



This is a supplement to the Citizen’s Guide which provides basic information about Adirondack Park Agency regulations.

SHORELINE RESTRICTIONS

Whether or not an Agency permit is required for a proposal, the following restrictions are imposed by law and apply to the shoreline of all lakes and ponds and all rivers and streams navigable by boat (including canoe). If an Agency permit is required (or if the property has previously been subject to Agency review), additional 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):

<i>Hamlet</i>	<i>50 feet</i>	<i>Rural Use</i>	<i>75 feet</i>
<i>Moderate Intensity</i>	<i>50 feet</i>	<i>Resource Management</i>	<i>100 feet</i>
<i>Low Intensity Use</i>	<i>75 feet</i>		

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

The setback restrictions do not apply to docks or to boathouses.

Dock means a floating or fixed structure that: 1) extends into or over a lake, pond, or navigable river or stream from only that portion of the immediate shoreline or boathouse necessary to attach the floating or fixed structure to the shoreline or boathouse; 2) is no more than eight feet in width; or in the case of interconnected structures intended to accommodate multiple watercraft or other authorized use, each element of which is no more than eight feet in width; and 3) is built or used for the purposes of securing and/or loading or unloading water craft and/or for swimming or water recreation.

Boathouse means a covered structure with direct access to a navigable body of water which (1) is used only for the storage of boats and associated equipment; (2) does not contain bathroom facilities, sanitary plumbing, or sanitary drains of any kind; (3) does not contain kitchen facilities of any kind; (4) does not contain a heating system of any kind; (5) does not contain beds or sleeping quarters of any kind; and (6) does not exceed a single story.

Decks or porches which are above water level and extend beyond the footprint of any boathouse, as that term is defined above, are subject to the shoreline setback restrictions if those portions which extend beyond the structural footprint exceed 100 square feet in the aggregate.

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.

<i>Hamlet</i>	<i>50 feet</i>	<i>Rural Use</i>	<i>150 feet</i>
<i>Moderate Intensity</i>	<i>100 feet</i>	<i>Resource Management</i>	<i>200 feet</i>
<i>Low Intensity Use</i>	<i>125 feet</i>		

Additional shoreline lot width is required for providing 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.

New York State Department of Health standards also require that any new on-site sewage disposal system:

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

SHORELINE CUTTING RESTRICTIONS

Vegetative cutting is restricted on any parcel with shoreline on a lake, pond or navigable river or stream 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 (4½ 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 shoreline 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

