

TLA Construction Requirements and Procedures

(updated 7/13/2024)

Additions to or remodeling of existing structures on a member's property are encouraged and the Board of Governors seeks to help each member through such processes. As in any durable organization, direction is necessary to ensure that all parties involved are protected and, foremost at Taconic Lake, that the By-laws, Rules, Regulations, Policies, and Procedures of the Association are respected and preserved.

Every member is required to communicate their intended plans for construction or deconstruction to the Board of Governors (BoG) for approval. All work requires that the Construction/Deconstruction application be completed and approved by the BoG. Work cannot commence without BoG approval. This document details the TLA procedures related to property construction and deconstruction. Members, their contractors and all other parties involved in every project are required to follow the procedures outlined below.

Contact information for current Board members may be found on the TLA Membership List.

Deconstruction Procedures

- Complete the required NY State asbestos survey prior to demolition (required per NYS code rule 56) or show proof of a variance.
- Confirm there is no fuel source in the structure (e.g., oil tank) and all utilities are disconnected.
- If there is fuel on site, ensure the fuel (e.g., oil) is removed from site prior to demolition.
- Obtain Town of Grafton permit for deconstruction.
- If new septic is to be constructed, the old septic system needs to be removed.
- Silt barriers need to be constructed to protect the lake during deconstruction.

Construction Procedures

These procedures apply to new construction, additions to or external remodeling of existing buildings, septic system repair and upgrades, live tree removal, dock installation, and any change or replacement of any existing structure. These rules and recommendations do not apply to existing structural features, but do apply when external changes to the structure are made (e.g., additions, remodeling).

- Submit construction plans to the BoG that include site layouts.
- If a change(s) in plan occurs after Board approval of the original plan(s) has been granted, such change(s) must be brought to the Board for their additional approval.
- Property lines must be surveyed, accurate and well-marked for any new construction or change in the existing structure's footprint.

- The location and installation of buried pipes, wires, cables, etc. crossing Association property must be properly installed, identified with permanent markers, and approved by the Board.
- Appropriate warning signs near the uphill mailboxes shall be provided to advise of any road closing or hazardous activity.
- No removal of vegetation or ground surface material within 10 feet of the shoreline is permitted. Limited pruning within this zone is permitted only with BoG approval.
- Removal of vegetation within 20 feet of the edge of the road must be replaced with comparable indigenous vegetation, unless such removal is approved by the BoG for the purpose of construction (e.g., septic fields).
- Town building permits and Rensselaer County Department of Health approvals must be secured when required (e.g., septic systems).
- Barriers (e.g., hay/straw, silt fences, etc.) to prevent runoff from washing into the Lake must be provided, however remote that possibility.
- Disturbed land must be stabilized and road damage repaired during and after construction, and as deemed necessary by the BoG. A \$1,000 deposit is required to be paid to the TLA prior to construction in case of road damage. If there is no road damage or road damage is properly repaired at no cost to the TLA, the deposit will be returned.
- Construction plans need to be discussed with bordering neighbors prior to seeking BoG approval.
- Members are responsible for ensuring that contractors and workers observe Association rules regarding vehicle speed, dog leashing, and working hours (8am-6pm).
- Contracting companies must submit a certificate of insurance with a general liability insured amount of at least \$1,000,000 and the Taconic Lake Association named as the certificate holder. The certificate must be given to the Board of Governors before construction begins.
- Setbacks:
 - 10 feet for all property lines, with the following exceptions:
 - 20 feet from Taconic Lake shoreline
 - 23.5 feet from center of Taconic Lake Way
 - Town of Grafton Planning Board/Building Inspector and/or Rensselaer County Department of Health setbacks must be adhered to if more restrictive setbacks than given above.
 - For reconstruction that stays within the existing concrete footprint, above setback rules do not apply. However, attempts should be made to meet these setback rules.
- The Board of Governors encourages Members to leave as large a buffer as possible between structures and septic systems and their lot lines.
- Removal of any trees not within the perimeter (footprint) of the planned, new construction structures as detailed on a submitted site layout (house, garage, raised-bed septic system, driveway, etc.), requires the approval of the Board of Governors.
- Construction vehicles not in active use should be removed from TLA property.
- Arrangements must be made to have trash removed during and following completion of construction. No burning of construction materials is allowed.
- If possible, it is recommended that all construction or reconstruction activities should not occur during the month of July.

- For new construction, septic fields must be approved by the Rensselaer County Health Department and a New York State licensed engineer to ensure that the system can handle the load from a new development.
- The TLA Board of Governors has jurisdiction over 13-1/2 feet from the center of Taconic Lake Way to each perimeter side of the road.

Architectural Guidelines

Design elements that are inconsistent with the “rustic conditions” of the lake will be rejected by the Board. Prohibited elements include:

- Paved driveways.
- High intensity or mercury vapor-type lighting or any lighting that creates a glare across the lake.
- Burglar alarms (unless silent).
- Air conditioners with exterior condensers or compressors, and whole-house generators (unless shielded with sound barriers approved by the BoG).
- Chain link or non-wooden fences.
- In/on-ground swimming pools.
- Attached garages.
- Aluminum siding (wood or rustic substitute is required).
- Structures placed within 20 feet of the shoreline.
- De-icers, ice blasters, bubblers and other such devices.
- Propane tanks should not be placed in a highly visible locations from the Lake or the road; or should be obscured from view by shrubbery or wooded fences.

Construction Parameters

Residences are limited to the following parameters:

- Maximum building footprint size is 2,000 ft²
- Basement cannot exceed the footprint size of the house.
- Maximum of 2 stories, not inclusive of the basement level.
- The basement and each building story must not exceed 10 feet in height.
- Building may not exceed 35 feet in height from the basement floor to the peak of the roof, inclusive of attic spaces.
- Sum total of all unenclosed decks or covered porches must not be more than 25% of the building footprint square footage and must stay within setback requirements.
- Enclosed porches, sunrooms, etc. are considered part of the total square footage of the story.
- Building appearance must be consistent with the rustic nature of the Taconic Lake environment.

Out-buildings:

- Must be approved by BoG prior to construction

- Cannot have a basement
- Must be less than 12 feet high to the peak of the roof
- Must not be more than 500 ft² in size
- Numbers of outbuildings are limited to:
 - One for lots less than 15,000 ft²
 - Two for lots between 15,000-30,000 ft²
 - Three for lots 30,000 ft² or larger
- May have an attached carport; any covered area is considered as part of the structure square footage
- All setback requirements and rustic designs must be followed.

Permanent Docks

- 1) Size is limited to 400 square feet not including access ramp.
- 2) Access ramps are limited to a width of 6 feet.
- 3) Maximum total distance from shoreline for a dock (including the ramp) is 40 feet. If more distance is needed due to shallow lake depth, file a petition for a variance with the BoG.
- 4) Diving boards are prohibited.
- 5) Permanent coverings over docks are prohibited.
- 6) Docks are limited to single story structures.
- 7) Dock materials and coatings/sealers should be water-based and non-toxic to the lake.
- 8) Recommended dock materials include western red cedar, redwood, ipe, mahogany, composites or aluminum for decking.

Definitions

Basement: must be primarily underground with the exception of a walk out basement which can only face the lakeside of the residence. The maximum amount of exposed (not underground) wall surface of any walk out basement cannot exceed 35% of the total exterior wall surface area of the entire basement.

Building story: a level of the structure that must be less than or equal to 10 feet in height.

Buildings: structures which have walls and are roofed.

Dock: Structure which is attached to the shoreline used as a swimming platform, for boat storage or as a temporary gathering place to enjoy lakeside views. Docks can be either permanent or removable.

Enclosed: spaces that act as a room that could be potentially space-conditioned (e.g., air conditioning, heat). Walls with only screens are not considered enclosed.

Out-buildings: non-residential buildings having no lavatory or food preparation areas. Examples include garages, bunk houses, storage sheds, greenhouses or auxiliary guest sleeping areas.

Remodeling: actions that change the footprint or form of a structure.

Renovation: actions that are improvements or updates to a structure without changing the overall design or size of the structure.

Residence: the building in which members reside, it is characterized as such by having lavatory(s) and an area to prepare food. Only one residence is allowed per member.

Rustic: is defined as blending in color and design with the natural outdoor surroundings typical and consistent with the TLA rural countryside.

Setback(s): all structures must be set back a minimum distance of 10 feet from each property line and a minimum distance of at least 20 feet from the shoreline of the lake.

Shoreline: Lake water edge when water level is at the bolt established within a rock near the spillway (left of the spillway when facing the lake). This level is equivalent to the spillway height with 14 spillway boards (8.25 inches) above the base level of the spillway with no spillway boards.

Structure: anything constructed or erected with a fixed location on or in the ground. Among other things, structures include buildings, walls, fences, driveways, septic systems, permanent docks, and permanent fire pits.