

The Shoreland Overlay District includes all properties fully or partially within 100 ft. of the shoreline of any lake, pond or river within the Town or Village.

New Regulations and Code Revisions for Consideration:

- Architectural design standards should be strengthened. Current regulations require that ‘architectural design shall be in context with the character of the adjacent properties and landscape’. This regulation is vague, and often ignored.
- Current Code requires that ‘large scale structures shall employ vernacular or contextual references in design in order to harmonize with their surroundings; large scale building facades and massing shall be mitigated by architectural design patterns sufficient to reduce apparent scale or bulk’. These regulations are vague, and often ignored.
- Regulations regarding shoreline replanting and reforestation must be strengthened. ‘Before’ and ‘After’ photos should be required to enforce the regulation.
- Gates and impediments on roads and trails should be prohibited to allow for fire and emergency vehicle access.
- Floatation devices that shed harmful material such as Styrofoam, should be prohibited. Large floatation boxes should be regulated. (number, size, number of boats).
- The term ‘marina’ should be defined. (commercial use on private property?)
- Shoreline lighting should be regulated to comply with the recommendations of the International Dark Sky Association ([www.darksky.org](http://www.darksky.org)). Luminosity, beam direction, timers, interior and exterior lighting, and glass facades should be addressed.
- The full review board should make a site visit before voting to approve a shorefront property.
- The 32-foot restriction for boathouses should be reviewed. The APA now requires that a boathouse be three feet from the shoreline.
- A master plan for property development should be required. (house, ancillary buildings, garages, boathouse, paths, roadways).
- Project timeframe should be regulated (demolition, construction, planting, completion). Keyholing should be prohibited. Hours and times for shorefront construction should be regulated.
- Signage on waterways should be regulated.
- Board voting should be confidential to avoid undue influence.
- The use of energy conservation material, including thermal pane windows and insulation, should be regulated.
- The use of drones should be regulated.
- ZBA and Review Board meetings regarding lake projects should be held during the summer months.
- Enforcement regulations and policies must be strengthened. (compliance, fines, follow-up, correction of wrong-doing).
- Sections of the West Lake are omitted from the Code because the properties were formerly owned by the Whiteface Resort. The Whiteface Resort has a ‘Planned Community’ Code exemption. Land and property no longer owned by Whiteface Resort should be included in Code revisions.