

BOLTON

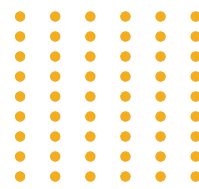
History

The hamlet of Bolton, surrounding the area along Lake George near the intersection of State Route 9N and Trout Lake Road, was once called "The Huddle," named after Huddle Brook. During its early years, sawmills and grain mills were built along the brook where power could be harnessed. Other businesses were established as well including a post office, general store, tannery, and blacksmith shop.

During the 19th century, the hamlet changed course as time went on summer visitors were drawn to the area for its natural beauty. The steamboat era on Lake George definitely had a significant role in this, enabling travelers to get to and visit the small hamlet and others along the lake. Hotels and lodges were built to accommodate the visitors.



As the decades passed, the hamlet's prominence declined and much of the focus was shifted just two miles north to its neighboring hamlet of Bolton Landing. Though Bolton has faded over time, remnants of its past can still be seen when admiring its historic buildings. The hamlet now contains a variety of commercial lodging establishments, residential and mixed use professional office space.



BOLTON

Planning Context

The **Town of Bolton Draft Comprehensive Plan (2025)** contains six separate themes that have their own individual goals and strategies that align with the overall vision. Within the Housing Choices theme, the stated goal is to “Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all” (Pg.23). There are a number of strategies contained within this goal, including the following:

- Consider zoning changes and programs that provide housing or housing support for seniors.
- Modify zoning to encourage a mix of housing based on local and regional housing plans.
- Consider allowing accessory dwelling units on lots with principal owner-occupied residences and updating and even incentivizing the standards for this type of housing creation.
- Allow and encourage a broader range of housing types.
- Identify locations/sub-areas to target infill through landowner engagement and multi-party collaboration.

Within the Implementing Placemaking category of the plan, action items include language encouraging updating the zoning code, better understanding building impact in density increased in the hamlet, and updating the hamlet plan.

Key Projects include advancing housing action & affordability, developing zoning standards to define preferred forms of site arrangement for hillside development, and implementing priority zoning updates.

Zoning within the hamlet of Bolton is mainly Residential Commercial Hamlet (RCH 5000). RCH 5000 Residential-Commercial Hamlet- Principally permitted uses include single family dwellings, offices, motels, inns, rooming houses, and accessory uses as specified. Retail stores, multiple-family dwellings, restaurants, and certain commercial uses are permitted by site plan review.

HAMLET OF BOLTON

Town of Bolton



Population: ~50¹

Land Area:
93 acres

Major Roads:
NYS Route 9N

Major Waterbodies:
Lake George

Median household
income:³
\$105,882

Median value of a
single
family home:⁴
\$670,100

Housing Units: 88

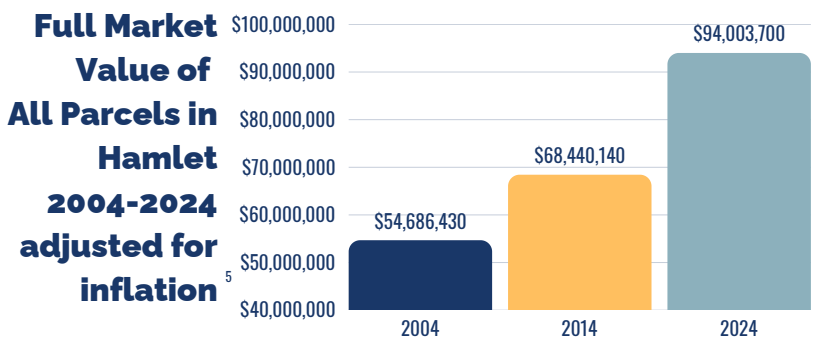
95 Parcels with Septic

0 Parcels with Public Sewer

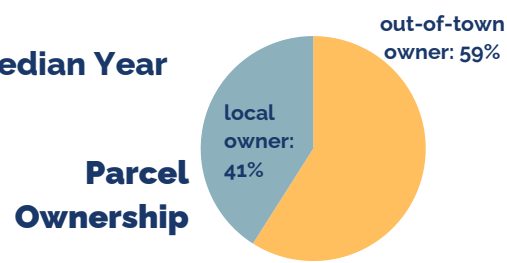
11
**Vacant
Parcels**
7.1 total acres

**Adirondack Park Agency
Approved Local Land
Use Plan?**

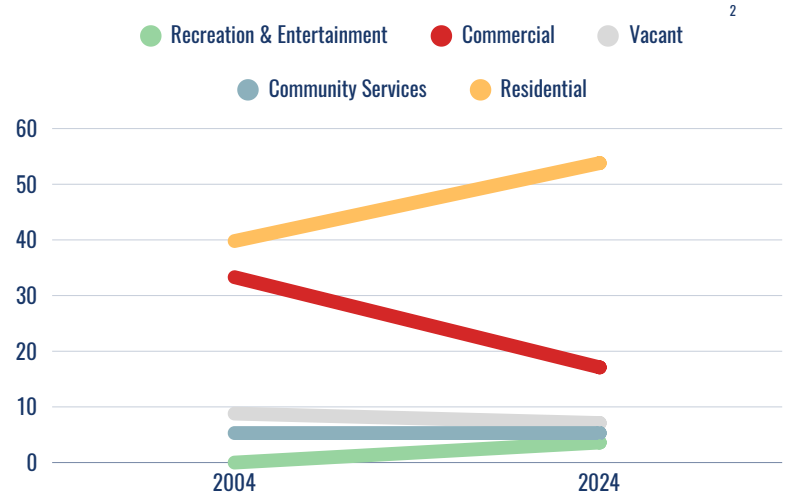
Yes



Housing Median Year Built: 1980⁴



Acreage by Land Classification 2004-2024²



Community Services

- No Post Office
2 miles away
- Bolton Central School District
2 miles to school
- No Fire and EMS
2 miles away
- No Library
2 miles away
- No Grocery Store
2 miles away
- No Pharmacies
2 miles away
- No Medical
2 miles away
- No Sewer District
- No Water District
- No Sidewalks
- Streetlights
- No Parks
2 miles away
- No Trails
- No Dog Park
- No Community Garden

¹ population is estimated from 2020 decennial census. Census block boundaries do not align with hamlet boundaries so a best estimate was made based on building locations. ² Land use averages are based on property class and do not include public rights of way. ³ ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. ⁴ Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. ⁵ Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

HAMLET OF BOLTON

Parcel Boundaries

Hamlet Boundary

Land Classifications

Large Commercial

Community Services

Recreation and Entertainment

Residential

Vacant

↑ to Bolton Landing

Lake George

Grist Mill Rd

Trout Lake Rd

NYS Route 9N

Homer Pt Rd

↓ to Diamond Point



0 125 250 500 Feet



Warren County
Thriving
HAMLETS

