

PURCHASING PROPERTY WITHIN THE LAKE GEORGE PARK? BE AN INFORMED BUYER

LAKEFRONT PROPERTIES

Docks and moorings on Lake George are a valuable extension of upland property rights. It is important to know that the docks and/or moorings present on the property you are purchasing have been properly recorded or permitted by the Commission. Permits are required for the placement of new docks and moorings and there are limits on numbers, location and configuration of these structures. Structures that were in place prior to the current rules are exempt from these limits. Such “grandfathered” structures may have been registered as Existing Wharfs in the 1981 registration process or permitted prior to 1988 by the Department of Environmental Conservation. Wharfs and moorings constructed after 1988 required a permit from the Commission.

The Commission maintains comprehensive records of docks and moorings for residential parcels, shared lakefronts, commercial establishments and marinas. You should review these records to be sure that dock sizes, shapes and locations, and mooring locations are accurately recorded for any property that you are interested in purchasing. These records are separate from and should not be confused with annual dock and mooring registrations.

These records become increasingly important when owners seek to modify structures or transfer or sell their properties. Modifications to existing structures must meet current standards. A prospective owner may apply for a dock construction or modification permit with the owner’s permission, if a permit is issued it is transferrable.

You should also be aware that the use of slips or moorings by parties other than the owner of the parcel is considered a commercial use under Commission regulations. Permit and additional registration requirements may apply.

ALL PROPERTIES WITHIN THE LAKE GEORGE PARK

The Commission has established Stormwater Management Regulations for construction and clearing projects within the Park. A permit from the Commission is required prior to undertaking these activities within the Towns of Hague, Putnam, Ticonderoga, Dresden and Fort Ann. Contact us if you are considering new construction or additions for the property you may be purchasing. If you are in the Town of Bolton, Queensbury or Lake George or Lake George Village, contact the zoning administrator of that municipality for permit requirements.