

Town of Sanford – Oquaga Lake Protection Overlay (LPO) District Building & Site Plan Requirements – Oquaga Lake Resident Summary

History and Purpose of the Overlay District

The Oquaga Lake Protection Overlay (LPO) was established as part of the Town of Sanford's land use regulations, with input from the lake community, to address increasing development pressure along the shoreline and to help preserve the lake's natural character. Because properties along Oquaga Lake are highly visible and have a direct impact on shared views and environmental quality, thoughtful development in these areas is especially important. The LPO provides additional standards for shoreline properties to help manage density, maintain aesthetic consistency, and protect natural resources. Its purpose is to balance the interests of individual property owners with the broader interests of the lake community.

These standards are intended to:

- Protect water quality
- Preserve shoreline character and scenic views
- Maintain natural vegetation and wildlife habitat

These requirements apply **in addition to underlying zoning** and take precedence where conflicts occur.

Town of Sanford: <https://townofsanfordny.com/important-codes-and-permits/>

Do not begin any construction, clearing, or shoreline work without approvals.

Most projects require:

1. Planning Board Site Plan Approval

- Typically requires a survey map prepared by a licensed surveyor as well as a plan by a Professional Engineer
- Necessitate applying for zoning variances-which will add time to the process

2. A Building Permit (issued after Site Plan approval)

Failure to obtain proper approvals may result in enforcement action and project delays.

When Approval is Required

Prior approval is required BEFORE starting most work. This includes:

- New construction or additions
- Exterior renovations or structural changes
- Grading, excavation, or filling
- Tree clearing (more than 5 trees) or vegetation removal
- Any work near the shoreline or in the lake
- Dock installation or modification

Additional permits may also be required from state or federal agencies for shoreline or in-water work.

Site Plan Review – What is Evaluated

Applications must demonstrate that the project will:

- Minimize disturbance to land and vegetation
- Prevent erosion and sediment runoff into the lake
- Protect fish and wildlife habitat
- Maintain natural shoreline appearance
- Preserve neighboring views of the lake
- Fit the natural topography of the site

Plans may include grading, drainage, vegetation management, and visual impact details.

Docks & Waterfront Work

- A permit is required for **any dock construction or modification**
 - Work below the waterline (including filling or excavation) may require:
 - State (NYSDEC) approval
 - Federal (Army Corps) approval
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Review Process

- Applications are reviewed by the **Town Planning Board**
 - Public hearings or additional agency review may be required
 - Early consultation with the Town is strongly encouraged
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For questions or to begin the application process, contact the **Town of Sanford Code Enforcement or Planning Office**.