

Paula Primerano
Town Clerk
Town of Salina
201 School Road
Liverpool, N.Y. 13088
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September 9, 2025

State Records and Law Bureau
Department of State
99 Washington Ave.
Albany, New York 12231

RE: Local Law No. ¹¹ of the year 2025

To whom it may concern:

Enclosed for filing in your office is the original of Local Law No. 11 of the year 2025, which was adopted by the Salina Town Board on September 8, 2025 at a regularly scheduled town board meeting. Please provide me with a written receipt indicating that the Local Law was filed with your office. Thank you for your assistance and if you should have any questions, please do not hesitate to contact me.

Sincerely,


Town of Salina

Paula Primerano
Town Clerk

Enc.

LOCAL LAW 2025-11 AMENDING ACCESSORY STRUCTURE REQUIREMENTS

BE IT ORDAINED AND ENACTED by the Town Board of the Town of Salina, County of Onondaga, State of New York, as follows:

Section 1. That the following definitions within § 235-2 are hereby amended as follows:

UTILITY SHED

A structure, other than a garage, used for storage.

GARAGE

A structure utilized, designed or located with the primary for a purpose of parking and/or storing motor vehicles, recreational vehicles, lawn equipment or trailers.

LIMITED ACCESSORY STRUCTURE

A detached structure, other than a garage or shed, that includes cabanas, pool houses and like structures.

Section 2. That § 235-33. is hereby amended as follows:

§ 235-33. Accessory structures.

A. Detached accessory structures.

- (1) All detached accessory structures, including but not limited to utility-sheds, limited accessory structures and garages, but excluding signs erected in accordance with § 235-27 of this chapter, shall not be located closer than 10 feet to the principal structure and shall not be located within the front yard, required side or required rear yard of the principal structure. However, on lots in residential districts containing one-family or two-family dwelling ~~utility-sheds~~, but not garages, which do not exceed 120 square feet of lot coverage, nor contain a side larger than 12 feet, nor exceed a height of 12 feet from grade to the highest point, may be located within the rear yard of the lot but not in a public easement nor closer than ~~five~~ six feet to the rear or side lot line.
- (2) Detached garages. No detached garages in any residentially zoned district shall exceed 700 square feet in floor area or 15 feet in height or be located closer than 10 feet to any principal or other structure, except that such parcels in said districts with four or more residential dwelling units thereon may have a cumulative floor area not exceeding 240 square feet for each residential dwelling unit thereon, when approved by the ~~Planning Board~~ Zoning Board of Appeals during site plan review. However, on lots in residential districts containing one-family or two-family dwelling detached garages, which do not exceed 700 square feet in floor area or 15 feet in height from grade to the highest point, may be located within the rear yard of the lot but not in a public easement nor closer than six feet to the rear or side lot line.
- (3) Limit on number of sheds, detached garages and other select accessory structures. In addition to all requirements set forth in this Town Code, on lots in residential districts containing one-family or two-family dwellings, only one shed shall be permitted per

lot. In addition to all requirements set forth in this Town Code, on lots in residential districts containing one-family or two-family dwellings, only one detached garage shall be permitted per lot. In addition to all requirements set forth in this Town Code, on lots in residential districts containing one-family or two-family dwellings, only one limited accessory structure shall be permitted per lot. For purposes of this subsection, a limited accessory structure shall include cabanas, pool houses and like accessory structures.

- (4) No detached accessory structure, including, but not limited to a shed, garage, or limited accessory structure may be made, in part or in whole, out of a storage container or storage container material.

Section 3. This local law shall take upon the filing with the Secretary of State.

Underline – new language

~~Strikeout~~ – deleted language

WHEREAS, on August 25, 2025, the Town Board held a public hearing regarding the proposed Local Law.

NOW, THEREFORE, BE IT

RESOLVED, that Local Law 2025-11 is hereby approved and enacted; and be it further

RESOLVED, that the Town Clerk is directed to file Local Law 2025-11 with the Secretary of State within 20 days of the date set forth herein.

CERTIFICATION BY TOWN CLERK OF FINAL
ADOPTION BY LOCAL LEGISLATIVE BODY

I hereby certify that the local law annexed hereto, designated as Local Law No. 11 of the Year 2025 of the Town of Salina was duly passed by the Town Board on September 8 in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated herein above.



Town Clerk Paula Primerano

Date: September 9, 2025



(Seal)

