

Section 7.03 Docks, Moorings, Floats and Boathouses. 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. 2. A Zoning permit is required for the construction of any dock, deck, float or boathouse. 3. Dock, waterfront deck, mooring, float and boathouse rentals are not allowed except at marinas.

B. 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 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.

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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. 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 of the shoreline can be used for dockage (docks plus boat slips and beaching).

C. Moorings and Swim Floats. [amended July 2011] 1. a. 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 50 feet from the shoreline. 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 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, nonleaching 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 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 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) feet in height measured from the mean high water mark to the highest point of the structure for peak roofs and fourteen (14) feet for flat roofs.

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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 control measure 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 under Section 12.01, the Loon Lake Constable shall have the power and duty to administer and enforce the provisions of this Section 7.03 on Loon Lake. [amended July 2011]