



Marina and Harbor Management Resource Sheet

Background

Problem

In lakes such as Lake Erie, water-based recreation is a popular form of recreation in the region. Often, this water recreation is seen in the form of boating, which involves the use of marinas and other land uses and infrastructure to support this use. The EPA states that because marinas are located along the water's edge, there is often inherently no buffer for the release of pollutants into the waterways they serve. As a result, adverse environmental impacts may result from improperly managed marinas and those marinas that do not take precautionary measures to ensure water quality.

Solution

Municipalities have the opportunity to enact local regulations and ordinances that require marinas to follow best management practices in order to protect environmental integrity within this shorefront area.

Clean Marinas

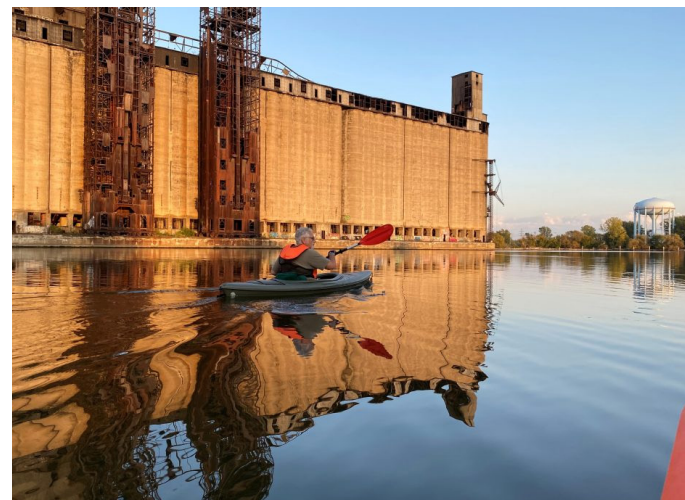
In 2020, Florida's Department of Environmental Protection released guidance for marinas within the state to follow best management practices. The state offers marinas, boatyards, and marine retailers the opportunity to become designated as a "Clean Marina" by incorporating best management practices that exceed state regulatory requirements. Additionally, the program and designation recognize facilities that voluntarily achieve additional levels of environmental responsibility and sustainability and provides recommendations to strengthen a facility's ability to withstand natural and manmade disasters.

Best management practices include:

- Emergency planning
- Petroleum management
- Hazardous waste management
- Vessel repair and maintenance
- Boat cleaning
- Sewage management
- Non-hazardous solid waste
- Sensitive habitat protection
- Boater education
- National pollutant discharge elimination system



Spirit of Buffalo Photo: Drew Brown



Kayaker along the Buffalo River- Photo: Drew Brown

Case Studies

LAKE GEORGE PARK COMMISSION, NY



Introduction

The Lake George Park Commission was established in 1988 in response to environmental threats facing Lake George from development activities including uncontrolled dock and marina expansions, stormwater runoff, and other factors. The commission acts as a full New York State Agency with the aim of protecting Lake George and the general public.

Class A Marinas

A marina offering more than one berthing space on a dock or mooring may not be expanded, constructed, or operated without a permit from the commission.

Specific Requirements

- Must provide restrooms
- Adequate parking
- Adequate storage area for trailers
- Proof of compliance with NYS fire code standards and DEC bulk storage standards for the storage of gasoline
- If a petroleum sales facility is present, a plan for inspection and maintenance of the facility and all associated equipment and spill prevention measures must be present
- Adequate garbage and debris disposal facilities
- Facilities for the disposal of sanitary waste from vessels
- A boat cleaning area that is designed and maintained to prevent contamination of the water, otherwise boat cleaning shall be prohibited

Class B Marinas

A marina offering one berthing space may not be expanded, constructed, or operated without a permit from the commission.

Specific Requirements

- Must provide a restroom if used by customers
- One onsite parking space or suitable offsite parking
- Adequate garbage and debris disposal facilities which must also remain properly maintained
- Adequate facilities for the disposal of sanitary waste from vessels and waste from portable marine toilets
- Written proof of access to disposal facilities for the annual registration period is required
- Offsite facilities must be located within reasonable distance from the marina

Miscellaneous Provisions

Prior to granting any permit for a dock, marina, wharf, or mooring, the commission must ascertain:

- The probable effect of the proposed facility and the operation of such on the health, safety, and welfare of the public
- The impact of the proposed facility upon the congestion of Lake George and the probable visual, cultural, and audible effects of the proposed facility on the neighborhood in which the facility is proposed and on the park
- Permits may come with conditions that must be followed or met
- No person shall clean any vessel with chemicals or detergents where runoff into or contamination of the waters of the park is likely to occur
- No person shall launch any vessel into the waters of the park, or operate a vessel on the waters of the park that is not permanently sealed to prevent the discharge of wastewater into the water

Case Studies

VILLAGE OF NORTHPORT, NY



Introduction

Northport is a historic maritime village located in the Town of Huntington, Suffolk County, on the North Shore of Long Island, New York, United States. The population was 7,347 at the time of the 2020 census. Northport has enacted multiple regulations relating to the structures it allows in its waterways.

Commercial Marine Structures

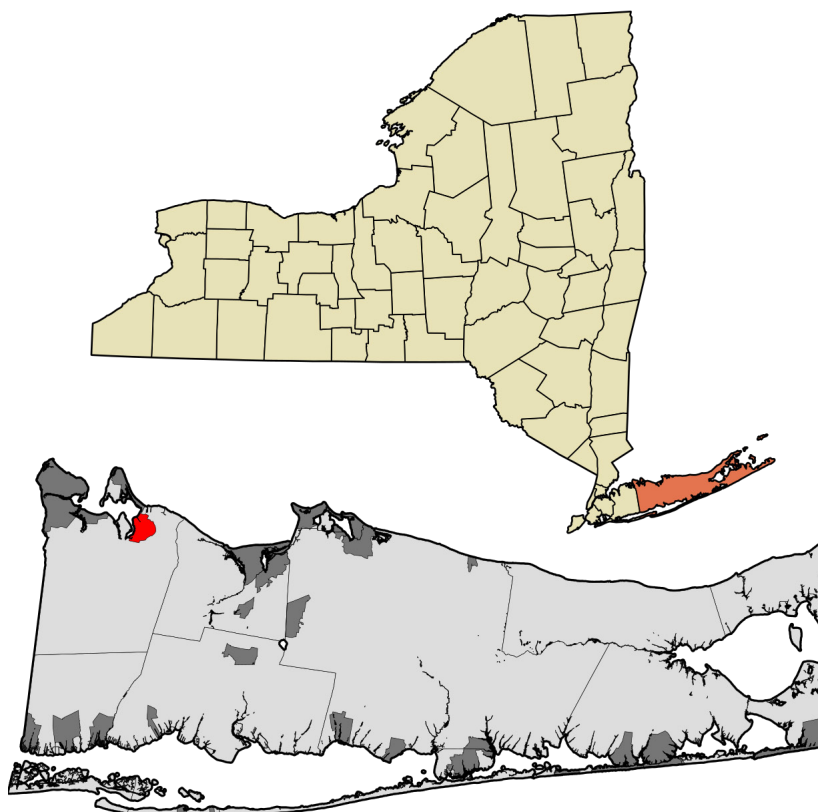
- New commercial marine structures must be placed on the shorefront of a parcel within the specific zone that permits the construction of the structure
- May not extend more than 200 feet from the mean high water line
- Maximum surface width of 72 inches and must permit the passage of light and water
- Underside of joists supporting a fixed pier that extends seaward shall be elevated no less than 4 feet above mean water high
- May not extend within 50 feet of a federally or locally designated channel
- May not extend within 10 feet of the littoral boundary

New and existing commercial marinas are required to:

- Install a marine sanitation pump out device to accommodate vessels in the marina
- Install a potable water supply with proper backflow prevention
- Provide for collection and disposal of domestic sewage, solid waste, grease, oil, and gas
- Provide for proper storm water management of upland storm water within the marina complex

Recreational Marine Structures

- Maximum length of the structure limited to 100 feet extending from the mean high water mark to littoral property subject to the rights of the public to provide access
- Underside joists supporting a fixed pier that extends seaward shall be elevated no less than four feet above mean high water
- Deck maximum surface width of 48 inches and must permit the passage of light and water
- 100 square feet max area of platform
- Shall not extend within 50 feet of any federally or locally designated channel
- Shall not hinder or impede public use of the water, vessel navigation, or adjacent littoral areas or prevent littoral access



Northport, NY By: MB-one

Case Studies

TEGA CAY, SC



Introduction

Tega Cay is a planned city in York County, South Carolina, situated west of Fort Mill and north of Rock Hill. It serves as a suburb of Charlotte, North Carolina. According to the 2020 U.S. Census, the population of Tega Cay was recorded at 12,8321. Tega Cay is located on a peninsula along Lake Wylie, known for its recreational amenities, including access to the lake, parks, and



Tega Cay, SC By: Adobe Stock

Marina Overlay District

Setbacks:

- Waterfront properties have setback requirements to maintain a safe distance from the water's edge. These setbacks protect the shoreline and ensure scenic views

Bulkheads and Erosion Control:

- Owners may need to install bulkheads or erosion control measures to prevent soil erosion along the waterfront
- Proper maintenance of these structures is essential for stability

Dock and Boathouse Guidelines:

- If constructing a dock or boathouse, adhere to local rules regarding size, placement, and materials
- Obtain necessary permits and consider environmental impact

Vegetation Preservation:

- Protect native vegetation and wildlife habitats
- Consult local authorities before removing or altering vegetation near the water

Permitted Marina Activities

Minor repairs, servicing, and routine maintenance. Substantial structural additions or alterations prohibited:

- Launching ramps
- Sale and rental of watercraft
- Bait and tackle retail
- Snack bars and retail grocery
- Dry Boat Storage
- Live-aboard or overnight transient marine uses must utilize appropriate sanitary or pump-out facilities

Site Plan Submission Including:

- Existing property liens, watercourse, bodies of water, wooded areas, and existing roads
- Boundaries of each section, land use, density, recreation, and tree cover
- A landscape plan showing existing plant material to remain and proposed new plan material
- Land use buffer of a minimum of 10 feet
- Traffic impact analysis