

# BOLTON LANDING

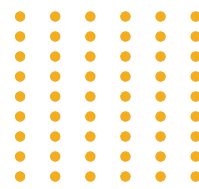
## History

Nestled on the western shores of Lake George, just two miles north of the hamlet of Bolton, Bolton Landing has evolved from a modest lakeside settlement in the early 19<sup>th</sup> century into a vibrant and sought-after resort community. In its early years, Bolton Landing was a quiet, scenic location primarily known for its natural beauty, with a small but growing population of settlers who relied on the area's fertile land and the abundance of resources from Lake George.

The arrival of steamboats in the mid-1800s transformed Bolton Landing into a bustling hub for tourism. The steamboats provided a vital connection between the village and other communities along the lake, making it easier for visitors outside the region to access the area. As word spread about the lake's serene beauty and the growing infrastructure, including hotels and lodges to accommodate tourists, Bolton Landing quickly became a popular vacation destination. The village's strategic location along the lakefront, combined with its scenic vistas and proximity to nearby attractions, made it a prime sport for travelers seeking leisure, recreation, and a retreat from the bustling cities.

By the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Bolton Landing had firmly established itself as a premier resort community. The village grew in size and sophistication, attracting a variety of visitors, from wealthy vacationers seeking a peaceful summer escape to families looking for outdoor adventures. The area's natural surroundings, including the crystal-clear waters of Lake George, became a backdrop for a wide range of recreational activities, such as boating, fishing, hiking, and swimming. This surge in tourism continued throughout the 20<sup>th</sup> century, as the village continued to meet the demand with more hotels, cottages, and lodges.

Today, Bolton Landing remains one of the most popular summer destinations in the region, drawing visitors from near and far. The charming downtown area retains much of a historic character, offering a picturesque setting with a variety of shops, restaurants, and cafes.



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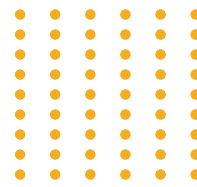
## Planning Context

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.



# BOLTON LANDING

## Planning Context, Continued

The local zoning districts somewhat follows the APA-designated hamlet boundaries in certain locations and contain a number of zone districts within the designated hamlet area.

**GB 5000 General Business-** Principally permitted uses include retail stores, restaurants, motels, hotels, and rooming houses, theatres, offices, and accessory uses as specified. Multiple family dwellings, detached single family dwellings, and certain commercial uses are permitted by site plan review.

**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.

**RM 1.3 Residential Medium Density-** Principally permitted uses limited to detached single-family residences and accessory uses as specified. Uses permitted by site plan review include commercial uses, multifamily dwellings, motels, inns, and boarding houses, day-care centers, community facilities, and schools.

**RL 3 Residential Low Density-** Detached Single Family residence is principally permitted and accessory uses as specified. Multiple-family dwellings are permitted by site plan review.



# HAMLET OF BOLTON LANDING

## Town of Bolton



Population: ~350 <sup>1</sup>

Land Area:  
369 acres



Major Roads:  
NYS Route 9N

Major Waterbodies:  
Lake George

Median household income:<sup>3</sup>  
**\$115,933**

Median value of a single family home:<sup>4</sup>  
**\$479,200**

Housing Units: 605

**103**  Parcels with Septic

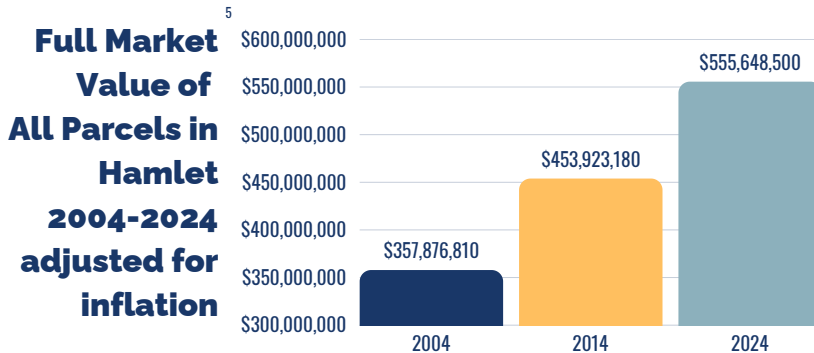
**554**  Parcels with Public Sewer

**44**

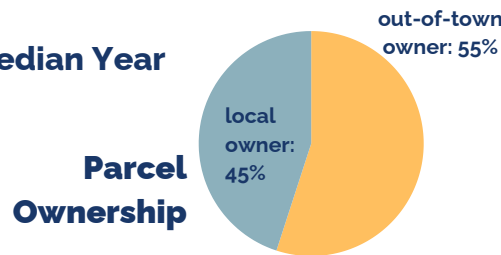
**Vacant  
Parcels**  
53.2 total acres

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

**Yes** 



 **Housing Median Year Built: 1965**



### Acreage by Land Classification 2004-2024 <sup>2</sup>



## Community Services



Bolton Landing Post Office



Bolton Central School District



Bolton Landing Fire and EMS



Bolton Free Library



Grocery Store - Tops Friendly Markets



No Pharmacies



Bolton Health Center



Sewer District



Water District



Sidewalks



Streetlights



Multiple Parks



No Trails



No Dog Park



No Community Garden

<sup>1</sup> 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. <sup>2</sup> Land use averages are based on property class and do not include public rights of way. <sup>3</sup> ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. <sup>4</sup> Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. <sup>5</sup> Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

# HAMLET OF BOLTON LANDING

Parcel Boundaries

Hamlet Boundary

## Land Classifications

Large Commercial

Community Services

Public Recreation Lands

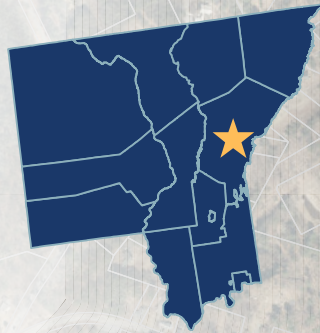
Public Services

Recreation and Entertainment

Residential

Vacant

to Silver Bay



## Community Facilities

- a Blessed Sacrament Church
- b Bolton Central School
- c Bolton Community Church
- d Bolton Fire/EMS Station
- e Bolton Free Library
- f Bolton Town Hall
- g Church of St. Sacrament
- h Hudson Headwaters Health Network - Bolton Health Center
- i Emmanuel United Methodist Church
- j Gas Station - Stewart's Shops
- k TD Bank
- l Grocery Store - Tops
- m United States Postal Service - Bolton Landing

to Diamond Point



0 250 500 1,000 Feet