

Section 7.03 Docks, Moorings, Floats, Inflatable Platforms and Boathouses.

Purpose and Objective

The purpose and objective of this section is to protect shorelines and property values and provide guidelines to maintain the visual aesthetics of structures, docks, dock systems, swim floats, inflatable platforms and items that impact navigation in our lakes, streams and rivers for the safe use by all.

A. General.

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. Setbacks shall be a minimum of 15 feet from the property line for docks, dock systems, moorings, floats, inflatable platforms and boathouses. No vessel berthed shall extend across any property line. The New York Codes, Rules and Regulations contained in Title 9 Executive Department Chapter II Division of Land Utilization Part 274, Interference with Riparian Rights will dictate the property line extension into the water.
2. A Zoning permit is required prior to the new construction, new installation and placement, rebuilding or replacement of more than 40% of any dock, dock system, deck, float, boat lift, or boathouse-, mooring, or any items that impact navigation. Seasonal removal and replacement are excluded.
3. Dock, waterfront deck, mooring, float and boathouse rentals, other than the berthing of vessels offered as a part of the rental of a residential unit, are not allowed except at marinas.

B. Docks and Beaching

1. Only single tier docks are allowed.
2. No dock or dock system shall be constructed or installed and placed 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 or dock system 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 or dock system shall extend more than forty (40) feet offshore from the shoreline. No dock shall exceed more than two hundred and forty (240) square feet.
5. The number of docks permitted to be constructed per shoreline lot is limited as follows:

<u>Number of Feet of Shoreline</u>	<u>Docks</u>
<u><50 feet</u>	<u>One dock will be allowed with berthing of vessels on only one (1) side of the dock for any lot with less than 50 feet of shoreline.</u>
<u>50-75 feet</u>	<u>One dock will be allowed on any lot with more than 50 but less than 75 feet of shoreline.</u>
<u>>75 feet</u>	<u>One dock will be allowed for the first 75 feet, and one additional dock for every 75 feet of shoreline.</u>

- ~~6. A maximum of one-half one-third of the shoreline can be used for docking and/or beaching, including docks plus boat slips.~~
- ~~7. Tarps shall not be allowed as dock covers.~~
- ~~8. Beaching shall be allowed in lieu of docking. Beaching shall not be allowed in any designated swimming area.~~
- ~~5. Beaching shall be allowed in lieu of docking. 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.~~
- ~~9.6. The construction and or reconstruction of docks for marinas and contractual access lots are subject to review by the Planning Board.~~
- ~~10. Boat lifts will be considered docks and counted as dockage. The space taken up by a boat lift will be included in the allowable portion of shoreline usage for docking.~~
- ~~7. A maximum of one-half of the shoreline can be used for dockage (docks plus boat slips and beaching).~~
- ~~11. All Docks/Boat Lifts with a cover would require an area variance from the Zoning Board of Appeals.~~

C. Moorings, inflatable platforms and Swim Line Floats. **[amended July 2011]**

1. a. No mooring, inflatable platform or swim line floats in a waterbody in Friends Lake shall be constructed or placed so as to interfere with normal navigation or with reasonable access to adjacent moorings, inflatable

platform and/or docks and no mooring or part thereof can shall at any time extend no more than 50 75 feet from the shoreline-, excepting Friends Lake which shall be no more than 50 feet, and except that where the opposite shoreline is less than 600 feet distant no mooring or part thereof shall at any time extend more than 50 feet from the shoreline. Any mooring that is used to moor a vessel will be considered a dock and will be counted as dockage.

~~b. 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.~~

2. 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 or inflatable platform shall be allowed per shoreline lot;
 - d. the maximum size of a swim float or inflatable platform 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 and inflatable platforms must be securely anchored and supported by Styrofoam or sanitized barrels or other environmentally safe flotation supports. Mooring cables, lines, etc. must be clearly marked or sunk to the bottom when not used so as not to become a navigational hazard. Floats or inflatable platforms 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.
3. 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.

D. Boathouses.

1. Height. Boathouses shall not exceed ~~eighteen (18)~~ fifteen (15) feet in height measured from the mean high water mark or the land on which it rests to the highest point of the structure, ~~for peak roofs and fourteen (14) feet for flat roofs.~~
2. Boathouses shall not contain bathroom or kitchen facilities or sanitary plumbing or drains of any kind.
3. Boathouses shall not contain heating systems, beds, or sleeping quarters of any kind.

E. Exception. The provisions of this Section 7.03 shall not be applicable to moorings or other structures or vessels used solely in connection with municipal authorized ~~milfoil~~ aquatic invasives control measures or similar purpose, ~~in water bodies other than Friends Lake.~~ ***[amended July 2011]***

F. Additional Enforcement. In addition to the enforcement authority granted to the ~~Zoning Administrator~~ Zoning Enforcement Officer under Section 12.01, the Loon Lake Constable/Safety Officer shall have the power and duty to administer ~~and enforce the provisions~~ may notify the Zoning Enforcement Officer of suspected violations of this Section 7.03, ~~on Loon Lake.~~ ***[amended July 2011]***

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