

TOWN OF SKANEATELES
PERMIT GUIDELINES FOR FENCES

- 1) Completed building/zoning permit application including required items 1, 3, 4 & 5 as listed. The requirement in item #3 for a licensed surveyor or engineer to locate the proposed fence on the survey map is waived for this type of application and can be plotted by the applicant.
- 2) Copy or picture of the type of fencing to be installed. This can be obtained from the supplier.
- 3) Fences must be set back a minimum of one foot from the respective property line with the exterior (good) side of the fence facing out, and with any component of the fence not designated for presentation to the public or neighbor facing in.
- 4) No fence shall be constructed in a road or street right-of-way.
- 5) The maximum fence height allowed is six feet unless its purpose is to enclose a tennis court, where it is allowed to be up to 10 feet provided it complies with applicable setback requirements for a tennis court.
- 6) If proposed fence is to be located within 100 feet of the lake line, the maximum height is four feet and it must be of an open style allowing a minimum of 50% visual penetration when viewed at any angle between 45° and 90° to its face, including pickets, post, rails or any other feature that can block visual penetration.

Any questions, please call the Building & Codes Department at (315) 685-0833.

Town of Skaneateles Requirements for a Building Permit

Please be advised that it will take approximately 5-10 business days to review a **complete application** to determine compliance with the Town Zoning Ordinance and the New York State Uniform Fire Prevention and Building Code. The review process begins when a **complete application** has been received. The following is required for a **complete application** and failure to submit any of these may result in the delay of your project. Please call the Building and Codes Department at 685-0833 if you have any questions regarding this.

1. **Original** copy of completed permit application **printed in ink** and **signed by record owner** (proof of ownership may be required).
2. If property is located within the Lake Watershed Overlay District, applicant must submit copies to the City of Syracuse Water Department located at 20 West Genesee Street, Skaneateles. This should be done at the same time submittal is made to the Town. (Please see attached City of Syracuse letter dated 2/11/04)
3. One copy of an original survey map certified within five years of the date of this application showing location of all existing and proposed structures (including decks, porches, fireplaces, etc.), **with front, rear and side setbacks drawn by a licensed surveyor or engineer.** If survey doesn't represent current conditions, re-certification is required. If property has lakefront, the lake line (865.02' – National Geodetic Vertical Datum, 1929) must be shown. Information indicating impermeable surface coverage and open space may be required.
4. One copy of plans of structure and specifications. **If cost of structure is over \$20,000 (materials and labor), NYS architect or professional engineer drawings stamped and signed, are required.**
5. Contractors certificates of insurance or exemption for workers compensation, disability and liability. CE-200 (certificate of attestation of exemption) **or** C-105.2, u-26.3 (State Insurance Fund Version) **or** SI-12 **or** GSI-105.2 **or** BP-1 (if homeowner of a 1,2,3, or 4 **owner-occupied** residence is listed as the general contractor and performing all the work for which the building permit is issued). Please call the Bureau of Compliance at (518) 486-6307 with any general questions regarding the Workers' Compensation Law. Official website – www.web.state.ny.us. Liability Insurance is required by all contractors per Section 771 NY Business Law.
6. For any dwelling constructed before 1989, an asbestos survey must be completed by a certified Asbestos Inspector, in compliance with OSHA and Industrial Code Rule 56, whether all or part of a building or structure will be demolished, renovated, remodeled, or repaired. The survey will determine if the planning work will disturb asbestos material, and a copy is to be provided to the town.

If there are no zoning issues that require Zoning or Planning Board approval, a permit is issued, and a fee collected. Building permit fees are based on the value of the proposed construction or alteration. Valuation is the anticipated market value of the proposed construction project and includes **all labor and materials** for which the permit is issued. Determination of the value shall be made by the building official based on average construction costs per square foot as established in the Building Valuation Data (BVD) table published by the International Code Council. Fee is \$20 for the first \$1000 plus \$5 per each additional \$1000 of construction value and \$50 for a Certificate of Occupancy.

TOWN OF SKANEATELES

APPLICATION FOR ZONING AND BUILDING PERMIT

FOR TOWN USE ONLY

Date Submitted _____	Tax Map No. _____	Permit No. _____
Date Approved _____	Zoning District _____	Occupancy _____
Date Denied _____	Permit Fee \$ _____	Construction _____
LWOD _____	FPOD _____	

Approved By _____

PRINT IN INK OR TYPE CLEARLY AND FILL IN ALL PLACES THAT APPLY

Application is hereby made to the Code Enforcement Officer for the issuance of a Zoning and Building Permit pursuant to all applicable codes, ordinances and laws regulating and governing the erection, construction, enlargement, addition, alteration, repair, replacement, improvement, removal, demolition, conversion and/or change in the nature of the occupancy of any building or structure within the boundaries of the Town of Skaneateles.

1. Name of Property Owner: _____

Address: _____ Zip: _____

Home Phone: _____ Daytime Phone: _____

EMAIL: _____

2. Address of Property: _____

Tax Map Number: _____

3. Name of Applicant for Permit: _____

Address: _____ Zip: _____

Home Phone: _____ Daytime Phone: _____

EMAIL: _____

4. Architect or Engineer of Record: _____

Address: _____ Zip: _____

Daytime Phone: _____

EMAIL: _____

5. General Contractor/Construction Manager: _____

(If OWNER doing **all** work under this Permit Application check here)

Address: _____ Zip: _____

Phone: _____ EMAIL: _____

(Contractor to attach a copy of Certificate of Insurance including liability, worker's compensation and disability insurance or NYS exemption certificate.) Please see the attached memo from Codes Enforcement Office about Insurance requirements.

6. **NATURE OF WORK (check all that apply):**

New Structure	Addition	Alteration/Repair
Deck/Patio	Demolition/Removal	Fireplace/Stove
Move Building	Shed	Chimney
Sign	Shoreline Structure	Swimming Pool/Hot Tub
Fence/Berm/Wall	Add impermeable surface	
Conversion of seasonal residence to year round residence		
All others _____		

7. **Estimated total valuation of construction:** \$ _____
 (Include estimated **value** of all work, materials and labor for the work under this application.)

8. **DESCRIPTION OF PROJECT:**

Set forth a narrative description of the proposed project. Describe **in detail** the work to be done and/or the proposed use, including use and size of all items checked in number 6 above. If the space allowed is insufficient, attach addendum sheets as may be necessary:

9. Will there be any electrical or plumbing work associated with this project? Yes No
 9.a Will the exterior lighting comply with night sky compliance and section 148-5-4B. of Town Code? Yes No

10. **ZONING INFORMATION:**

1. Area of lot _____ (1 acre =43,560 square feet)
2. Site affected by flood plain? Yes No
3. Site is in the Skaneateles Lake Watershed? Yes No
4. Site is in the Owasco Lake Watershed? Yes No
5. Is proposed project within 100 feet of the mean lake line? Yes No
6. Are there any slopes:

exceeding 12%?	Yes	No
exceeding 30%?	Yes	No
7. Is there any stream, pond, lake or drainage channel located on or within 200 feet of property? Yes No
8. Are there any easements on the property? Yes No
9. Are there any wetlands on the property? Yes No

Building Information	Existing Structure	Proposed Structure/Addition
Principal Building: total floor space	SF	SF
Attached Garage	SF	SF
Attached Decks and Porches	SF	SF
Accessory Buildings: List all detached buildings and the use (storage, shop, animals, etc)	SF	SF
	SF	SF
	SF	SF
Total of all structures	SF	SF
Number of Bedrooms		
Number of Bathrooms		
Number of Fireplaces		
Finished basement	SF	SF
Building Height (measured from the average finished grade of the perimeter of the house to highest point of roof)	FT	FT

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12/19/08

11. PROPERTY USE (see Town Code §148-8 for allowable uses)

Current (ie: one-family/office/retail/etc.): _____

Proposed: _____

12. OTHER:

A. The applicant shall notify the Codes Enforcement office of any changes in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work is determined to conform to the requirements of the Code of the Town of Skaneateles, New York and NYS Uniform Fire Prevention and Building Code. The authority conferred by such permit may be limited by conditions.

B. A building permit may be suspended or revoked if it is determined that the work to which it pertains is not proceeding in conformance with the Code of the Town of Skaneateles, the NYS Uniform Fire Prevention and Building Code or with any condition attached to such permit, or if there has been a misrepresentation or falsification of a material fact in connection with the application for the permit.

C. A building permit shall expire 18 months from the date of issuance or upon the issuance of a Certificate of Occupancy (other than a temporary Certificate of Occupancy) whichever comes first.

CERTIFICATION

The undersigned hereby affirms under the penalty of perjury that to the best of his/her knowledge and belief the information given and accompanying this application is accurate and true. The undersigned represents and agrees as a condition to the issuance of these permits that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code and the plans and specifications annexed hereto.

PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE.

Owner's Signature: _____ Date: _____

Print name: _____

Applicants Signature (if different): _____ Date: _____