rights line of the parcel so as not to interfere with the waterside usage of adjacent parcels. Water rights lines are determined using the following method (See Figure 1):
 1. Determine the four points where the mean high water mark intersects the property lines of the parcel and the two adjoining lakeshore parcels.
 2. Connect the points of intersection with straight lines. These lines are called mean high water tie lines.
 3. Where two mean high water tie lines meet, measure the angle on the waterside.
 4. Bisect (or divide by two) that waterside angle measurement. The bisecting line, projected out over the waterside, is the water rights line.

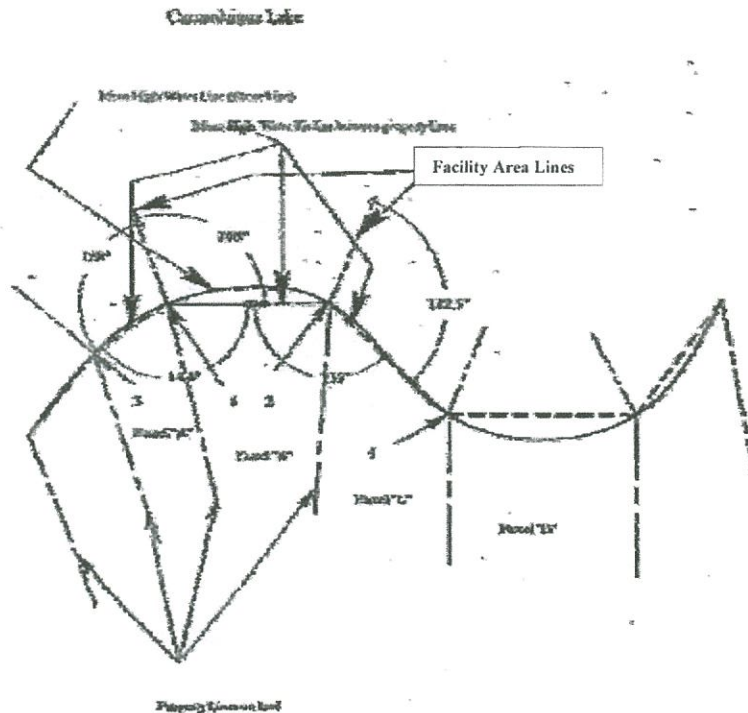
It is the owner's responsibility to determine water rights lines. Where the water rights lines for a lakeshore property are less than 200 feet long at the point of intersection, the method described in C. (1-4) must, if possible, be modified in order that each parcel's water rights lines are at least 200 feet long at their point of intersection (if any).
- D. No permanent waterside structure, except ice-breakers, shall be located closer than 10 feet in the Residential Land Use category and 20 feet in the Other Land Uses category, to any water rights line of a parcel. Ice breakers shall be placed in such a manner that they will be contained within the water rights line of the parcel. Any seasonal waterside structure vessel moored to it will be contained within the water rights line of the parcel
- E. Mooring buoys shall be placed in such a manner that each moored vessel will avoid contact with any other moored vessel or structure. At no time may a moored vessel or part thereof extend outside the limits of any water rights line of a parcel.
- F. One boat hoist structure is permitted for each boat slip or registered boat mooring permitted under the regulations contained in the Residential Land Use Category. A roof is permitted; however, the sides shall not be enclosed in any manner. Construction of a second floor level inside the boat hoist, or of a second floor sundeck, is not permitted.

C. Limitations on the Maximum Number of Facilities Section 44-8 establishes the maximum number of docking and mooring facilities that could be allowed and does not confer the right to any specific number of facilities independent of local zoning or other requirements related to development of the adjoining parcel. Application of other laws and requirements may result in a reduction in that number.

Section 44-7 Determining Facility Area Lines

- A Facility Area Lines are determined using the following method (See Figure 2 below.):
- 1 Determine the four points where the mean high water mark intersects the property lines of the parcel and the two adjoining shoreline parcels.
 - 2 Connect the points of intersection with straight lines. These lines are called mean high water tie lines.
 - 3 Where two mean high water tie lines meet, measure the angle on the waterside.
 - 4 Bisect (or divide by two) that waterside angle measurement. The newly-formed line projected out over the waterside is the Facility Area Line.

Figure 2 Determining Facility Area Lines



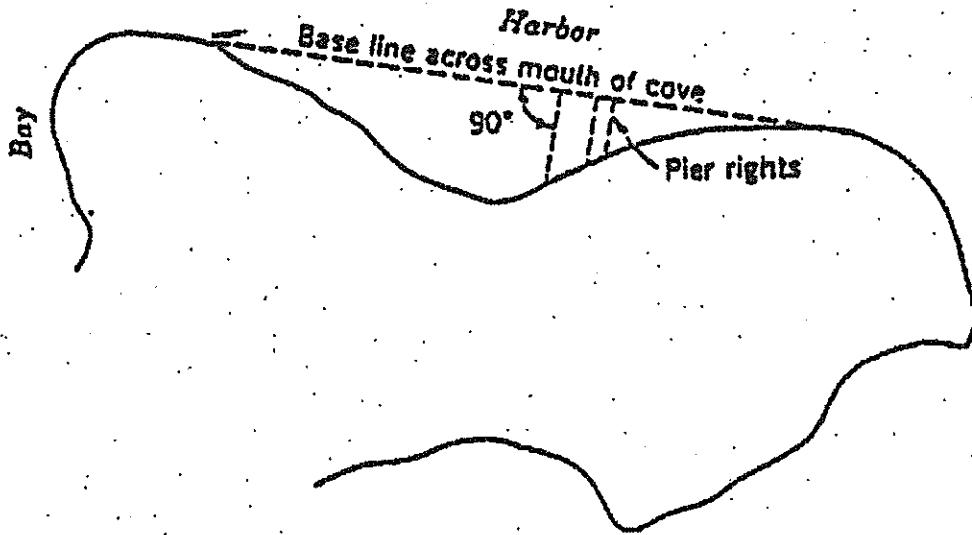
- B Where the Facility Area Lines are less than 200 ft. long at the point of intersection, the method described Section 44-7 A.1-4. must be modified in order that all Facility Area Lines are at least 200' feet long at the point of intersection.

9 NYCRR 274.5 Standards.

A resolution of the complaint will be based upon the application of one, all or a combination of the following surveying principles:

PERPENDICULAR METHOD

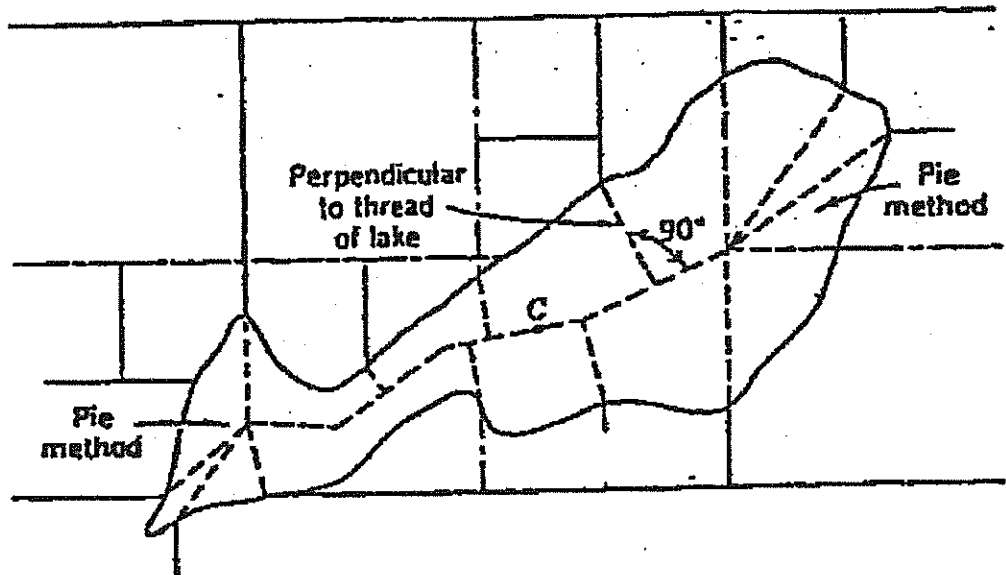
Establishing the outshore lateral lines between the riparian littoral zones by turning 90 degrees from a base line is referred to as the perpendicular method. This can be done from a baseline established between headlands in a cove and applying the proportionate method. The baseline can also be the thread of a stream, or river and in some cases the general trend of the shore such as along the Long Island Sound. Nevertheless, the riparian littoral zone is established along a line perpendicular to the baseline extending the same to intersect the property line at the shoreline.



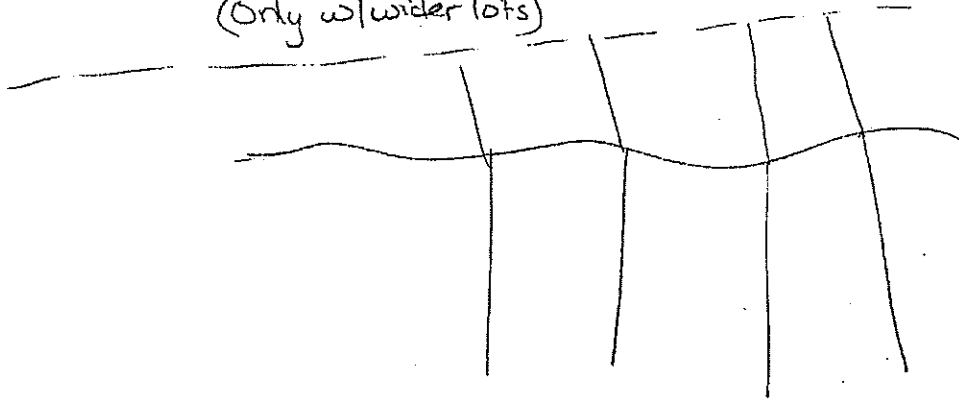
- Would only work if there were no docks on lake - then can be developed to a certain degree
- Will impede navigation w/ existing docks

LONG LAKE METHOD

Establishment of the riparian littoral zone for the elongated body of water is accomplished by the Long Lake method. The lateral lines are established by a line perpendicular from the thread of the lake to the point of contact of the property corners at the shore. The ends of the lake are divided by the Round Lake Method.

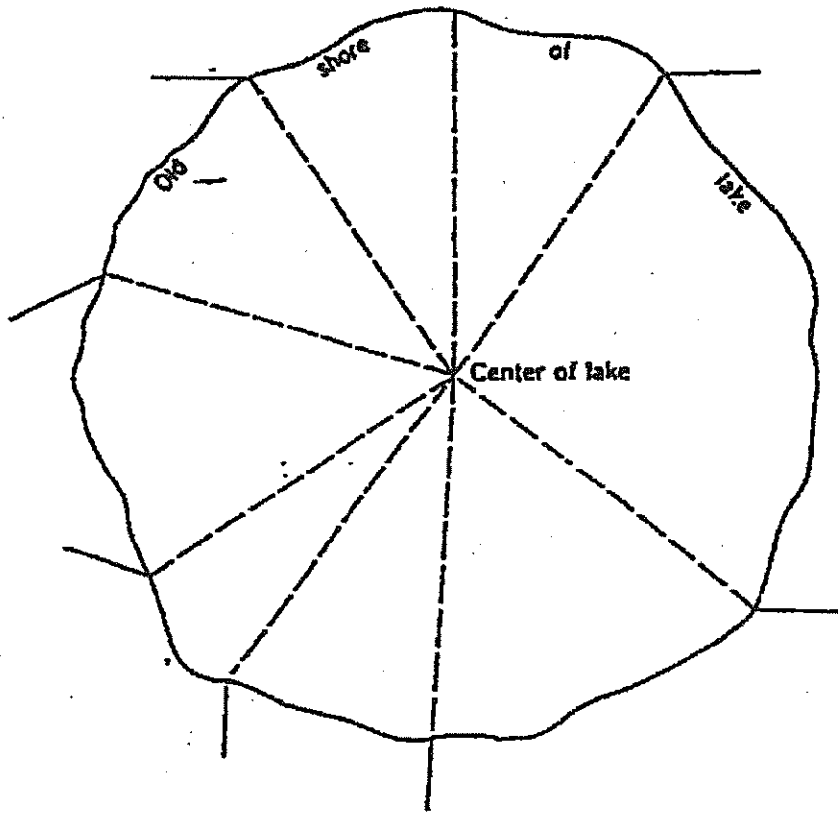


Could work? NO. Existing docks don't conform! + neibs would need to conform too!



ROUND LAKE (PIE) METHOD

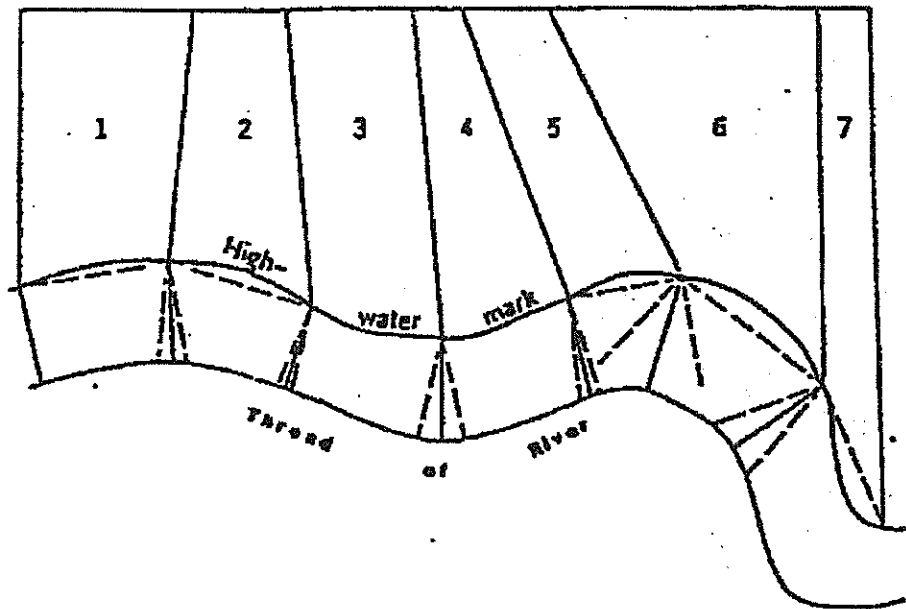
Establishment of the riparian littoral zone for a circular body of water is accomplished in a manner which is called the Round Lake or Pie Method. In this method, a point in the center of the body of water is established and a line drawn from the property corner at the shore is extended outshore to the established point at the center of the body of water.



N/A - we don't have round lake.

COLONIAL METHOD

This method is used to apportion riparian littoral zones by drawing base line from one corner of each lot to the other, at the margin of the upland, and running a line from each of the corners, at right angles to the base line to the thread of the water body. The angle produced by the two lines established is bisected to establish the lateral outshore riparian littoral zone.



Keuka + Canandaigua Lake Uniform Dock Laws
Follow this method

Our existing reg's sort of follow this method.