

STATE OF NEW YORK
SHORELINE RESTRICTIONS BY LAW

The following restrictions imposed by law apply to the shoreline of any water body in the Adirondack Park navigable by boat or canoe, including a lake, pond, river or stream. If an Agency permit is required (or if the property has previously been subject to Agency review), other restrictions may apply.

STRUCTURAL SETBACKS

Any new structure exceeding 100 square feet in size must comply with the following setback distances from the mean high water mark (the average annual high water level):

Hamlet	50 feet	Rural Use	75 feet
Moderate Intensity Use	50 feet	Resource Management	100 feet
Low Intensity Use	75 feet		

Structure setback restrictions are measured horizontally along the shortest line between any point of the structure (including attached porches, decks or other structural attachments) and any point on the shoreline at the mean high water mark. The Agency will locate the mean high water mark upon request.

These restrictions do not apply to docks eight feet or less in width or to boathouses. For a structure to qualify as a "boathouse," it must have direct access to a navigable water body, be used for the storage of boats and associated equipment only and must not contain bathroom or kitchen facilities or be designed or used for lodging or residency.

MINIMUM LOT WIDTHS

Shoreline lot widths are measured along the shoreline at the mean high water mark. Shoreline lot width restrictions apply to any lot, parcel or site which adjoins or includes a shoreline of a navigable water body or is located in whole or in part within the applicable structure setback distance.

Hamlet	50 feet	Rural Use	150 feet
Moderate Intensity Use	100 feet	Resource Management	200 feet
Low Intensity Use	125 feet		

Other minimum lot widths apply for deeded or contractual access to water bodies; contact the Agency for additional information.

SEWAGE SYSTEM SETBACKS

Any seepage pit, drainage field or other leaching facility (including an outhouse or pit privy) receiving any form of household effluent, must be set back at least 100 feet from any water body, including any wetland or intermittent stream. The setback is measured along the shortest distance from the mean high water mark to the closest point of the leaching facility.

Any new on-site sewage disposal system must also comply with NYS Department of Health standards, including that it:

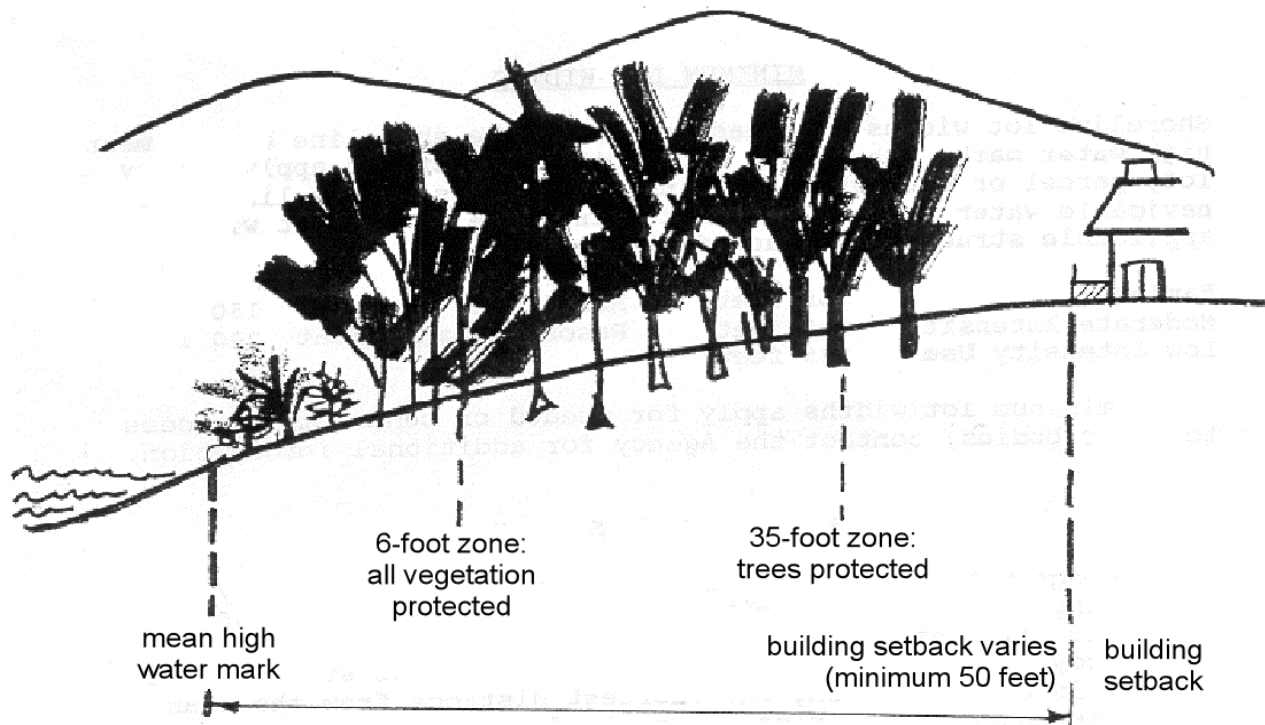
- (a) shall not be located on slopes in excess of 15%,
- (b) shall not be closer than 100 feet from the source of any water supply system.

SHORELINE CUTTING RESTRICTIONS

Vegetative cutting is restricted on any parcel with shoreline on a navigable water body as follows:

- (a) Within 35 feet of the mean high-water mark, up to a maximum of 30 percent of the trees in excess of six inches diameter at breast height (4 1/2 feet above ground) may be cut over any 10-year period.
- (b) Within six feet of the mean high-water mark, no vegetation of any kind may be removed, except that up to a maximum of 30 percent of the shorefront may be cleared of vegetation on any individual lot. This requirement applies in addition to (a) above.
- (c) Diseased vegetation and rotten or damaged trees may be removed.

EXAMPLE OF CUTTING DISTANCES



ADDITIONAL CUTTING RESTRICTIONS APPLY TO THE SHORELINE OF RIVERS DESIGNATED PURSUANT TO THE NEW YORK STATE WILD, SCENIC AND RECREATIONAL RIVERS SYSTEM ACT. For further information contact the Adirondack Park Agency at PO Box 99, Ray Brook, NY 12977, telephone (518) 891-4050.