

STATE OF DEVELOPMENT NOW AND FOR THE FUTURE OF THE LAKE GEORGE WATERSHED

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LAKE GEORGE ASSOCIATION
Protecting Our Water. Educating for the Future.

— SINCE 1885 —

LAKE GEORGE WATERSHED DATA ATLAS

PROJECT SPONSOR



LAKE GEORGE ASSOCIATION
Protecting Our Water. Educating for the Future.

TECHNICAL ADVISORY TEAM



**Lake George
Park Commission**



ADDITIONAL FUNDING SUPPORT



**Department of
Environmental
Conservation**

PROJECT CONSULTANT



CONTENT:

- WATERSHED-SPECIFIC POPULATION, HOUSING, LAND USE, AND INFRASTRUCTURE CHARACTERISTICS
- GIS BUILDOUT ANALYSIS FOR THE ENTIRE WATERSHED

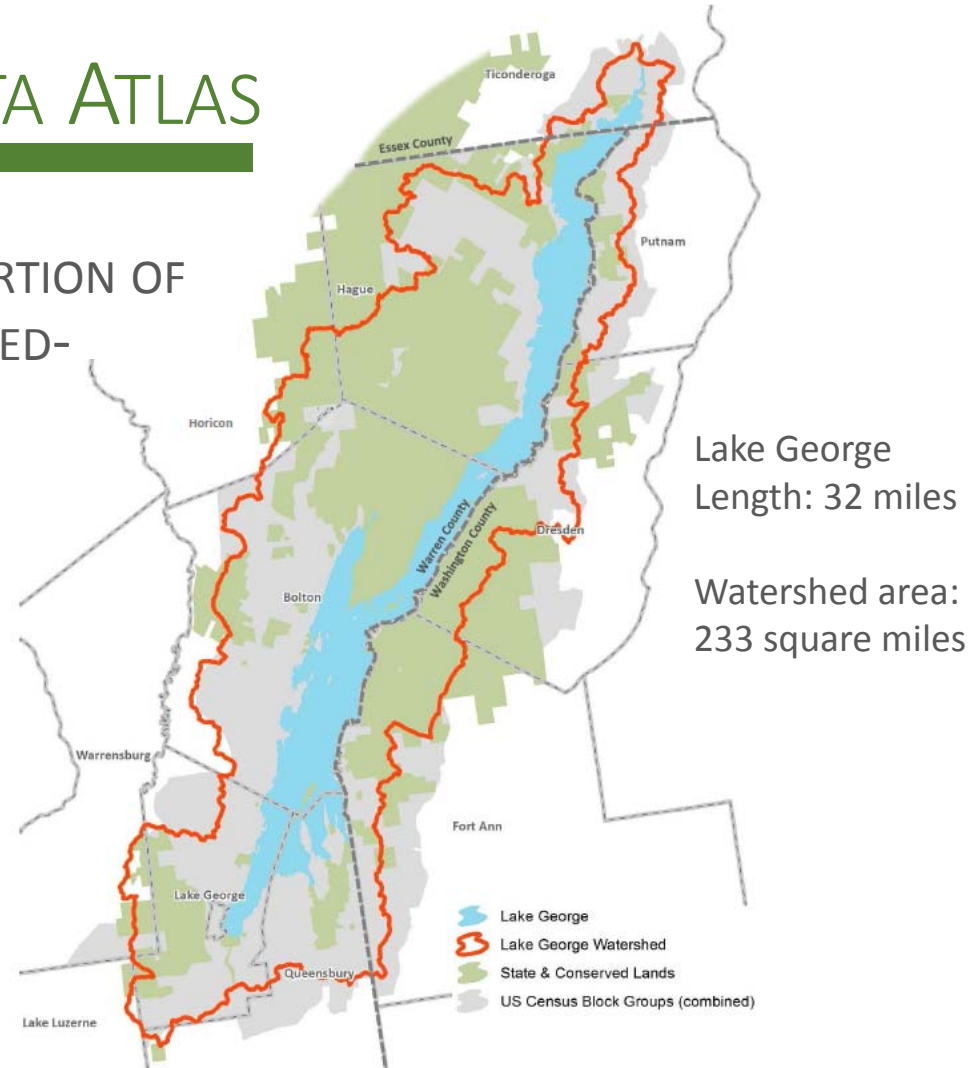
INTENT:

- TOOL FOR LOCAL PLANNERS, GOVERNMENT OFFICIALS, RESEARCHERS, AND ORGANIZATIONS SEEKING INFORMATION IN SUPPORT OF PLANNING AND WATER QUALITY RELATED INITIATIVES
- START A DIALOGUE ABOUT LAND USE AND FUTURE GROWTH WITHIN THE WATERSHED

LAKE GEORGE WATERSHED DATA ATLAS

THE LAKE GEORGE WATERSHED INCLUDES A PORTION OF SEVERAL MUNICIPALITIES. THIS MAKES WATERSHED-SPECIFIC INFORMATION GATHERING DIFFICULT:

- THREE (3) COUNTIES
- ELEVEN (11) TOWNS
- ONE (1) VILLAGE
- MULTIPLE US CENSUS TRACTS, BLOCK GROUPS, AND BLOCKS



LAKE GEORGE WATERSHED DATA ATLAS

THE REPORT PROVIDES KEY INFORMATION ON THE FOLLOWING TOPICS:

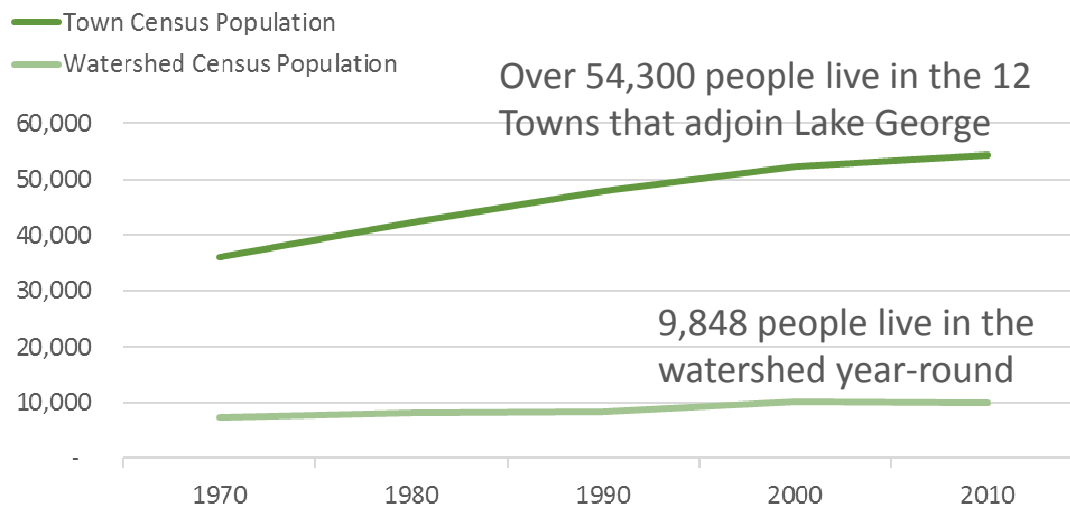
- POPULATION AND HOUSING
- LAND USE, ZONING, AND THE BUILT ENVIRONMENT
- WATER, SEWER, AND ROADWAY INFRASTRUCTURE
- RESIDENTIAL DEVELOPMENT POTENTIAL

LAKE GEORGE WATERSHED DATA ATLAS

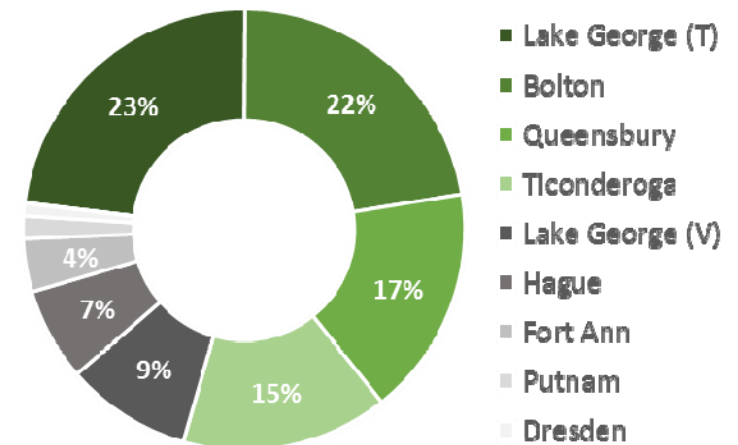


POPULATION CHARACTERISTICS:

US CENSUS POPULATIONS: TOWN-WIDE VS. WATERSHED



PERCENT OF WATERSHED POPULATION BY COMMUNITY

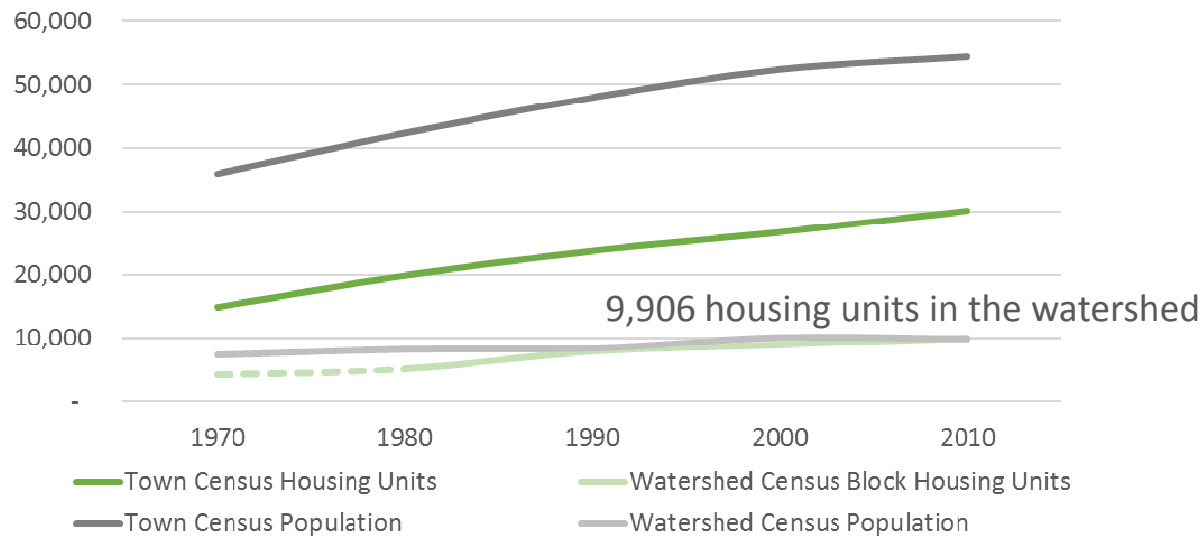


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HOUSING CHARACTERISTICS:

CENSUS HOUSING UNITS & POPULATION: TOWN VS. WATERSHED



140%

Increase in housing since 1970

27%

Increase in year round housing within the watershed since 1990

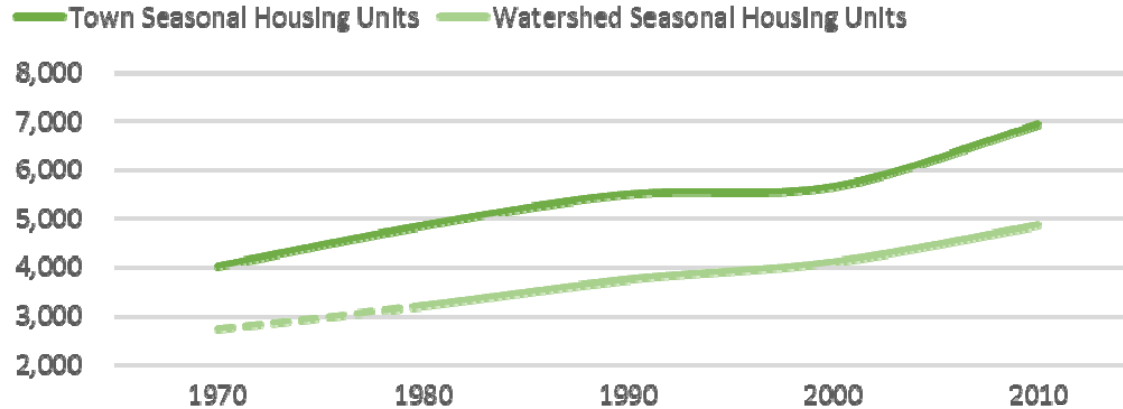
Over 2,085
new housing units in the watershed since 1990

LAKE GEORGE WATERSHED DATA ATLAS



SEASONAL HOUSING CHARACTERISTICS:

US CENSUS SEASONAL HOUSING: TOWN-WIDE VS. WATERSHED



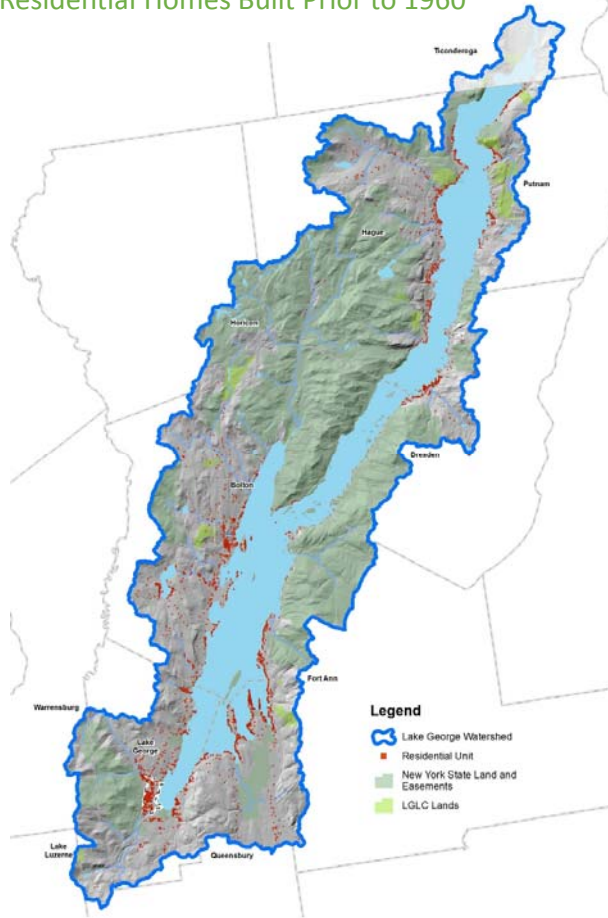
50 % of housing within the Lake George watershed is seasonal and over 70% of all of the communities seasonal housing is within the watershed.



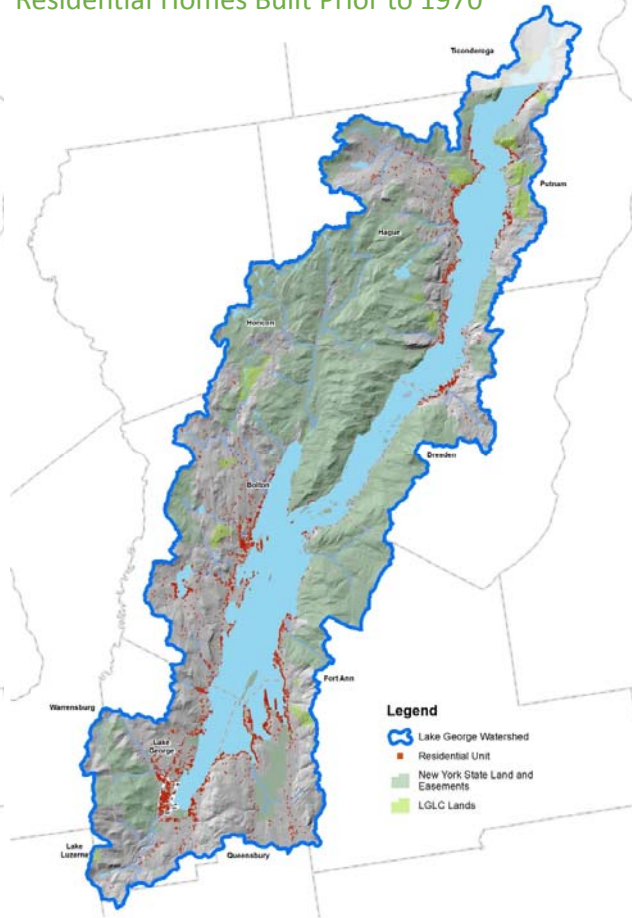
LAKE GEORGE WATERSHED DATA ATLAS

YEAR-ROUND & SEASONAL HOUSING GROWTH

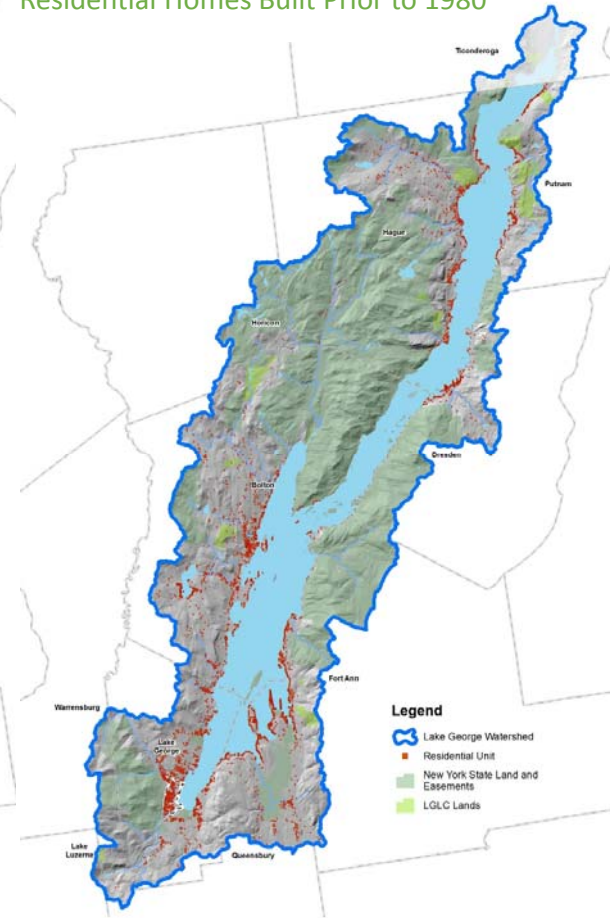
Residential Homes Built Prior to 1960



Residential Homes Built Prior to 1970



Residential Homes Built Prior to 1980

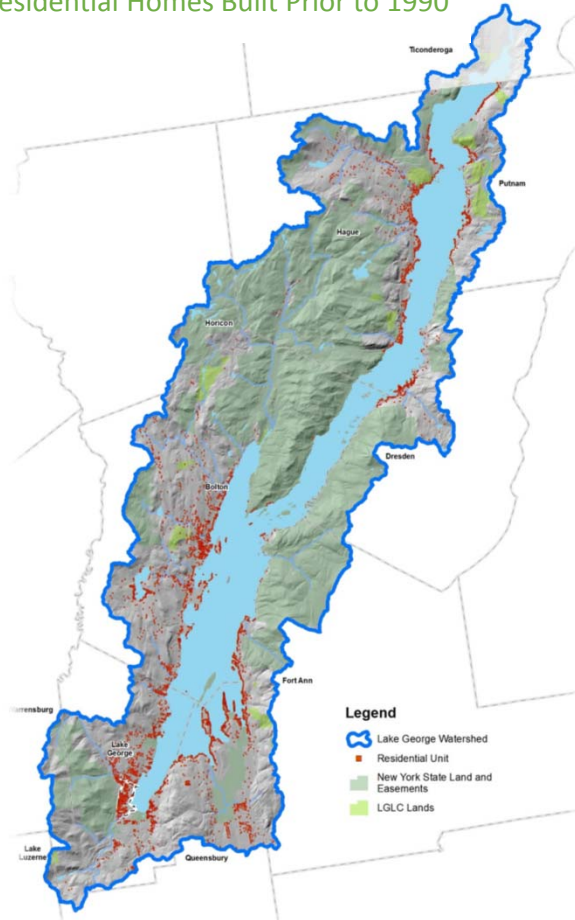




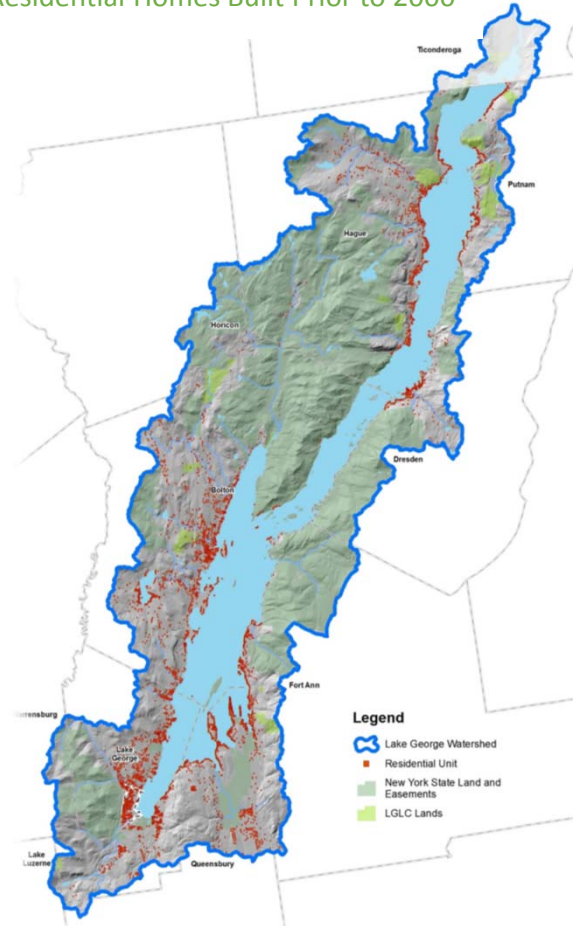
LAKE GEORGE WATERSHED DATA ATLAS

YEAR-ROUND & SEASONAL HOUSING GROWTH

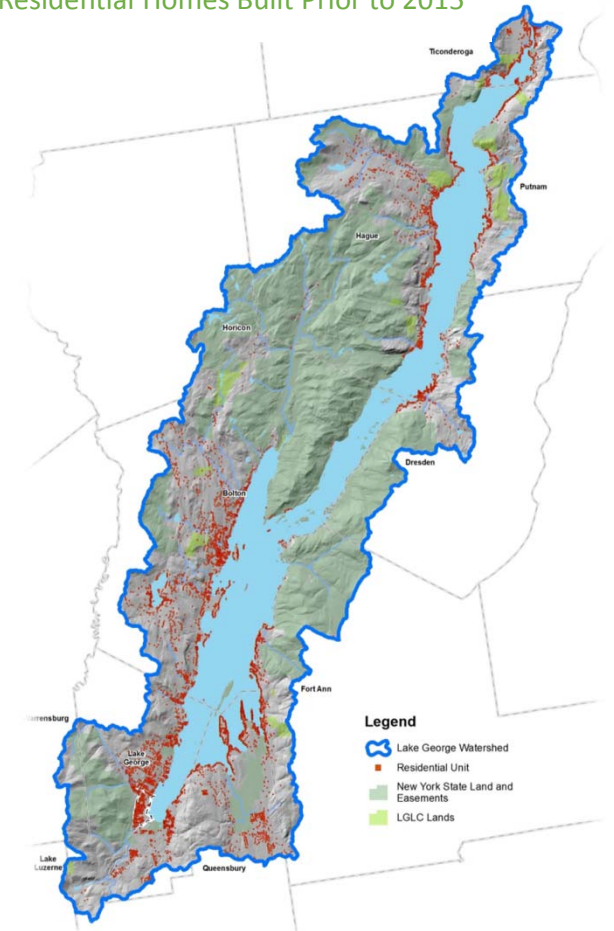
Residential Homes Built Prior to 1990



Residential Homes Built Prior to 2000



Residential Homes Built Prior to 2015



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HOUSING CHARACTERISTICS:

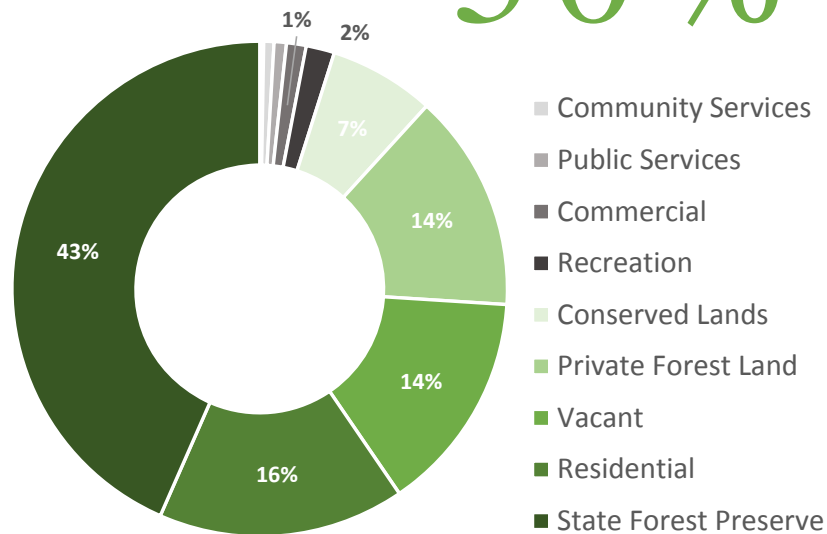


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LAND USE CHARACTERISTICS:

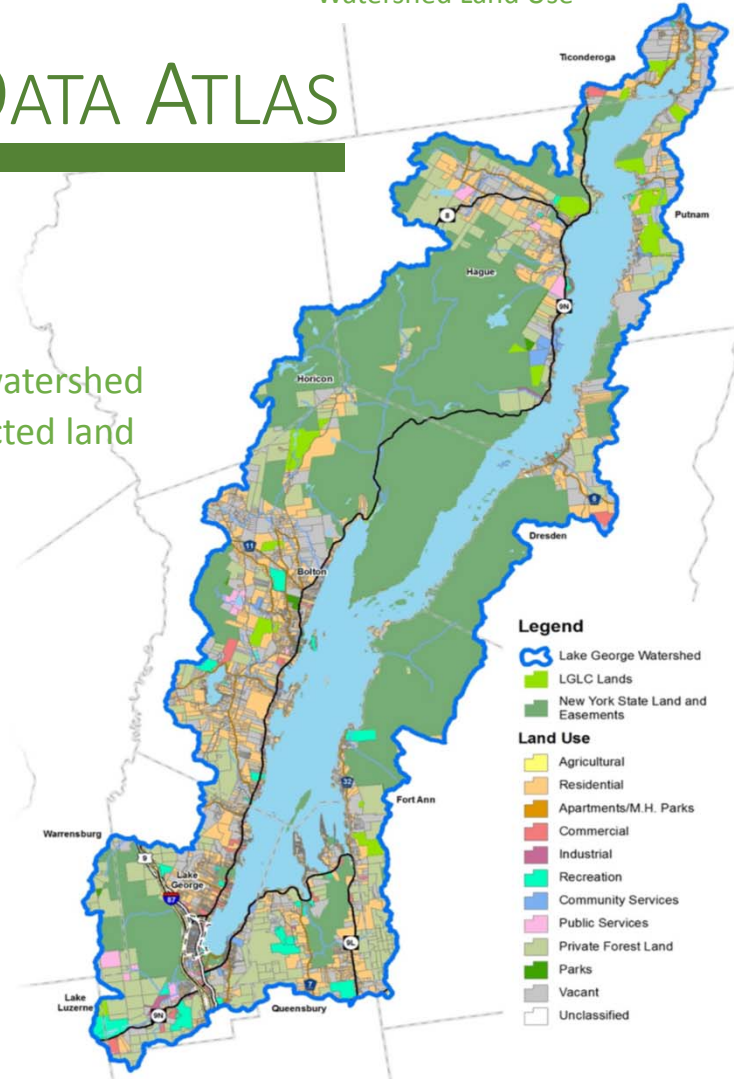
WATERSHED LAND USE



50 %

Of the watershed is protected land

Watershed Land Use



LAKE GEORGE WATERSHED DATA ATLAS



LAND USE CHARACTERISTICS:

REPRESENTATIVE LAND COVER TYPES



BUILT OR
HARDSCAPE

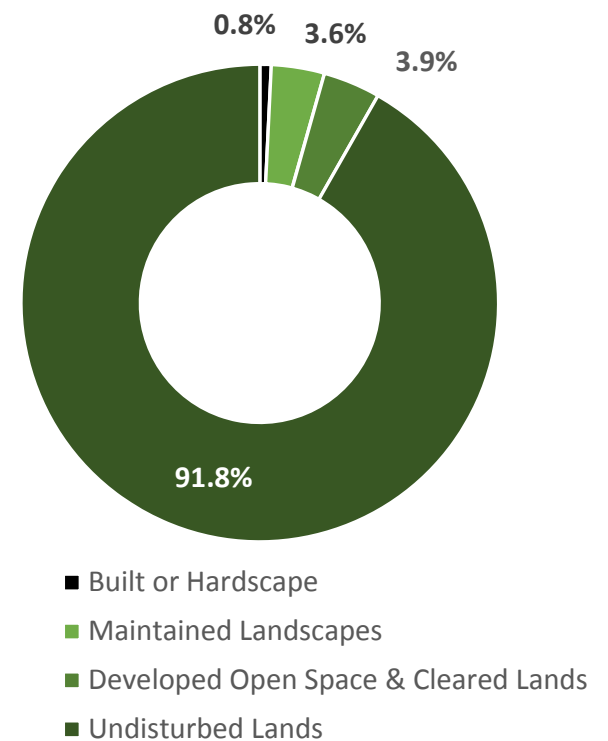


MAINTAINED
LANDSCAPES



DEVELOPED OPEN SPACE
& CLEARED LANDS

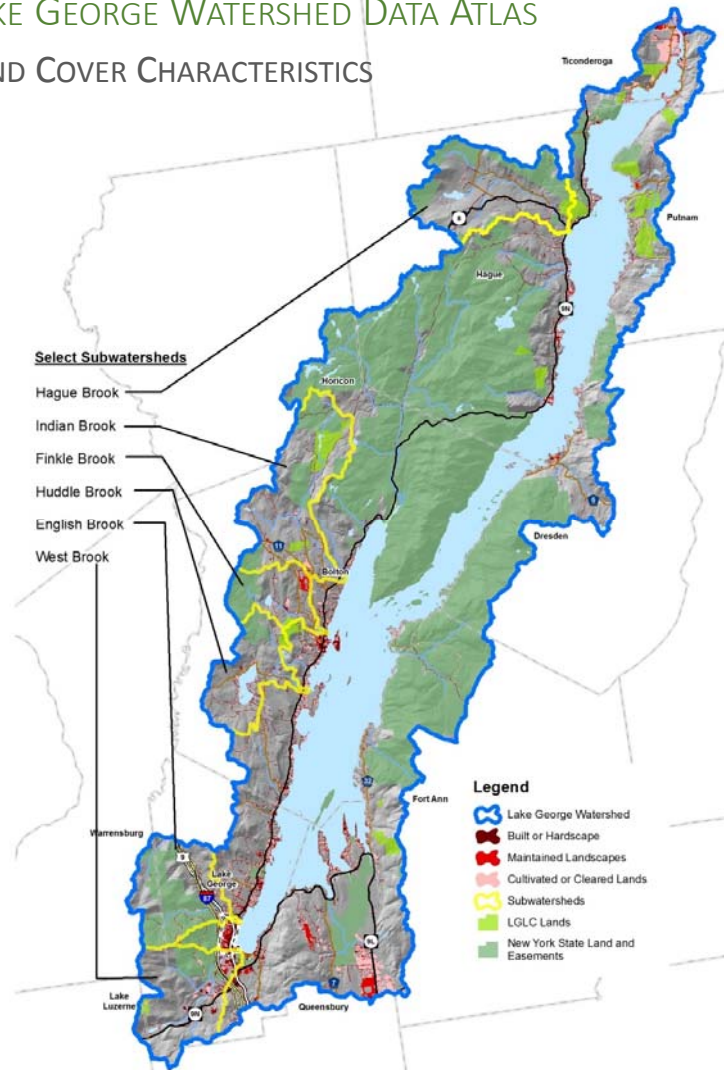
Image Source: Google Earth





LAKE GEORGE WATERSHED DATA ATLAS

LAND COVER CHARACTERISTICS



PERCENT (%) BUILT OR HARDSCAPE LAND COVER BY SUBWATERSHED :

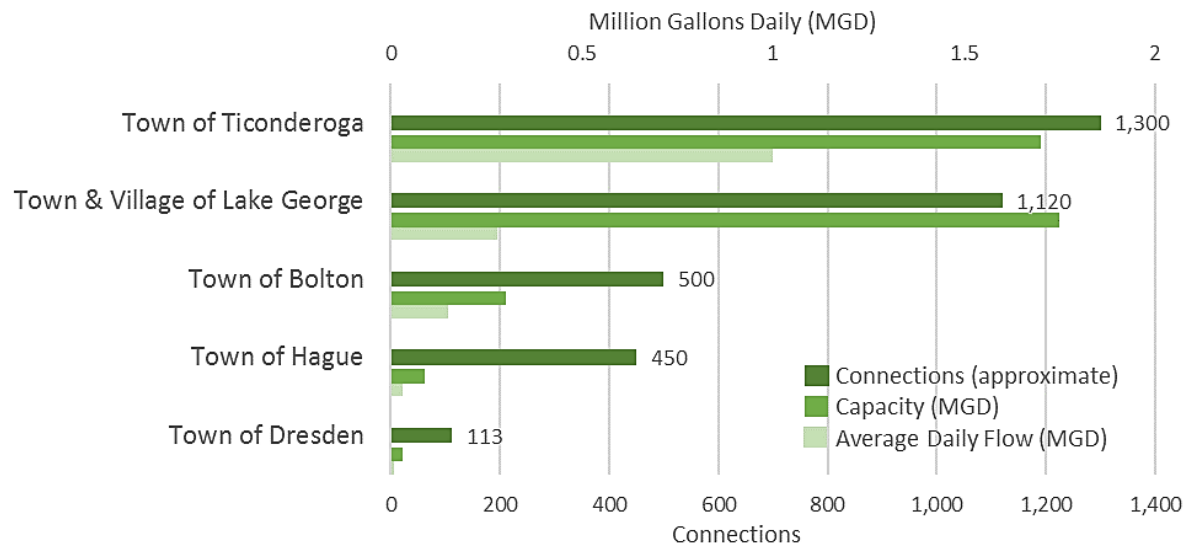
- WEST BROOK - 5.5%
- ENGLISH BROOK - 4%
- HUDDLE BROOK - 4%
- FINKLE BROOK - 3.9%
- INDIAN BROOK - 2.8%
- HAGUE BROOK - 4.5%

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INFRASTRUCTURE CHARACTERISTICS:

SEWER DISTRICTS: CONNECTIONS, FLOWRATES, & CAPACITY



5,900 PLUS ONSITE
WASTEWATER

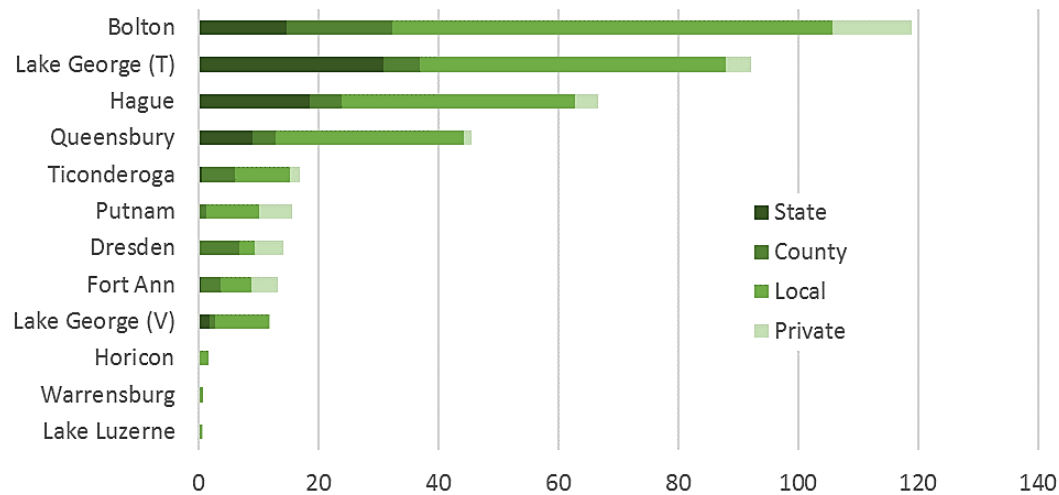
Systems within the watershed.
Bolton, Lake George, and
Queensbury have the most.
The age and type of systems
vary.

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INFRASTRUCTURE CHARACTERISTICS:

WATERSHED ROADWAY NETWORK: MILES OF ROADS BY TYPE



~3,000

acres of roadway surface
in the Lake George
watershed (largely paved).

LAKE GEORGE WATERSHED DATA ATLAS



LAND USE CHARACTERISTICS:

LAKE GEORGE WATERSHED COMMUNITIES: SELECTED ZONING & LAND USE CONTROLS¹

	Conservation or Cluster Provisions	Ridgeline or Slope Provisions	Tree Clearing Provisions	Shoreline provisions	Visual Quality Provisions	Local Stormwater Provisions ²	Stream Protection Provisions
Bolton	◆ ■	◆ ●	◆	◆	●	★	◆ ■
Dresden							
Fort Ann			● ■			● ■	■
(T) Lake George	◆ ■	◆ ● ■	◆ ● ■	◆ ●	◆ ● ■	◆ ●	◆ ●
(V) Lake George		◆	◆ ●	◆	◆	◆ ●	
Hague	■	●	◆	◆ ■	◆ ●	●	◆
Horicon	◆		◆	◆	◆	◆	◆
Lake Luzerne	◆	◆	◆	◆	◆ ●	◆ ●	
Putnam	■			● ■	●	●	
Queensbury	◆ ■	◆ ● ■	◆ ■	◆ ■	◆ ●	★ ◆ ●	◆ ●
Ticonderoga				◆ ■	●		
Warrensburg	■	■	◆	◆ ■	◆ ● ■	●	■

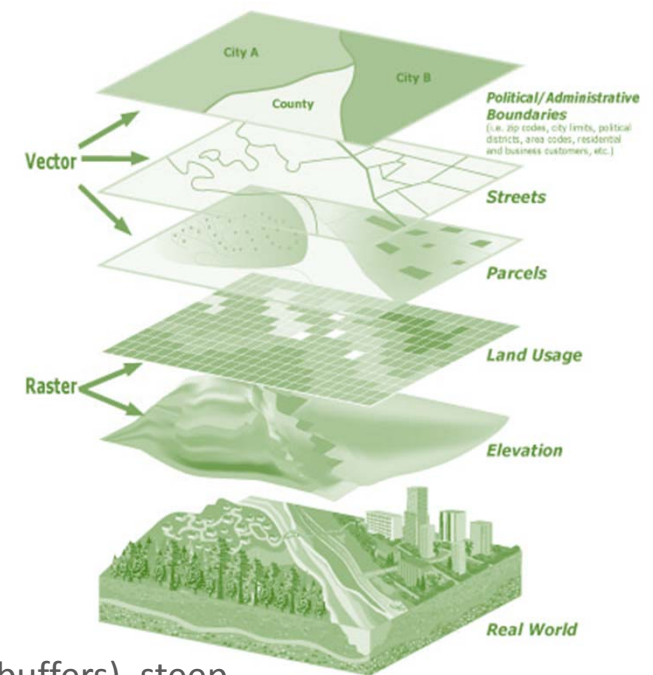
◆: Regulated by Zoning; ●: Regulated by Site Plan Review; ■: Regulated by Subdivision; ★: Regulated by Other Municipal Code

LAKE GEORGE WATERSHED DATA ATLAS



BUILDOUT ANALYSIS GIS MODELING

- ENVIRONMENTAL RESOURCES
- LOCAL ZONING
- APA REGULATIONS
- STATE & FEDERAL REQUIREMENTS
- PARCEL CONFIGURATION & DEVELOPMENT CONSIDERATIONS/PRACTICES



Environmental constraints including waterbodies, wetlands (and associated buffers), steep slopes (over 25%), hydric soils, and exposed bedrock areas were considered undevelopable. Other parcels were excluded based on existing land use, including conserved lands, government properties, infrastructure and utilities, schools, religious properties, cemeteries, and developed parcels within approved subdivisions.

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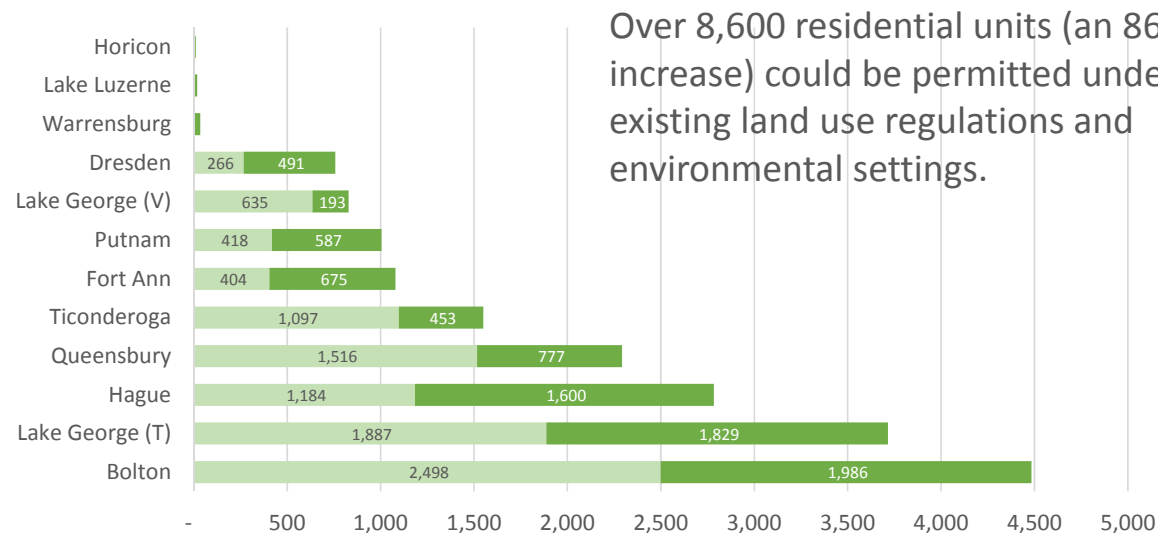
Existing & Potential New
Residential Units



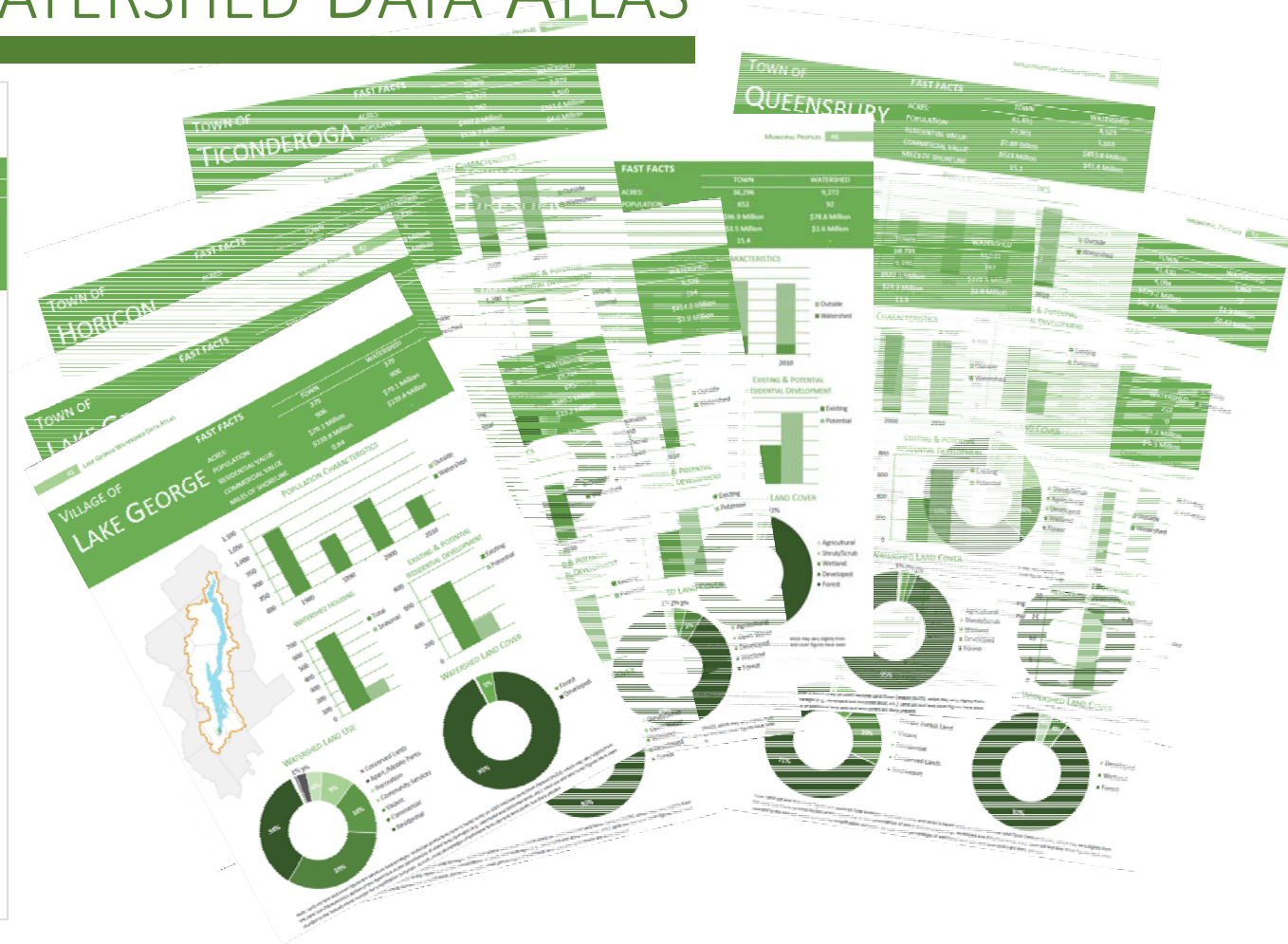
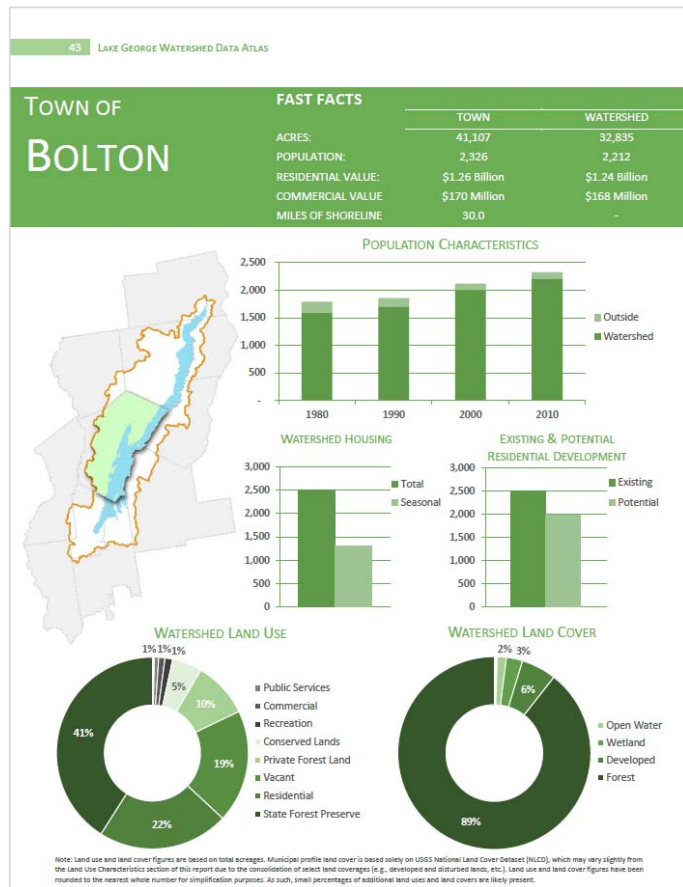
BUILDOUT ANALYSIS:

EXISTING & POTENTIAL NEW RESIDENTIAL UNITS IN WATERSHED

Existing Residential Potential New Residential



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THANK YOU!

www.lakegeorgeassociation.org

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