

TOWN OF SKANEATELES
PERMIT GUIDELINES FOR SWIMMING POOLS/HOT TUBS/SPAS

1) Completed building/zoning permit application including required items 1-5 as listed. Required setback is measured to the pool surround rather than the edge of pool. Be aware of the location of your septic system components when deciding on a location.

2) Copy of pool literature showing style of pool, accessories and specifications of required fencing. Pool installation and required fencing must comply with the Residential Code of New York State and the 2017 Supplement Section R326 pages 35-42.. Pools over 24" deep require fencing. A pool alarm shall also be installed. Hot tubs and spas with approved covers are exempt from fencing & pool alarm requirements. Temporary fencing must be provided during pool installation and until a permanent fence has been installed. See below for requirements for temporary fencing:

Temporary enclosures. During the installation or construction of a swimming pool, such swimming pool shall be enclosed by a temporary enclosure which shall sufficiently prevent any access to the swimming pool by any person not engaged in the installation or construction of the swimming pool, and sufficiently provide for the safety of any such person. Such temporary enclosure may consist of a temporary fence, a permanent fence, the wall of a permanent structure, any other structure, or any combination of the foregoing, provided all portions of the temporary enclosure shall be not less than four (4) feet high, and provided further that all components of the temporary enclosure shall have been approved as sufficiently preventing access to the swimming pool by any person not engaged in the installation or construction of the swimming pool, and as sufficiently providing for the safety of all such persons. Such temporary enclosure shall remain in place throughout the period of installation or construction of the swimming pool and thereafter until the installation or construction of a complying permanent enclosure shall have been completed.

Barrier Requirements: Outdoor Residential Swimming Pools

An outdoor residential swimming pool **must** be provided with a barrier which completely surrounds the swimming pool and obstructs access to the swimming pool. The barrier may consist of a fence, a wall, a building wall, or any combination thereof. The barrier must be at least 4 feet (48 inches) high, and must satisfy certain specified requirements (which are discussed in more detail below).

Access gates must satisfy the requirements applicable to barriers, and as well as certain additional requirements (which are discussed in more detail below). In addition, access gates must be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

NOTE: In general, the barrier requirements discussed in this document apply to all swimming pools, without regard to the date of construction or installation of the pool.

NOTE: As mentioned above, the definition of "swimming pool" includes hot tubs and spas. However, a hot tub or spa with a safety cover that complies with reference standard ASTM F 1346, entitled *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*, is exempt from the barrier requirements discussed here.

NOTE: The principal purpose of the Uniform Code's barrier requirements is to make swimming

pools inaccessible to children. The specific requirements discussed below are intended to prevent a child from crawling under the barrier, fitting through the barrier, or climbing over the barrier. The requirements for access gates are intended to prevent a child from opening an access gate.

Barriers provided for outdoor residential swimming pools must satisfy the following requirements:

- The barrier must completely surround the swimming pool and must obstruct access to the swimming pool.
- The barrier must be at least 4 feet (48 inches) high.
- The space between the bottom of the barrier and the ground cannot exceed 2 inches.
- In the case of an above-ground pool, the barrier may be at ground level or mounted on top of the pool structure; however, if the barrier is mounted on top of the pool structure, the space between the top of the pool structure and the bottom of the barrier cannot exceed 4 inches.
- Any opening in the barrier must be small enough to prevent the passage of a 4-inch-diameter sphere through the opening.

Brief Summary of Alarm Requirements for Residential Swimming Pools:

Every swimming pool that is installed, constructed or substantially modified after December 14, 2006 must be equipped with an approved pool alarm which complies with ASTM F2208 and which:

is capable of detecting a child entering the water and giving an audible alarm when it detects a child entering the water; is audible poolside and at another location on the premises where the swimming pool is located; and **is not** an alarm device which is located on person(s) or which is dependent on device(s) located on person(s) for its proper operation.

A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm must be installed.

Pool alarms are not required in a hot tub or spa equipped with a safety cover or any swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover that complies with ASTM F1346.

3) Any electrical wiring or equipment installed must be inspected by an electrical inspection agency approved by the Town Board. The following are approved agencies: NYS Board of Fire Underwriters, Commonwealth Electrical Inspection Services or The Inspector.

5) Final inspection must be requested by applicant and installation of permanent fencing completed and copy of final electrical certificate must be on file prior to this inspection. No building or structure shall be occupied or used for any purpose whatsoever until a Certificate of Occupancy/Compliance has been issued.

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

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

3

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: _____

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.

Lot Coverage Calculation Worksheet

OPEN SPACE – An area of land not developed with structures and used for recreation, agriculture, landscaping, or forestry or left in its natural state.

IMPERMEABLE SURFACE – Any roofed or other solid structure or material covering the ground through which water does not readily penetrate, including, but not limited to concrete, oil and stone, tar or asphalt pavement or compacted gravel. Regardless of the construction materials, any area, which is used for driveway or parking purposes, including disturbed grass, ground cover, or dirt, shall be considered impermeable. A deck with spaced boards at least 1/8 inch apart, a swimming pool surface, and a patio with a permeable paving system shall not be considered impermeable. Any other surface which does not satisfy the definition of "Permeable Surface" shall be deemed an impermeable surface.

LOT COVERAGE -Total lot coverage is the percentage of lot area occupied by permeable and impermeable surfaces, exclusive of public road rights-of-way that were established by the Town Planning Board.

IMPERMEABLE SURFACE COVERAGE – The ratio between impermeable surface and total land area of a lot (excluding public rights-of-way) expressed as the percentage of land covered by impermeable surfaces.

IMPERMEABLE SURFACES	EXISTING	PROPOSED
House	SF	SF
Accessory Structures	SF	SF
Driveway***	SF	SF
Concrete Pads or Sidewalks	SF	SF
Other**	SF	SF
Total Impermeable Surfaces	(a) SF	(c) SF
Total % of Impermeable Surface Coverage (Total Impermeable surfaces ÷ Lot area = % impermeable surface)	%	%

PERMEABLE SURFACES	EXISTING	PROPOSED
Swimming Pool Surface	SF	SF
Wood Deck w/Spaced Boards	SF	SF
Open joint Patio & Walks	SF	SF
Other – Paving Systems	SF	SF
Total Permeable Surfaces	(b) SF	(d) SF

LOT COVERAGE CALCULATION	EXISTING	PROPOSED
Total Lot Coverages (Impermeable + Permeable)	(a+b) SF	(c+d) SF
*Lot Area (in Square Feet. An acre = 43,560 SF)	SF	SF
Total % Lot Coverage [(total lot coverage) ÷ lot area = Total Coverage]	%	%

* Lot area must be calculated to the road boundary or right-of-way, not the centerline. In the case of lakefront property, the area must be calculated to the mean lake line elevation of 865.02'-NGVD.

** Storage sheds, detached garages, pole barns, etc.

*** All driveways must be calculated as impermeable

To All Building Permit Applications
City of Syracuse Water Department

Pursuant to the Skaneateles Watershed Rules and Regulations, the Syracuse Water Department must be notified of any building permit applications and proposed construction activities prior to commencement of the action. A Sediment and Erosion Control Plan may also be necessary. The two sections below describe the requirements.

Requirement to Submit Building Permit Application

Copies of permit applications for proposed building activities that involve land or shoreline disturbance within the watershed shall be forwarded to the Syracuse Water Department, by the applicant, at the same time it is submitted to the agency having jurisdiction.

Notification shall be at the earliest stages of the application process including an informal or formal pre-application review state (i.e. preliminary sketches, drawings, proposals, etc.) for any proposed activities so as to allow the Syracuse Water Department to be included in the review of any proposed activities within the watershed at the initial planning stages. Where applicable, any comments by the Syracuse Water Department must be submitted within the statutory or procedural time frames of the permitting agency. Copies of all permits issued shall be sent to the Syracuse Water Department by the applicant.

Requirement to Submit An Erosion/Stormwater Control Plan

Copies of the erosion/stormwater control plans must be submitted to the Syracuse Water Department by the applicant at least 10 business days prior to undertaking any land disturbance activity.

Land Disturbing activities, including, but not limited to, general construction, highway construction and maintenance, and silviculture, and which expose 5,000 or more square feet of soil (i.e. vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) are prohibited within an environmentally sensitive area defined above in except where measures have been put in place to prevent erosion and sediment production as outlined in the various publications (listed below).

The proposed measures shall be in the form of a written description and site plan showing the design criteria, location and type of proposed control structures, sequence of actions, etc., including construction details.

The term environmentally sensitive area shall be defined as those areas that meet any or all of the following criteria:

- < land within 300 feet of the lake or watercourse,
- < areas with slopes greater than 15%,
- < within 300 feet of or within areas defined by the NYSDEC as wetlands,
- < soils that are highly erodible, where highly erodible is defined as: areas with soils that pose a high risk of erosion, or severe limitations on structure or sewage disposal system construction, and are identified as lands with some or all of the following conditions:
 - < shallow soils; <2 foot depth to bedrock or fragipan,
 - < high seasonal ground water table (<3 feet),
 - < soils that are either poorly drained and/or highly permeable soils,
 - < soils that are either excessively drained and/or highly permeable soils,
 - < soils underlain or intersected by easily softened and mobile layers, especially silts and clays, which may be evidenced by outcrop or recent instability

Manuals and Guidelines

New York State Stormwater Management Design Manual=(February 2002) prepared by the Center for Watershed Protection

New York Guidelines for Urban Erosion and Sediment Control*(April 1997), published by the Soil and Water Conservation Society

Construction Management Practice Catalogue for Nonpoint Source Pollution Prevention and Water Quality Protection in New York State*(November 1992), published by the Bureau of Water Quality Management, Division of Water, NYSDEC

Silviculture Management Practice Catalogue for Nonpoint Source Pollution Prevention and Water Quality Protection in New York State*(October 1993) published by the Bureau of Water Quality Management, Division of Water, NYSDEC

Mailing Address

City of Syracuse Water Treatment Plant
20 W. Genesee St.
Skaneateles, NY 13152

315-685-6486
315-685-8160 (FAX)

February 11, 2004

1/01/2021