

SECTION 124-4 ENVIRONMENTAL PROTECTION STANDARDS FOR RESIDENTIAL RECREATIONAL MARINE STRUCTURES

A. Fixed pier, ramp and floating dock(s). The following standards and regulations shall apply to the design, construction and operation of a residential and/or recreational fixed pier, ramp and float as permitted under this chapter.

- (1) The maximum overall length of a fixed pier, ramp and float dock structure shall be limited to a distance not to exceed 100 feet extending from a mean high water (MHW) mark to littoral property subject to the rights of the public to provide access for the use of underwater lands to obtain natural resources, including finfish and shellfish, and use of waterways for navigation, recreation and swimming. Measurements shall be taken from mean high water (MHW) line to extend seaward.
- (2) The underside of joists supporting a fixed pier that extends seaward shall be elevated no less than four feet above mean high water.
- (3) The deck of a fixed pier shall have a maximum surface width of 48 inches. All proposed decking shall permit the passage of light and water to the area below, unless otherwise authorized by the New York State Department of Environmental Conservation (NYSDEC).
- (4) The areas of the fixed platform/deck shall not exceed 100 square feet. A dock shall not exceed 100 feet in length and shall not exceed 4 feet in width.

i. Any application for a fixed pier, ramp, floating dock or fixed platform that seeks to exceed the maximum(s) permitted under Section 124-4(A) (1)(2)(3)(4) shall at the discretion of the Northport Village Board of Trustees be (a) heard by the Northport Village Board of Trustees or (b) referred to the Northport Village Zoning Board to review and act in accordance with the powers granted to them and pursuant to the criteria established Section 124-4(A)(4)(ii)

ii. Upon referral from the Northport Village Board of Trustees the Zoning Board shall review and act upon the application. The Zoning Board review shall include but not be limited to navigational safety issues; whether it will produce a detriment to the nearby properties; is the requested application to exceed the limits is substantial; is the proposed application adversely affect the physical and environmental conditions in the area and can the relief sought by the applicant be achieved by some other feasible method.