



Town of Chester
Planning and Zoning
P.O. Box 423
Chestertown, NY 12817
Telephone: (518) 494-7369

Application #: _____
Received: _____
Amt. Paid: _____
Inspected: _____

Application for a Dock, Deck, Float, or Mooring

Property Owner's Name: _____

Mailing Address: _____

Phone #: _____
Home Work Cell

Applicant (if different than owner): _____

Mailing Address: _____

Phone #: _____
Home Work Cell

Tax Map Parcel #: _____ Location of Property (911 Address): _____

Dimensions of proposed dock or float: Length _____ x Width _____ = Total sq. ft _____

Shoreline Frontage (in ft.): _____ Current Number (on parcel) of: Dock(s) _____ Mooring(s) _____ Float(s) _____

Instructions for Completion of Application:

It is imperative that **ALL** applicable spaces be completed and application is **SIGNED**. Other items to must be submitted with this form include the following:

1. **ONE PLOT PLAN** showing:
 - a. Exact location proposed for dock, float, mooring, or boathouse.
 - b. Distance to any neighboring lot lines and/or wetlands along shorefront.
 - c. Any nearby navigational obstacles, whether pre-existing or created by the proposed structure, including distances to them.
2. **BUILDING PLAN** showing:
 - a. Dimensions of the construction and structural design.
 - b. Method of anchoring to shore and materials to be used for framing, deck, posts, etc.
3. **COPY OF THE DEED** for the property for which application is being made.
4. **FEE**, as per Fee Schedule. Checks to be made payable to: **Town of Chester**.

Please Note: If your proposal involves placement of a dock, mooring, or float on an Association-owned or shared beach parcel, a signed letter from the Association and/or property owners indicating approval must be submitted with this Application.

General Information:

1. Setbacks for docks, moorings, floats, and boathouses shall be such that neither they nor any vessel berthed shall extend across any property line extended into a body of water.
2. A Zoning permit is required for construction of any dock, deck, float, or boathouse.
3. Dock, waterfront deck, mooring, float, or boathouse rentals are not allowed except at marinas.

Docks:

1. Only single tier docks are allowed.
2. No dock shall be constructed so as to interfere with normal navigation or with reasonable access to adjacent docks. In a stream, brook, river or other flowing water, **no dock shall extend offshore more than twenty-percent (20%)** of the width of the stream, brook, river, or other body of water.
3. No dock shall be constructed unless so designed as to withstand the forces of flowing water and wave wash in a flowing body of water, such as a river or stream. No dock shall be constructed unless so designed as to withstand the forces of wave wash and normal winter conditions. Pressure treated (sealed, non-leaching type) lumber will be allowed for the construction of the dock except for the legs or other parts which would be in constant contact with the water. Legs of pipe with preformed pads are preferable. Docks shall be securely anchored to the shore.
4. No dock shall extend more than **forty (40) feet** offshore from the shoreline. No dock shall be more than **eight (8) feet** in width. **No dock shall exceed more than two hundred and forty (240) square feet.** A maximum of one half of the shoreline can be used for docking and/or beaching, including docks plus boat slips. Tarps shall not be allowed as dock covers.
5. Beaching shall be allowed in lieu of dock. A maximum of one half of the shoreline can be used for combined docking (including slips) and beaching. Beaching shall not be allowed in any designated swimming area.
6. The construction and/or reconstruction of docks for marinas and contractual access lots are subject to review by the Planning Board.
7. **A maximum of one-half (1/2) of the shoreline can be used for dockage (docks plus boat slips and beaching).**

Moorings and Swim Floats:

1. No mooring in Friends Lake shall be constructed so as to interfere with normal navigation or with reasonable access to adjacent moorings and/or docks and can extend **no more than fifty (50) feet** from the shoreline.
2. **No mooring in a waterbody other than Friends Lake** shall be constructed or placed so as to interfere with normal navigation or with reasonable access to adjacent moorings and/or docks and no mooring or part thereof **shall at any time extend more than 75 feet from the shoreline**, except that where the opposite shoreline is than 600 feet distant no mooring or part thereof shall at any time extend more than 50 feet from the shoreline.
3. The number of moorings, whether residential or commercial except for swim floats shall be limited, as follows:
 - a. A minimum of fifty (50) feet of shoreline is required for a mooring.
 - b. An additional fifty (50) feet of shoreline is required for each additional mooring.
 - c. One swim float shall be allowed per shoreline lot.
 - d. The maximum size of a swim float shall be **one hundred (100) square feet.** Floats may be constructed with pressure treated lumber (sealed, non-leaching type) except for the parts which would be in constant contact with the water. Parts which would be in constant contact with the water can only be constructed with untreated lumber. Floats must be securely anchored and supported by Styrofoam or sanitized barrels or other environmentally safe flotation used so as not to become a navigational hazard. Floats must be equipped with two (2) or more reflectors on each side (preferably on the corners).
 - e. Commercial moorings are subject to Site Plan Review.
4. All moorings in water bodies other than Friends Lake shall comply with the permitting and other requirements of New York State Navigation Law except as otherwise provided herein.

Boathouses:

1. Height:
 - a. Boathouses **shall not exceed eighteen (18) feet** in height measured from the mean high water marks to the highest point of the structure for peak roofs and fourteen (14) feet for flat roofs.

*I have read the regulations above and agree to abide by these and all requirements of **Article 7, Section 7.03 Docks Moorings, Floats, and Boathouses** in the Town of Chester Zoning Local Law. The undersigned hereby applies for a Zoning Certificate to do the attached work in accordance with the description, plan, specifications, and such special conditions. I, We, hereby authorize the Town of Chester, its employees, and authorized agents access to the property for purpose of inspection.*

Signature of Owner

Signature of Applicant

Date

Date