FOR RENT

2027 SEASON

Dock # 99

Dock Size: 25 ft (see Vessel Measurement Chart on the following pages for the boat side allowed)

- Nice location in the marina
- Large parking lot for owners & guests
- Electric included
- Use of clubhouse & pool included

$2,500 for the 2027 season

Email: buildings2@msn.com

Call: (914) 629-9343

APPENDIX A - Vessel Measurement Chart

1-Dec-21

Declaration

Boats (mfg specification) must fit within the **actual dock dimensions** cited below. Attachments such as bowsprits, anchors, swim platforms, outboards or I/O drives and other projections may extend beyond the boundaries of the Dock Unit so long as such protrusions do not impede traffic or pose a safety risk within the fairway waterways or on the docks (**Max Safe Dimensions w Protrusions**).

Boats secured parallel to main dock.
Exceptions to measurement standards
Bold - Slip has unique attributes

Docked vessels that exceed the length overall and beam overall stipulated below are deemed to be impeding traffic and posing a safety risk under normal conditions.

Slip #	Dock Dimensions -		Vessel Dimensions	
	L	W	LOA	W
*1**	*34.25*	*15.5*	*42.25*	*14.7*
2	40	15.5	42	13.3
3	40	15.5	42	13.3
4	40	15.5	42	13.3
5	40	15.5	42	13.3
6	40	15.5	42	13.3
7	40	15.5	42	13.3
8	40	15.5	42	13.3
9	40	15.5	42	13.3
10	40	15.5	42	13.3
11	40	15.5	42	13.3
12	40	15.5	42	13.3
13	40	15.5	42	13.3
14	40	15.5	42	13.3
15	40	15.5	42	13.3
16	40	15.5	42	13.3
17	40	15.5	42	13.3
18	40	15.5	42	13.3
19	40	15.5	42	13.3
20	40	15.5	42	13.3
21	40	15.5	42	13.3
22	40	15.5	42	13.3
23	40	15.5	42	13.3
24	40	14	42	11.8
25	40	14	42	11.8
26	***50***	***13.5***	***50***	11.3
27	30	13.5	33	11.3
28	30	12.5	33	10.7
29	30	12.5	33	10.7
30	30	12.5	33	10.7
31	30	12.5	30	10.7
32	30	12.5	30	10.7
33	30	12.5	30	10.7
34	30	12.5	30	10.7
35	30	12.5	30	10.7
36	***47***	***10***	***47***	**8.2**
37	25	10	25	8.5
38	25	10	25	8.5
39	25	10	25	8.5
40	25	10.5	25	9.0
41	25	10.5	25	9.0
42	***31***	***12.5***	***31***	**11.0**
43	**27.5**		**25**	**9.5**
44	**30**		**27**	**9.5**
45	**30**		**27**	**9.5**
46	**30**		**27**	**9.5**

Passing boats safely

40' Slip Area

1 boat width between passing vessels, 3/4 boat width between moving vessel and any stationary obstruction = a factor of 4.5 boat widths.

For 2 vessels with max 13.1' beam passing in the 40' slip area (slips 1 to 25 and 52 to 81) with a channel width of 64 feet

9.8' between vessel 1 and docked boat
13' between the two passing vessels
9.8' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
13.3	4.5	60	64	4

Safe protrusion into channel = **2.0**

30' - 35' Slip Area

3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.

For 2 vessels with max 10.5' beam passing in the 30' slip area (slips 26 to 30 and 48 to 51) with a channel width of 45 feet

A - 5.25' between vessel 1 and docked boat
B - 7.88' between the two passing vessels
C - 5.25' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	45	5

D - Safe protrusion into common area = **2.5**

20' - 30' Slip Area

3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.

For 2 vessels with max 10.5' beam passing in the north end of the marina (slips 31 to 35, 45 to 47 and 49 to 51) with a channel width of 40 feet

5.25' between vessel 1 and docked boat
7.88' between the two passing vessels
5.25' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	40	0

Safe protrusion into common area = **0**

Slip #	Dock Dimensions -		Vessel Dimensions	
	L	W	LOA	W
47	35.5		32	9.5
48	24	9	26	7.5
49	30	9	32	7.5
50	30	12.5	32	11.0
51	30	12.5	32	11.0
52	30	12.5	32	10.9
53	30	12.5	32	10.9
54	*35*	*12.5*	*37*	*12.5*
55	35	12.5	38	10.7
56	35	12.5	38	10.7
57	35	12.5	38	10.7
58	35	12.5	38	10.7
59	35	12.5	38	10.7
60	35	12.5	38	10.7
61	35	12.5	38	10.7
62	35	12.5	38	10.7
63	35	12.5	38	10.7
64	35	12.5	38	10.7
65	35	12.5	38	10.7
66	35	12.5	38	10.7
67	35	12.5	38	10.7
68	35	12.5	38	10.7
69	35	14.5	38	12.7
70	35	14.5	38	12.7
71	35	14.5	38	12.7
72	35	14.5	38	12.7
73	35	14.5	38	12.7
74	35	14.5	38	12.7
75	35	14.5	38	12.7
76	35	14.5	38	12.7
77	35	14.5	38	12.7
78	35	14.5	38	12.7
79	35	14.5	38	12.7
80	35	14.5	38	12.7
*81***	*35*	*15.5*	*43*	*14.7*
82	35	14.5	38	12.7
83	35	14.5	38	12.7
84	35	14.5	38	12.7
85	35	14.5	38	12.7
86	35	14.5	38	12.7
87	35	14.5	38	12.7
88	35	14.5	38	12.7
89	35	14.5	38	12.7
90	35	14.5	38	12.7
91	35	14.5	38	12.7
92	35	14.5	38	12.7
93	35	14.5	38	12.7
94	35		35	9.5
95	35		35	9.5
96	27.5		28	9.5
97	27.5		28	9.5
98	27.5		28	9.5
99	27.5		27.5	9.5

Passing boats safely

Fender Sizing			
Vessel	Fender (dia in ")	Safety margin in fender diameters	Total clearance (inches)
42'	10	1	26
37'	8	1	22
32'	7	1	19
30'	6	1	18
27'	6	1	18

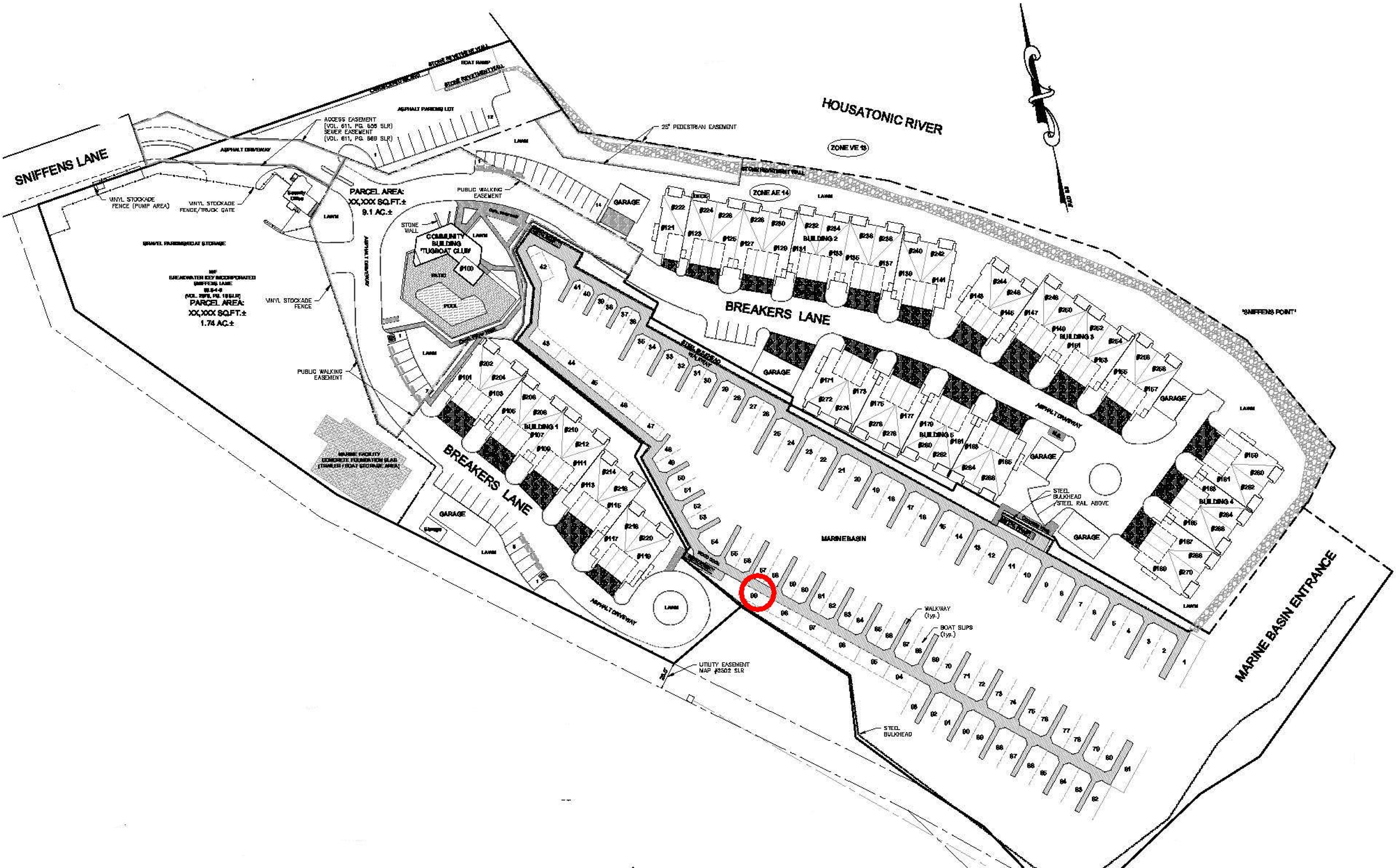
Percent clearance: 10%	Safe Dock 1.5
(Boats secured parallel to the main dock (not on fingers) must provide safe clearance between themselves and objects in front and behind. This percentage of the maximum possible hull length is deducted from the dock length.)	**Overhang:** Distance between dock edge and inboard side of power stanchion (feet)

Beam calculation for shared bays = 1/2 bay width - (2x recommended fender diameter + safety margin).

Example: The majority of the 40' slips have a bay width of 31 feet, the recommended fender diameter is 10". Fender size between finger and boat can be steped down one size (8"). A safety margin of an additional 8" fender diameter provides 1.3' clearance between the fenders of the two boats and 3 feet between the hulls if their widest points were in alignment. The resulting beam width in a 40' slip is 13.3'.

*** Slip 1** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the northeast of the slip. Given that this slip is located at the key turning point in the channel all of the permitted extension must be over the northeast end of the slip and none into the channel to the southwest. Beam = normal slip width for adjacent slips less recommended fender diameter.

**** Slip 81** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the southwest of the slip. Given that this slip is located at a key point in the channel all of the permitted extension must be over the southwest end of the slip and none into the channel to the northeast. Beam = normal slip width for adjacent slips less recommended fender diameter.


SNIFFENS LANE
HOUSATONIC RIVER
"SNIFFENS POINT"
BREAKERS LANE
MARINE BASIN
MARINE BASIN ENTRANCE
PARCEL AREA:
XX,XXX SQ.FT.±
9.1 AC.±
PARCEL AREA:
XX,XXX SQ.FT.±
1.74 AC.±
COMMUNITY BUILDING "TUGBOAT CLUB"
POOL
GARAGE
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
ZONE VE 18
ZONE AE 14
ACCESS EASEMENT (VOL. 611, PG. 605 SLR)
SEWER EASEMENT (VOL. 611, PG. 569 SLR)
25' PEDESTRIAN EASEMENT
PUBLIC WALKING EASEMENT
VINYL STOCKADE FENCE (PUMP AREA)
VINYL STOCKADE FENCE/TRUCK GATE
VINYL STOCKADE FENCE
ASPHALT DRIVEWAY
ASPHALT PARKING LOT
GRAVEL PARKING/BOAT STORAGE
STONE REVETMENT WALL
STONE WALL
BOAT RAMP
LAWN
STEEL BULKHEAD
STEEL BULKHEAD /STEEL RAIL ABOVE
WALKWAY (typ.)
BOAT SLIPS (typ.)
UTILITY EASEMENT MAP #2502 SLR
MARINE FACILITY CONCRETE FOUNDATION SLAB (TRAILER / BOAT STORAGE AREA)