

Cortlandt Yacht Club

2025 Boat Owner Packet

This packet containing information and guidelines that will help you during the Summer season. In addition, you also received your pool passes that you must wear when entering the fenced pool area. If you have any questions or a problem or concern arises please see an Officer, they are here to help you in any way they can. Enjoy your Summer and please make good use of the amenities the Club has to offer including the Café, tents, grills, bocce court, playground and pool.

Information contained in this packet and the CYC Marina Guidelines coincide with each other and will give you an understanding of the rules and regulations here at CYC.

CORTLANDT YACHT CLUB MARINA GUIDELINES

SECTION 1 REGULATIONS FOR DOCKING VESSELS

1.0 SLIP ASSIGNMENTS

- 1.1 Marina reserves the right to move owner's boat from the assigned slip in case of an emergency or to avoid loss or damage to marina property and reassign a licensee's boat from one slip to another.
- 1.2 If you request a slip for your boat which can accommodate a larger boat in a different pricing tier, you will pay the lowest price within that tier, regardless of your boat size. (Example you request a slip that can accommodate a 40-45 ft boat. Your boat is 34 feet. You will pay the lowest price of that tier, which is for a 40ft boat.)
- 1.3 Boats found in unassigned slips will be moved at the boat owner's expense. Boat owners may not exchange berths without written permission of the Fleet Captain.
- 1.4 Marina assumes no responsibility for improperly moored boats or improperly tied lines.
- 1.5 Should a boat sink in the marina, the boat owner agrees to remove the boat in 48 hours of its sinking. Marina may move or have the vessel removed at the owner's expense. Any vessel experiencing more than normal leakage must be repaired or removed from the marina. Boat owner is responsible for all environmental damages and cleanup material charges along with CYC work hours incurred.
- 1.6 PWC's can only be docked at CYC on Dock 1A and assigned by the Fleet Captain PWC's may not be launched/hailed at CYC via CYC equipment.
- 1.7 Only one owner per PWC will be recognized. i.e.: Owner signing contract will be recognized as owner of craft.
- 1.8 When Licensee expects to vacate their berth for more than two (2) days, the Licensee must notify the Fleet Captain who may lease the berth.
- 1.9 Finger piers may only be owned by Owner Members.
- 1.10 The Fleet Captain is responsible for scheduling all boat launching and hauling. Boats will not be launched or hauled in the absence of the boat owner or owner family member unless someone else has been authorized in writing to launch/haul the boat.
- 1.11 Dock Boxes may only be purchased by an Owner Member from CYC and has to conform to a standard. Licensees may not own or install dock boxes. This limitation allows the Fleet Captain flexibility to move Licensees, from year to year, to avail an Owner Member slip desirability.
- 1.12 Licensees are asked to launch their boats during the scheduled spring work parties (usually Sundays, starting in April, prior to Memorial Day). If absolutely necessary, a Licensee's boat is launched outside the regular scheduled work parties, the block cleanup shall be the responsibility of the boatlift operator and/or his assistants. Licensee and Winter storage transients launching their boats during work parties shall have their blocks and jack support material, policed by the launch crew. Trash around the boat is to be cleaned by the boat owner. (Cans, old zincs, paint brushes, pans, etc.)
- 1.13 All boats must be removed from the waterfront (Both sides of the roadway between the entrance gate and the woods line past dock 5) by the weekend before Memorial Day weekend. Failure to heed this rule will result in a \$250.00 fine.

1.14 Air Conditioners are to be turned off when boat owner is not present. If boat owner is not present and the air conditioner is running, CYC reserves the right to turn the power off at the stanchion and CYC will notify the boat owner. If no response from Boat owner a fee of \$10 per day will be charged.

2.0 BOAT CONDITION

2.1 Boats docked in the Marina must be seaworthy and be capable of moving under their own power.

2.2 No boat shall create a fire hazard, a sinking hazard or an unsightly condition.

2.3 All boats shall be properly moored.

2.4 Failure to maintain your vessel as in 2.2 may require the boat to be hauled and stored on land at the boat owner's expense until repairs are made.

SECTION 2. REGULATIONS REGARDING OPERATIONS WITHIN THE MARINA

1.0 ENTERING / EXITING

1.1 Any boat/jet ski which enters the marina, either by water or land on a trailer comes under the jurisdiction of the Fleet Captain. Notification to the Fleet Captain is mandatory. **NO EXCEPTIONS**

1.2 Incoming vessels have the right of way and need to sound their horn with one blast. Exiting vessels should sound their horn with one blast. Do not enter the channel if a vessel is incoming. Wait for the vessel to enter the marina. Horn or sounding device must be used. Boaters are required to signal their entrance and exit from the marina by one (1) prolonged blast of their horn prior to approaching/leaving the marina entrance/exit. A "Prolonged Blast" as defined by the USCG Navigation Rules is a blast from four (4) to six (6) seconds. The boat approaching the marina has the right of way. Boaters should remain within the channel markers outside the marina and keep speeds in the marina to 5 mph or less. Boats in the channel outside the marina shall proceed at idle speed while inside the CYC buoys. Boaters shall stay to the right of the fairways and channels, conditions permitting, as well as through the entrance/exit. Sailboats not under power do not have the maneuverability of powerboats in and outside of the marina, therefore power boats shall give way to any sailboat not under power.

1.3 PWC's entering or leaving CYC marina will cruise between north side of northernmost barge and rock jetty.

1.4 All Vessels entering or leaving CYC Marina must do so at idle speed. **(LESS THAN 5 MPH, NO WAKE) BOAT OWNERS ARE LIABLE FOR ANY AND ALL DAMAGE CAUSED TO ANY PROPERTY BY YOUR BOATS WAKE**

1.5 PWC's/Kayaks are not allowed to navigate amongst boat docks, slips or marina entrance.

2.0 SAFETY

2.1 Boats shall be secured in their berths in an acceptable manner. No rope or electrical lines can cross finger slips or docks at any time. **No fishing, swimming or diving off docks in the Marina.** Kayak and PWC use in designated area. Children under twelve (12) years of age must wear PFD while on CYC docks and waterfront.

2.2 The use of barbecues, gas or charcoal, on boats or docks is not permitted inside the Marina. Use the provided barbecues and tables on shore. Please keep them clean after use.

2.3 All fenders, ropes, pole rings, attaching devices on docks must be removed before your boat is hauled out for winter storage. Any of these items left behind will be removed and discarded.

2.4 Boaters cannot affix any items to pilings, fingers or docks. There shall be no modifications made to docks. Screws, nails nor any other type of attachment are permitted.

2.5 **There shall be NO bicycle riding, in-line skating, skateboarding, drone flying and fireworks on CYC property at any time.**

2.6 All water toys are to be stored on your vessel. Any Item left on land will be placed by the dumpster.

2.7 Dinghies and rubber rafts must be stored on boats or in designated **water areas** at the head of the docks. Boats may be tied temporary to docks, but in no case shall mooring lines cross either docks or runways. No water toys, rafts, tubes, etc, are to be stored on land, docks or Jet Ski slips. These items are to be stored on boat(s) or outside CYC property Lines should never cross finger slips.

2.8 All walkways and docks must be kept clear of any power cables, hoses ropes, chairs, water toys, etc. Water hoses and electric cords **shall be removed when not in use or shall be neatly coiled and stowed on stanchions.** Boat owners are responsible for ensuring electrical connections and water hoses do not protrude in dock walkway. CYC reserves the right to confiscate hoses and electric cords which are not properly stowed.

2.9 Boats with extending objects from the stern or bow pulpits must not extend onto the docks. They must be tied back so they do not cause a safety hazard.

2.10 **DISCHARGE OF HEADS, BOAT TOILETS OR HOLDING TANKS IS A VIOLATION OF U. S. COAST GUARD REGULATIONS AND THESE RULES.** Emptying of toilets in restrooms is prohibited. Waste oil must be disposed of in waste oil barrels provided by the marina. **DISCHARGE OF OIL INTO THE MARINA IS A VIOLATION OF THESE RULES AND U. S. COAST GUARD REGULATIONS.** A pump out station is provided by CYC on the North side of the boat well. Marina is a no discharge zone. All boats are to use the pump out facility located next to the travel lift. Any person caught dumping discharge overboard will be subject to removal from the marina.

All boaters shall adhere to all environmental laws and shall keep the lands and waters of the marina clean and free from human and domestic animal waste, oil, fuel spills and other toxic products identified by Federal, State and Local Governments. (See NYSDEC Pollution Prevention)

“The Laws of the State, and the Clean Waters Act of the U.S. Government specifically prohibits discharge of any rubbish, waste or refuse material of any kind or description into the waters of any river, stream, lake, pond or tidal waters” CYC supports regulations and will provide every assistance to enforcement agencies to assure compliance within the Marina. All marina users and their guests are expected to cooperate by using the common area toilets and by placing all garbage and refuse in the receptacles provided. Dumpsters, adjacent to the entry gate and south of the Café, are available for Licensees garbage and refuse.

2.11 Boat owner agrees to comply with all laws pertaining to the marina operations, all safety rules and provisions, speed limits and all other indications for safety of the public and marina. Boater shall be held responsible for any damage which may occur as a result of improper moorings.

2.12 No refueling of boats, dinks or Jet Ski's in the marina. **Emergency Fueling** of gasoline powered boats is permitted at the **pump out dock only. CYC must be notified and boat must be towed to the pump out dock and emergency supply of fuel used.**

2.13 A tarp should be placed under your boat when any painting, oil or gas spillage can occur

2.14 All halyards must be tied away from the mast before leaving the boat.

2.15 CYC will refuse all wooden boats for summer and/or winter storage

2.16 CYC does not allow the installation and the use of a boat hoist in the slips, whether hydraulic, water or air pump activated.

2.17 Once boat is hauled (by CYC or boat owner) and not wintering at CYC, the boat shall be removed from CYC property. If CYC does not power wash the boat at hauling the boat shall not be power washed on the CYC property. **(No Exceptions)** Once boat is removed from the water either privately or by CYC and the boat is not wintering at CYC, the boat and trailer are not to reenter CYC property for any reason. No power washing of boat(s) on CYC property other than by CYC at the boat well. **NO EXCEPTIONS** and thank you for understanding. There shall be no washing of cars on CYC property.

2.18 Use of "Toxic Anti-Freeze" to winterize engines is prohibited. The discharge on launching the vessel in the spring pollutes our waterway.

2.19 Boat owners shall not place supplies, materials accessories or debris on the walkways and shall not construct thereon any lockers, chests, cabinets or similar structures on marina grounds without approval from the Board of Governors. All ladders, when not in use, while boat is on land must be secured and unable for use.

2.20 NO BOAT SHALL BE "PLUGGED IN" WHILE ON LAND WITHOUT OWNER BEING PRESENT ON MARINA PROPERTY.

SECTION 3 GENERAL REGULATIONS OF THE MARINA

3.1 Please dispose of all garbage in the provided dumpsters on the property

3.2 Please be respectful of your neighbors. Noise shall be kept to a minimum at all times and an **10:00pm noise curfew** shall be observed on all activities. Music and TV volume should be kept low so as not to disturb your neighbor. All boaters shall use discretion in operating engines, generators, radios and television sets. Boisterous parties are not welcome either on your boat or on marina grounds at any time. The use of profanity is strictly prohibited and offender will be asked to leave CYC property.

3.3 All pets must be on a leash and cleaned up after. Pets are restricted to normal domestic animals and should be well behaved and prevented from barking excessively

3.4 Disorderly conduct on the docks or surrounding areas in the marina will not be permitted. Offending members and their guests will be subject to disciplinary action as provided in the clubs By Laws. Licensees and their guests agree to conduct themselves in the marina in a manner that avoids creating an annoyance, hazard or nuisance to the marina or other members. This includes good housekeeping, proper sanitation practices and use of trash and recycling receptacles.

3.5 Additionally, any vessel that is on land or in the water that is in arrears, will be subject to their vessel being chained / locked until they are brought up to date on their fees

3.6 No refund or partial refund of Facility Fee/Annual Dues will be granted for any reason the club cannot open any facility or service as may be required. The Facility Fee/Annual Dues covers the Clubs facility maintenance of all elements.

3.7 Boat Owner must pay half of the summer fee by 1/31. If not paid by 1/31, their slip will be put up for rental to another boater. Full Payment must be made by 3/31. If not paid by 3/31, their slip will be put up for rental to another boater. All winter storage fees must be paid by 10/01 to guarantee storage.

3.8 Any damage caused by Boat Owner, their guest(s) or contractors is the responsibility of the Boat Owner to reimburse CYC for repair(s) or replacement of the damaged CYC property. CYC reserves the right to determine a repair or replacement of the damaged property.

3.9 Each dock has dock carts for use by boaters on the dock to load or unload gear. These carts must be returned to the head of the dock immediately after used and stowed in a manner that water does not accumulate in them. Be courteous and return the cart for other boaters to use. Yellow carts are for tools and equipment. Do not use black carts when working on boat.

3.10 Unleashed domestic pets are NOT permitted on CYC Property. This included docks and under the tents. Leashed domestic pets shall be walked outside the marina fence, alongside marina entranceway and south of dock 5, past CYC property defined by electrified telephone poles. Please clean up after your pet. Pets are not allowed in any building at any time. Farm animals are not allowed on CYC property at any time.

3.11 CYC is not responsible for any private property left on the CYC premises. jack stands, ladders, trailers (Not registered and/or not paid for) and any personal property shall not be stored at CYC either on land or in any of the buildings.

3.12 All trailers must be properly marked for easy identification (Last Name of Owner clearly visible). They must be secured in a way to prevent theft (wheel lock, hitch lock or wheel chain) and the key or combination of the securing device must be given to CYC and left in the office in case the trailer has to be moved. Once trailer is placed on the property by CYC the trailer can't be moved without permission of the Fleet Captain. If a trailer is not utilized for storing the boat/jet ski an additional fee will be imposed for the storage of the trailer.

3.13 Tents at the top of docks 1- 5 are for the convenience of all boaters and not the exclusive use of any one individual. The tent between docks 2 & 3 (Common Tent) is to be used for overflow of dock tents or for special CYC functions. You are asked to be considerate of your fellow boaters and not to tie up more than one (1) table at your dock tent or common tent. Please do not leave coolers or personal belongings on the tables. Music at a moderate volume may be played on your radio/CD player. Licensees are not allowed personal BBQ's on CYC property. CYC supplies Barbeques and propane for use at each dock tent. Owner members are allowed to have a personal BBQ on CYC Grounds. If you bring you BBQ to CYC and are not an Owner Member, you will be asked to remove it from the grounds immediately.

SECTION 4 - Paperwork

1 - Review you boat and trailer registration and insurance policy are up to date Provide a current and valid copy to CYC.

2. Insurance and Registration must be current and on file with CYC to haul/Launch any boat.

NO EXCEPTIONS

3 - All boats in the Cortlandt Yacht Club basin must be insured. CYC must be added as an additional insured party. All boats whether on land or in the water must be insured with at least \$300,000 property liability insurance. Copies of the valid Insurance Policy and valid registration and documentation (if boat is documented) must be given to CYC prior to your boat being hauled or launched by mail or delivered in person. There are no exceptions. CYC accepts a Homeowner Insurance Policy if the Year, Make and Hull ID Number are listed on the Policy. CYC does not honor Umbrella policies for Boats on CYC Property.

4 - All boat owners must complete the Licensee Agreement/Application which supplies CYC with your cell phone number(s) and e-mail addresses where you can be reached in an emergency. Should there be an emergency and CYC is unable to contact the boat owner, the boat owner grants CYC the authority to take whatever action necessary to respond to the situation.

5 - All fees shall be paid in full before boat is launched or hauled. This also includes a current registration and current insurance on file in the office.

NO VESSEL WILL BE LAUNCHED OR HAULED UNTIL THIS CRITERIA IS MET

6 - All outside contractors must show proof of insurance to perform service work on a all boat(s). **Boat owner is responsible for outside contractors or service organizations doing work on their boats. Check with the office if you're unsure of contractor insurance requirement.**

Boat owners are welcome to perform service work on their own vessel provided however:

*The work is actually performed by the owner, member of his/her family, or friends who are not working for pay

*Absolutely no paints, thinners, oils or similar materials are to be brought into any marina facility building. The cleaning of paintbrushes and utensils in any marina facility is forbidden

*The repair or service shall not involve prolonged or high speed operation of vessel engines

7 - Advertising or soliciting shall not be conducted by anyone in the marina

8 - Slip requests, made by Owner members, are honored for a period of two (2) years. The request must be for a specific single designated slip in writing to the Fleet Captain for their 1st boat only.

9 - Owner members may request a slip that is currently occupied by a licensee. The request is for the following season and must be submitted before January 31st of the year you want to move your slip. The licensee will be moved to another slip if one is available

SECTION 5 IMPORTANT DATES

January 31 - One half summer fee due

March 31 - Balance of summer fee due

April 1 – **NO REFUNDS** on / after this date. Prior to April 1st, 100% refund

April 15 - Boat launches (Ask Fleet Captain if an earlier launch is possible)

May - Sunday before Memorial Day Weekend – All Boats off the waterfront

October 1 - Full winter storage payment due

October 15 - Last day for licensees to haul boat (Check Licensee Agreement for Details)

October 31 - All boats must be out of the water

Summer Boating Season - April 15th to October 1st

Motor Vehicles and Parking

There are several areas for parking and posted signs must be followed. During the boating season, parking can become a problem. It is to everyone's benefit to exercise good judgement, abide by CYC's limited rules, provide space for your neighbors and do not obstruct CYC equipment use.

When a vehicle is parked in a location which could or is blocking another vehicle or is obstructing movement of equipment, the vehicle should be left unlocked (**WITH KEY**) or if locked, the owner must be readily available to move the vehicle. Under no conditions any vehicle will be allowed to park under the tents. Designated handicap parking spaces should be reserved for Handicap Tag carriers only.

****No parking between the white lines on the road and no parking at the end of the main road in front of Dock 5. You can unload your vehicle on the road, by your dock, but it must be moved to a designated parking area as quickly as possible.****

WATERFRONT AND GRASS AREAS OF THE MAIN ROAD ARE RESTRICTED TO OWNER-MEMBERS ONLY. Licensees, Pool Members and Café patrons shall follow the signs and parking diagram posted throughout the marina.

MAIN ROAD POOL FENCE – Grass area on pool fence side are restricted to Owner Members. Licensee's and their guests.

VACATION PARKING – The waterfront areas are not to be used by Owner Members or Licensees who have left the marina for vacation. Use either the south parking lot or north side of the pool area.

SAME PARTY PARKING – Individuals in the same party need to park behind each other (if possible) especially on weekends, holidays and CYC functions.

DO NOT BLOCK ACCESS GATE TO POOL AND DO NOT PARK IN FRONT OF HYDRANTS ON THE WATERFRONT (Marked by a barrier). THESE AREAS ARE FOR EMERGENCY VEHICLES.

Overflow parking will be at the Main Clubhouse parking lot. If a function is being held in the clubhouse, no parking will be allowed in this area. Signs will be posted.

There shall be no washing or repairs of motor vehicles on CYC property.

No Boat, Jet ski and motor vehicle are allowed under the tents for any reason.

Before you Launch

1. Hose clamps should be inspected and replaced as necessary. Double clamp below waterline connections, including all hose and fuel lines with marine-rated stainless hose clamps and keeping seacocks closed when you are away, it's a wise move.
2. Inspect cooling hoses for stiffness, rot, leaks and cracking. Make sure they fit snugly.
3. Replace deteriorated sacrificial anodes.
4. Inspect prop(s) for dings, pitting and distortion. Make sure cotter pins are secure. Grip the prop and try moving the shaft – if it's loose, the cutless bearing (on inboard drive systems) may need to be replaced.
5. Check rudderstock to ensure it hasn't been bent.
6. Inspect the hull for blisters, distortions and stress cracks.
7. Make sure your engine intake sea strainer is not cracked or bent from ice, free of corrosion, and is clean and properly secured.
8. With inboards, check the engine shaft and rudder stuffing boxes for looseness. A stuffing box should only leak when the prop shaft is turning and needs to be inspected routinely.
9. Inspect and lubricate seacocks.
10. Use garden hose to check for deck leaks at ports and hatches. Renew caulk or gaskets as necessary.
11. Inspect bilge pump and float switch to make sure they're working properly.
12. Check stove and remote tanks for loose fittings and leaking hoses.
13. Inspect dock and anchor lines for chafing.
14. If equipped, ensure that the stern drain plug is installed.
15. After the boat is launched, be sure to check all thru-hulls for leaks.

Engine, Outdrives and Outboards

1. Inspect rubber outdrive bellows for cracked, dried and/or deteriorated spots (look especially in the folds) and replace if suspect.
2. Check power steering and power trim oil levels.
3. replace anodes that are more than half worn away.
4. Inspect outer jacket of control cables. Cracks or swelling indicate corrosion and mean that the cable must be replaced.

Engines and Fuel Systems

1. Inspect fuel lines, including fill and vent hoses, for softness, brittleness or cracking. Check all joints for leaks and make sure all lines are well supported with noncombustible clips or straps with smooth edges.
2. Inspect fuel tanks, fuel pumps and filters for leaks. Ensure portable tanks and lines are completely drained of stale fuel before filling with new fuel. Clamps should be snug and free of rust. Clean or replace fuel filters.
3. Every few years, remove and inspect exhaust manifolds for corrosion.
4. Charge battery. Clean and tighten electrical connections, especially both ends of battery cables. Wire-brush battery terminals and fill cells with distilled water (if applicable)
5. Inspect bilge blower hose for leaks.

Sailboat Rigging

1. Inspect swage fitting for cracks and heavy rust (some discoloration is acceptable). Inspect wire halyards and running backstays for “fishhooks” and rust.
2. Remove tape on turnbuckles and lubricate threads, preferably with Teflon. Replace old tape with fresh tape.
3. If you suspect the core around a chainplate is damp, remove the chainplate to inspect and make repairs.

Trailers

1. Inspect tire threads and sidewalls for cracks or lack of thread and replace as necessary. Check air pressure – Don’t forget the spare.
2. Inspect wheel bearings and repack as necessary.
3. Test all lights and winch to make sure they’re working properly. Inspect hitch chains.
4. Inspect trailer frame for rust. Sand and paint to prevent further deterioration.

Safety

1. Check expiration dates on flares. Inspect fire extinguishers. Replace if over 12 years old. Over 40 million Kidde Extinguishers with plastic handles were RECALLED on 11/2/2017.
2. Make sure you have properly sized and wearable life jackets in good condition for each passenger, including children. Check inflatable life jacket cylinders.

3. Test smoke, carbon monoxide, fume and bilge alarms.
4. Check running lights and spare bulb inventory.
5. Update paper charts and chart plotter software.
6. replenish first aid kit items that may have been used last season.
7. Be sure to get a free vessel safety check from the USCG Auxiliary or US Power Squadrons. Find out more at safetyseal.net.

For the Dock

1. Check both ends of the shore power cable connections for burns, which indicate the cable and/or boats shore power inlet or the docks receptacle must be replaced.
2. Test ground-fault protection on your boat and private dock. Know how to prevent Electric Shock Drowning.