LAKE GEORGE WATERSHED DATA ATLAS

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**
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
Length: 32 miles

Watershed area: 233 square miles
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
Over 54,300 people live in the 12 Towns that adjoin Lake George

9,848 people live in the watershed year-round

Population Characteristics:

US Census Populations: Town-Wide vs. Watershed

- Town Census Population
- Watershed Census Population

Percent of Watershed Population by Community:
- Lake George (T)
- Bolton
- Queensbury
- Ticonderoga
- Lake George (V)
- Hague
- Fort Ann
- Putnam
- Dresden
Housing Characteristics:

- 9,906 housing units in the watershed
- Over 2,085 new housing units in the watershed since 1990
- 27% Increase in year-round housing within the watershed since 1990
- 140% Increase in housing since 1970

Census Housing Units & Population: Town vs. Watershed
SEASONAL HOUSING CHARACTERISTICS:

50% of housing within the Lake George watershed is seasonal and over 70% of all of the communities seasonal housing is within the watershed.
Residential Homes Built Prior to 1960

Residential Homes Built Prior to 1970

Residential Homes Built Prior to 1980
Lake George Watershed Data Atlas

Housing Characteristics:

Residential Assessed Value
$7.76 Billion Total

- Residential Assessed Value Outside of Watershed: 30%
- Other Watershed Residential Assessed Value: 49%
- Shoreline Residential Assessed Value: 21%

- $20,319 average per acre residential assessed value outside watershed
- $67,644 average per acre residential assessed value inside watershed
- $719,260 average per acre residential assessed value shoreline parcels
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LAND USE CHARACTERISTICS:

- Community Services: 1%
- Public Services: 2%
- Commercial: 7%
- Recreation: 14%
- Conserved Lands: 14%
- Private Forest Land: 16%
- Vacant: 43%
- Residential: 14%
- State Forest Preserve: 50%

Of the watershed is protected land.
LAKE GEORGE WATERSHED DATA ATLAS

LAND USE CHARACTERISTICS:

- Built or Hardscape: 0.8%
- Maintained Landscapes: 3.6%
- Developed Open Space & Cleared Lands: 3.9%
- Undisturbed Lands: 91.8%

**Representative Land Cover Types:**

- Built or Hardscape
- Maintained Landscapes
- Developed Open Space & Cleared Lands

*Image Credit: 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%
Infrastructural Characteristics: 5,900 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:

~3,000 acres of roadway surface in the Lake George watershed (largely paved).
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<th>Lake George Watershed Communities: Selected Zoning &amp; Land Use Controls¹</th>
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*: Regulated by Zoning; ○: Regulated by Site Plan Review; □: Regulated by Subdivision; ★: Regulated by Other Municipal Code
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.
EXISTING & POTENTIAL NEW RESIDENTIAL UNITS IN WATERSHED

Over 8,600 residential units (an 86% increase) could be permitted under the existing land use regulations and environmental settings.
LAKE GEORGE WATERSHED DATA ATLAS
THANK YOU!

www.lakegeorgeassociation.org

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