

Town of Horicon

PO Box 90 Brant Lake, NY 12815
(518) 494-4245 FAX (518) 494-5240
Email: zoningplanning@horiconny.gov
Website: horiconny.gov

DOCK (Section 11.60)
Application and Compliance Certificate

Fee \$ 25.00
Cash _____ Check # _____

Property Owner's Name _____

Applicant's Name (If different from Property Owner's Name) _____
If the applicant is not the owner of record, Authority to Act as Agent must be signed and notarized by Property Owner and Applicant.

Applicant's Mailing Address _____

Contact Number(s) _____

Location of Property (911 address) _____

Tax Map Number (S/B/L) _____ Shoreline frontage (in feet) _____

Any wetlands on the shoreline of this parcel? YES _____ NO _____ Unknown _____

Are there any other docks located on this parcel at any time during the year? YES _____ NO _____

If Yes, indicated number of docks along with width, length and shape _____

Are there any Moorings associated with this parcel? YES _____ NO _____

If yes, how many moorings exist? _____ what type? (swim float/buoy, etc.) _____

If no, will there be any moorings associated in the future? YES _____ NO _____ Unknown _____

Will dock be removed each year? YES _____ NO _____

TOTAL number of boats & pwc to be docked on this parcel (NOT including canoes/kayaks) _____

What are the proposed setbacks from adjacent parcels (in feet): Right: _____ Left: _____
(Setback no less than 20% of shoreline width and not less than 5' from property lines or side yards)
Proposed Dock size: Width: _____ Length: _____ Shape: _____
(Not to exceed 6') (Not to exceed 40') (T, L, F, U, I or straight line)
Dock Surface Area Calculations: 3 x _____ = _____ Square Feet of dock surface area.
3 X (shoreline frontage) = (Maximum of 400 square feet allowed)

The undersigned hereby applies for a Compliance Certificate to do the following work in accordance with the description, plan, specifications and such special conditions, I,
We hereby authorize The Town of Horicon, it's employees and authorized agents access to the property for purpose of inspection.

Applicant's Signature _____ Date _____

If compliance is denied, you will be referred to the ZBA.
If approved, compliance granted for dock in same location each year, a change in size or placement of dock will require a new compliance certificate.
Approved _____ Denied _____ Reason(s): _____
ZBA Decision: _____ Date _____
Zoning Administrator _____ DATE _____

Town of Horicon Dock Regulations

Section 11.60

- 1) Find the total square footage of dock surface area allowed on your parcel (not to exceed 400 square feet).

3 x your total shoreline frontage = _____ sq. ft dock surface area.

Example: 3 x 200' = 600 sq. ft. dock surface area
3 x 150' = 450 sq. ft. dock surface area
3 x 100' = 300 sq. ft. dock surface area

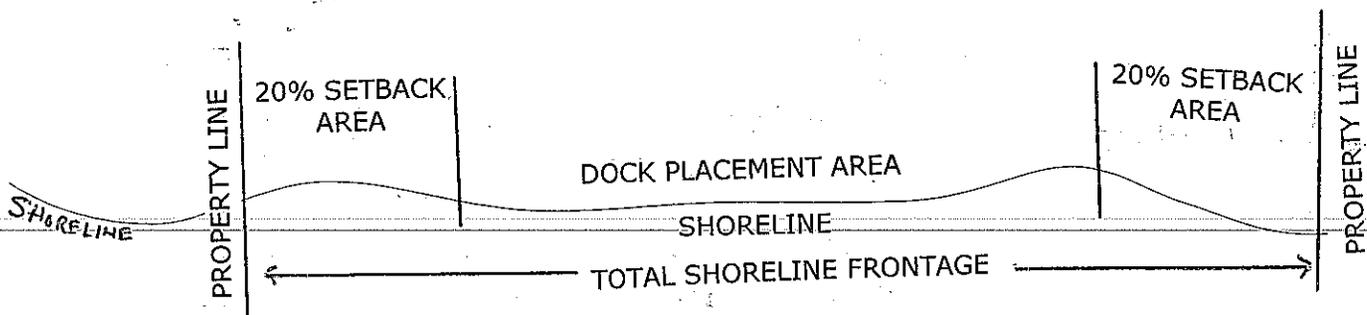
- A) Dock can not exceed 400 square feet in area
- B) Dock is not to exceed 6' in width. (See #3)
- C) Dock is not to exceed 40' in length. (See #3)

- 2) Locate the area on the property where the dock is to be placed. (Setbacks from the adjoining property line).

The dock is to be setback 20% from the adjoining property line.

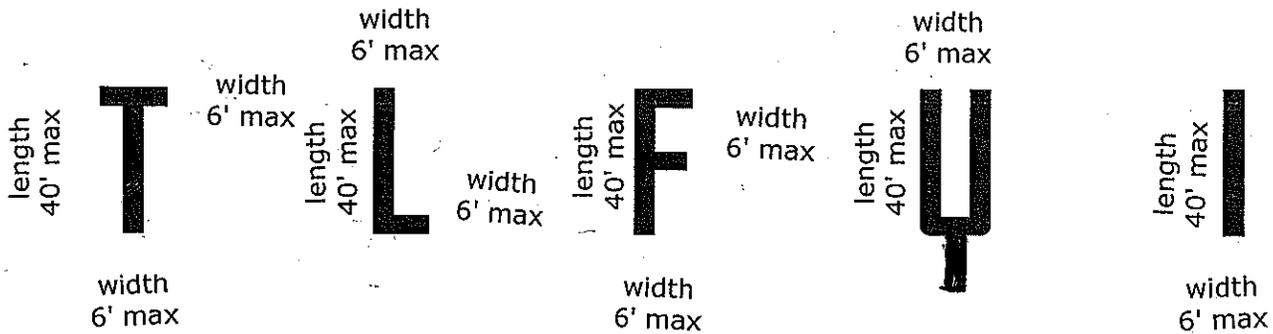
Example: 100' shoreline = 20' setback from side yard or adjoining property line
150' shoreline = 30' setback from side yard or adjoining property line
200' shoreline = 40' setback from side yard or adjoining property line

In no case should a dock be placed less than 5' from ANY property line or side yard.



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3) Dock must be in a T, L, F, U or straight line configuration



4) Only 1 mooring per 50' of shore front width with one (1) additional mooring allowed for each 50' of shoreline - each mooring then reduces the dock surface area by 30 sq. ft. for each such mooring.

5) No more than 4 boats per parcel.

Note: These regulations do not apply to multiple access docks.

If you do not meet the above regulations, you may apply to the Horicon ZBA (Zoning Board of Appeals) for a variance. See the Zoning Administrator for the variance procedure.

* Docks/moorings on Brant Lake see Section 608.4 Docks and moorings (NYSDEC)

** Docks/mooring on Schroon Lake see OGS regulations.

TOWN OF HORICON

11.60 Docks: The following regulations shall be applicable in all zoned districts unless more stringent requirements for docks are identified in other sections of this ordinance. (See Section 9.70.10.2 for multiple access docks)

1. No dock or docking facility shall contain more than three (3) square feet of surface area for each foot of shorefront width up to a maximum of 400 square feet of surface area. Dock width shall not exceed six (6) feet in width.
2. No dock shall be constructed having a side yard setback of less than twenty percent (20%) of the shoreline width of the lot in question and in no event shall the side yard setback be less than five (5) feet.
3. All docks or docking facilities shall be in a T, L, U, F or straight line configuration.
4. In general, no dock, docking facility or obstacle to navigation shall extend more than 40 feet into any body of water, measured from the MEAN LOW WATER MARK. However, if lake bottom conditions are such that adequate water depth cannot be provided for boat mooring at a dock 40 feet in length, the owner may request an extension of the specified dock length. In making their determination regarding the extension of the specified dock length, the Planning Board shall consider the following:
 - a. Survey information provided by the applicant that shows lake bottom conditions in relation to the MEAN LOW WATER level of the lake and ownership thereof.
 - b. Locations and lengths of other docks within 500 feet of the owner's property lines as provided by the owner.
 - c. The potential that the proposed dock will create an obstacle to navigation.
 - d. If the dock extends more than 40 feet from the MEAN LOW WATER MARK, the maximum depth of water at the furthest end of the dock should not exceed 3 feet when compared to the MEAN LOW WATER elevation of the lake. In no case shall a dock extend more than 100 feet from the MEAN LOW WATER MARK in accordance with the provisions of the NYSDEC.
 - e. In the event the width of any body of water measured at the shortest distance from shoreline to shoreline from the mean low water mark is less than 500 feet, then and in that event, no dock docking facility or obstacle to navigation or any part thereof shall be located beyond a point measured from the mean low water mark of either shoreline equal to twenty percent (20%) of the measured distance from the mean low water mark of the one shoreline to the mean low water mark of the other shoreline.
5. One mooring shall be allowed per 50 feet of shorefront width measured at mean high water with one (1) additional mooring allowed for each additional 50 feet of shorefront measured at mean high water in excess of 50 feet. In the event that docks or docking facilities are present and/or being constructed upon the parcel of real property, the allowable surface area of the dock or docking facility shall be reduced by 30 square feet for each such mooring.