

VILLAGE OF SKANEATELES
LOCAL LAW # 2 OF 2016

 **DRAFT**
Revised 3-31-14

A LOCAL LAW TO AMEND CHAPTER 225 (“ZONING”),
ARTICLE III (“LAND USE CONTROL DISTRICTS”),
SECTION 225-6H (“PUBLIC LANDS DISTRICT”), 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 several provisions of the Village Code relating to the Public Lands District and various permitted uses as reflected on the Permitted Use Chart.

Authority.

This Local Law is enacted pursuant to the authority of the Municipal Home Rule Law, Section 10.

Text of Proposed Local Law.

I. Chapter 225 (“Zoning”), Section 225-6 (“Purpose of Districts”), Subsection H (“Public Lands District”) is hereby amended in its entirety to read as follows (changes highlighted):

“H. Public Lands PL District. The purpose of this district is to provide for the continuation of public uses and community benefit activities, including not-for-profit organizations, in those areas in the Village set aside for parks, playgrounds, public facilities, arenas, swimming pools and athletic facilities and structures. This district shall also include Village departments, their related facilities and structures and other public lands, as well as public school properties and facilities. On any application for the construction of an improvement or for a building permit, the density control for such public lands shall be as determined by the Board of Trustees by resolution following a public hearing. Uses permitted on such public lands are set forth in the Permitted Use Chart^[1] and as follows:

[Added 12-13-1999 by L.L. No. 3-1999; amended 9-25-2000 by L.L. No. 4-2000]

Tax Map Number	Property Address	Frontage x Depth/Acres	Popular Name and/or Permitted Use(s)
002-01-03	Fennell Street	1.07 acres	Former sauerkraut factory site
006-06-36	Fennell Street	0.02 acres	Small parcel east of Stone Mill
003-01-11	West Elizabeth Street	1.08 acres	Former sewer pump station

Tax Map Number	Property Address	Frontage x Depth/Acres	Popular Name and/or Permitted Use(s)
005-02-05	East Street	1.75 acres	Water tower and reservoir and telecommunications infrastructure
004-01-09	1 East Austin Street	40.38 acres	Austin Park – park, playground and arena
004.1-01-01.2	State Street	19.011 acres	Skaneateles Recreational Charitable Trust
010-02-54	West Genesee Street	1.84 acres	Shotwell Park and Clift Park Thayer Park and Austin Park (lakeside)
012-01-24	46 East Genesee Street	25.00x130.00	Municipal office building
007-04-1926	East Genesee Street	2.21 acres	Municipal parking lot
006-05-40	26 Fennell Street	1.45 acres	Fire station Village office building
006-06-33	28 Hannum Street	128.00x108.00	The Creamery-historical society
001-01-01	3829 Fennell Street	15.80 acres	Wastewater treatment plant
007-04-41	Jordan Street		Part of municipal parking lot behind Town office
012-02-24.0	Lakeview Circle	0.22 acre	Village utility right-of-way
013-01-50	Lakeview Circle	0.26 acre	Village utility right-of-way
010-01-01	West Genesee Street	12.06 acres	Lakeview Cemetery
010-01-05	West Genesee Street	3.71 acres	Lakeview Cemetery
006-06-19.1	16 West Genesee Street	1.16 acres	Electric and Water Departments and garage
005-01-05.1	East, State & Elizabeth St.	42.7 acres	School District Properties
005-01-21.0	98 State Street	.21 acres	School District Properties

[1] Editor's Note: The Permitted Use Chart is included at the end of this chapter".

II. The Permitted Use Chart is hereby amended in its entirety to read as follows (changes highlighted):

	District							
	A1	A2	A3	A4	B	C	D	PL
A. Residential Uses								
(1) Dwelling, one-family	P	P	P	P	S	S	P	N
(2) Dwelling, townhouse	X	X	X	X	X	S	P	N
(3) Dwelling, two-family	X	P	P	X	S	S	P	N
(4) Dwelling, multifamily (includes condominium and cooperative apartment house)	N	N	N	N	X	X	X	N
(5) Dwelling unit above retail or office space	N	N	N	N	N	S	P	N
(6) Mobile home and mobile home park	N	N	N	N	N	N	N	N
(7) Open space subdivisions and cluster housing in compliance with Article IX)	X	X	X	X	X	X	N	N
(8) Rooming house	N	N	N	N	N	N	N	N

	District							
	A1	A2	A3	A4	B	C	D	PL
B. Accessory Uses								
(1) Accessory building and structure [in compliance with § 225-14C(5)(a) and (b) and the definitions of “accessory building” and “story of a building” in § 225-4]	P	P	P	P	P	P	P	S
(2) Bed-and-breakfast homestay (in compliance with § 225-40 and the definition of “bed-and-breakfast homestay in § 225-4)	N	X	N	N	N	X	X	N
(3) Boathouse, and similar lakeshore accessory building, marine railway, permanent dock (in compliance with § 225-19 of Article VI)	X	N	N	N	N	N	X	X
(4) Brewery serving only on-premises consumption in a restaurant or tavern	N	N	N	N	N	X	X	N
(5) Home occupation (in compliance with § 225-22 of Article VII)	X	X	X	X	X	X	X	N
(6) Outdoor storage of one travel trailer, truck with over one-ton capacity, boat or similar large vehicle [in compliance with § 225-14C(5)(c)]	X	X	X	X	X	X	X	X
(7) Supplemental apartment (in compliance with § 225-23 of Article VII)	X	X	X	X	X	X	X	N
(8) Retail sales of convenience merchandise in lodging (in compliance with § 225-42 and the definition of “retail sales serving hotel or motel or lodging” in § 225-4)	N	N	X	N	N	S	P	N
(9) Vehicular parking leased to serve other uses (in compliance with § 225-47 and the definition of “vehicular parking leased to serve other uses” in § 225-4)	X	X	X	N	X	S	S	X
C. Commercial Uses								
(1) Care home	X	X	X	N	X	S	S	N
(2) Commercial services (including but not limited to plumbing, electrical, carpentry, printing and off-premises catering)	N	N	N	N	N	S	P	N
(3) Day-care center and day nursery school	N	N	N	N	NX	XS	XP	XN
(4) Equipment rental, including boats, canoes, sporting goods, appliances and tools	N	N	N	N	N	X	S	X
(5) Funeral home	N	N	N	N	N	X	X	N
(6) Health care services, human (including offices for a physician, dentist, and other licensed health care professionals)	N	N	N	N	N	S	S	N
(7) Hospital	N	N	N	N	N	X	X	N
(8) Hotel	N	N	N	N	N	N	X	N
(9) Lodging	N	N	X	N	N	N	N	N
(10) Lumberyard	N	N	N	N	N	X	S	N
(11) Manufacturing, light (including but not limited to the manufacturer and assembly of electronic components and jewelry)	N	N	N	N	N	X	S	N

	District							
	A1	A2	A3	A4	B	C	D	PL
(12) Marina or Marine services or transient dock facility under license by Village	N	N	N	N	N	X	X	X
(13) Office, general business	N	N	N	N	N	S	P	N
(14) Office, licensed professional (including but not limited to an architect, engineer and lawyer)	N	N	N	N	N	S	S	N
(15) Personal services (including but not limited to a beauty salon, barbershop, dry cleaning and laundromat)	N	N	N	N	N	S	P	N
(16) Physical fitness including a gym or dance studio	N	N	N	N	N	S	S	X
(17) Private group instruction (including but not limited to the presentation of seminars or retreats)	N	N	N	N	N	S	P	SN
(18) Public utility infrastructure for the transmission of electricity, gas, telephone and cable television services	X	X	X	X	X	X	X	X
(19) Restaurant without vehicular-orientated or drive-through service	N	N	N	N	N	X	SX	N
(20) Restaurant, vehicular-orientated or drive-through service	N	N	N	N	N	N	N	N
(21) Retail sales, less than 3,000 square feet	N	N	N	N	N	S	P	N
(22) Retail sales, over 3,000 square feet	N	N	N	N	N	X	S	N
(23) Sexually orientated businesses (in compliance with § 225-45 and the definition of "sexually orientated business" in § 225-4)	N	N	N	N	N	X	N	N
(24) Theater	N	N	N	N	N	X	X	N
(25) Veterinary services, including veterinarian office, kennels and grooming	N	N	N	N	N	X	N	N
(26) Vehicular service	N	N	N	N	N	X	N	N
(27) Vehicular sales	N	N	N	N	N	X	N	N
(28) Vehicular parking as a principal use	N	N	N	N	N	X	X	X
(29) Warehouse	N	N	N	N	N	X	X	N
(30) Wireless telecommunications infrastructure	N	N	N	N	N	N	N	X
(31) Motel	N	N	N	N	N	N	N	N

> new

D. General Principal Uses

(1) Arenas, amphitheaters, swimming pools, pavilions, athletic facilities and structures accessible to the general public and whether covered or uncovered	N	N	N	N	X	X	N	S
(2) Cemetery, golf course or country club	N	N	N	NS	NX	NX	N	XN
(3) County, state or federal care home	N	N	N	N	X	X	X	N
(4) County, state or federal offices	N	N	N	N	X	X	X	N
(5) Cultural facility (including a museum, library, art gallery or lecture hall)	N	N	X	N	N	P	P	X
(6) Education (including public, private, academic, parochial, elementary and secondary schools, colleges, and universities and day nursery schools)	N	N	N	N	X	S	S	NS
(7) Village-owned parking lot	N	N	N	N	X	S	S	S

	District							
	A1	A2	A3	A4	B	C	D	PL
(8) Other public service not provided by Village or Town (including fire district structure or ambulance corps)	N	N	N	N	X	X	X	X
(9) Religious, including a church or other place of worship	N	N	N	N	X	X	X	N
(10) Senior citizen center, nonresidential	N	N	N	N	N	X	X	X
(11) Town department structure (including but not Limited to Highway, Wastewater Treatment or Water)	N	N	N	N	X	N	N	X
(12) Village department structure (including Public Works, Wastewater Treatment, Electric, Water, Fire or Police	N	N	N	N	X	X	X	S
(13) Village or Town office	N	N	N	N	X	P	P	S
(14) Village park or playground	S	S	S	S	S	S	S	S

new

III. Chapter 225 (“Zoning”), Section 225.44 (“Restaurants”), Subsection A, is hereby amended to add the following:

“(4) Restaurants proposed in the Commercial “C” and Downtown “D” Districts shall obtain a Special Use Permit from the Zoning Board of Appeals and applicants shall demonstrate satisfactory arrangements for the following areas of operation:

(a) Parking; one parking space for each 100 square feet of gross floor area or for every four seats, whichever requirement is greater.

(b) Satisfactory arrangements for storage and disposal of trash and garbage.

(c) Reasonable hours of operation.

(d) Elimination of odors.

(e) Minimizing of adverse impact on nearby properties from lights and noise.

(f) Installation and proper maintenance of grease traps, with such devices to be subject to periodic inspection by the Village.

(g) Satisfactory arrangements for snow removal.

(h) Evidence satisfactory to the Zoning Board of Appeals that there will not be any unreasonable detrimental impact on surrounding properties or the neighborhood.

(i) Additional criteria which the Zoning Board of Appeals deems appropriate, in furtherance of the criteria set forth above.”

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

Adopted: _____, 2016.

Motion by: Trustee _____

Seconded by: Trustee _____

Voting in Favor: Trustees _____

Voting in Opposition: _____