

DEVELOPMENT CONSTRAINTS

The development constraints report includes listings of hamlet specific development constraints and the buffers followed.

Wetlands and lands near waterbodies are not suitable for development, so we removed that land from the vacant parcels in the hamlets. Following recommendations from the Adirondack Park Agency, we considered any land within 50 feet of a waterbody or within 100 feet of an APA-designated wetland to be undevelopable.

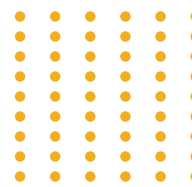
Any land where slopes were greater than 25% was removed. Additionally, we removed any land that was within a flood zone. Additionally, any specific zoning constraints or overlay districts that significantly impact setbacks were included to determine potentially developable vacant land.

Being aware of the draft FEMA maps, we decided not to take these into account at this time as they have yet to be considered effective.

The acreage of vacant developable land remaining helps in better understanding the potential amount of available vacant land that could hypothetically be developed within each hamlet in Warren County.

Warren County Hamlets:

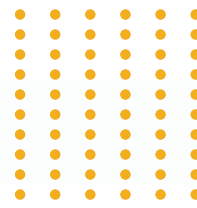
Adirondack
Bakers Mills
Bolton
Bolton Landing
Brant Lake
Chestertown
Diamond Point
Hague
Johnsburg
Lake George
Lake George Village
Lake Luzerne
North Creek
Pottersville
Riparius
Silver Bay
Stony Creek
Warrensburg
West Mountain
Wevertown



Warren County Hamlets- Potentially Developable Vacant Land

A consistent approach was utilized to best understand development constraints on vacant land. The figures highlighted in green represent the hamlets with the highest acreage and percentage of potentially developable vacant land in the hamlets throughout Warren County.

| Hamlet in Warren County | Vacant, potentially developable land (acres) | Total land area in hamlet (acres) | Percentage of vacant land available within hamlet. |
|-------------------------|--|-----------------------------------|--|
| Adirondack | 9.21 | 87 | 11% |
| Bakers Mills | 3.01 | 64 | 5% |
| Bolton | 5.85 | 93 | 6% |
| Bolton Landing | 42.99 | 369 | 12% |
| Brant Lake | 93.85 | 490 | 19% |
| Chestertown | 125.60 | 776 | 16% |
| Diamond Point | 166.14 | 576 | 29% |
| Hague | 11.98 | 98 | 12% |
| Johnsburg | 6.09 | 58 | 11% |
| Lake George | 405.83 | 2246 | 18% |
| Lake George Village | 33.46 | 388 | 9% |
| Lake Luzerne | 51.43 | 513 | 10% |
| North Creek | 449.85 | 1736 | 26% |
| Pottersville | 149.92 | 784 | 19% |
| Riparius | 7.27 | 118 | 6% |
| Silver Bay | 4.79 | 120 | 4% |
| Stony Creek | 1.87 | 166 | 1% |
| Warrensburg | 179.24 | 1603 | 11% |
| West Mountain | 32.98 | 328 | 10% |
| Wevertown | 21.12 | 141 | 15% |



ADIRONDACK



Process

Development constraints in Adirondack include waterbodies, wetlands, slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **9.21 acres of developable vacant land** remain in the hamlet of Adirondack.



87
acres
hamlet land
area



acres potentially
developable
vacant land
within hamlet



11%
of potentially
developable
vacant land
within hamlet

HAMLET OF ADIRONDACK

Development Constraints

- Hamlet Boundary
 - Vacant Parcels
 - Streams
 - Lakes & Ponds
 - APA: Regulatory Wetland Areas
 - APA: Wetland Covertypes of the Adirondack Park
 - Very Steep Slope (>25%)
 - Zone A, AE (100 year flood) Flood Zone
- Development Constraints
- Streams Buffer (50-ft)
 - Lake & Ponds Buffer (50-ft)
 - Regulatory Wetlands Buffer (100-ft)
 - Wetland Covertypes Buffer (100-ft)

Schroon Lake

Church St

Red Wing Rd

Johnson Rd

Johnson Rd

Valentine Pond Rd

E Shore Dr Adirondack Rd

to Pottersville

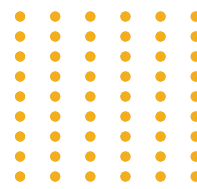
to Brant Lake



0 75 150 300 Feet

Warren County
**Thriving
HAMLETS**





BAKERS MILLS

Process

Development constraints in Bakers Mills include waterbodies, wetlands, slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **3.01 acres of developable vacant land** remain in the hamlet of Bakers Mills.



64
acres
hamlet land
area

3

acres potentially
developable
vacant land
within hamlet



11%
of potentially
developable
vacant land
within hamlet

HAMLET OF BAKERS MILLS

Development Constraints

- Hamlet Boundary
- Vacant Parcels
- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep (>25%)

Development Constraints

- Lakes & Ponds Buffer (50-ft)
- Streams Buffer (50-ft)
- Regulatory Wetlands Buffer (100-ft)
- Wetland Covertypes Buffer (100-ft)

to Wevertown ↑

Barney Hill Rd

Edwards Hill Rd

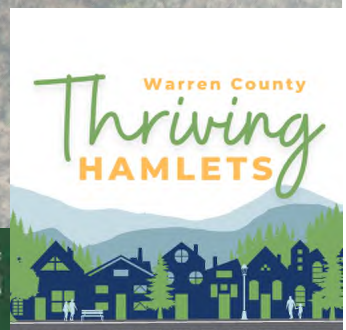
Bakers Mills Rd
NYS Route 8

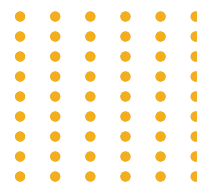
to Speculator/Wells ↓

0 250 500 Feet



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BOLTON

Process

Development constraints in Bolton include waterbodies, wetlands, slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **5.85 acres of developable vacant land** remain in the hamlet of Bolton.



93

acres

hamlet land
area

6

acres potentially
developable
vacant land
within hamlet



6%

of potentially
developable
vacant land
within hamlet

HAMLET OF BOLTON

Development Constraints

- Hamlet Boundary
- Vacant Parcels
- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Zone A, AE (100 year flood) Flood Zone

to Bolton Landing

Lake George

Grist Mill Rd

NYS Route 9N

Trout Lake Rd

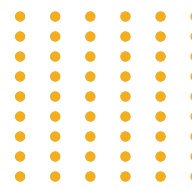
Homer Pt Rd

to Diamond Point

Development Constraints

- Streams (50-ft)
- Lakes & Ponds Buffer (50-ft)
- Regulatory Wetlands Buffer (100-ft)
- Wetland Covertypes Buffer (100-ft)

0 125 250 500 Feet



BOLTON LANDING

Process

Development constraints in Bolton Landing include waterbodies, wetlands, slopes, and flood zones. Additionally, according to Bolton's Zoning Code, there shall be no development within a certain distance of the centerline of specified scenic corridors.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)
- Scenic Corridors (Lake Shore Drive or (9N; Mohican Road)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

We also buffered the scenic corridors according to the Town of Bolton's Zoning Regulations where appropriate.

- Lake Shore Drive within GB 5000 Zoning District: 30-ft
- Lake Shore Drive within RM 1.3 Zoning District: 50-ft
- Mohican Road: 75-ft

After accounting for development constraints and required buffers, approximately **42.99 acres of developable vacant land** remain in the hamlet of Bolton Landing.



369

acres

hamlet land
area

43

acres

potentially
developable
vacant land
within hamlet



12%

of potentially
developable
vacant land
within hamlet

HAMLET OF BOLTON LANDING

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Scenic Corridors
-  Streams
-  Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slope (>25%)
-  Zone A, AE (100 year flood) Flood Zone

to Silver Bay

NYS Route 9N

Horicon Ave

Stewart Ave

Brook St

Goodman Ave

Dula Pl

Heritage Village Rd

Mohican Rd

Beach Rd

Sagamore Rd

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

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NYS Route 9N






NYS Route 9N

NYS Route 9N

NYS Route 9N

NYS Route 9N

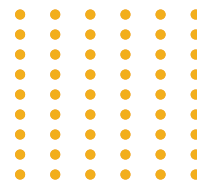
Development Constraints

-  Scenic Corridor Buffer (from 30-ft to 75-ft)
-  Streams Buffer (50-ft)
-  Lakes & Ponds Buffer (50-ft)
-  Regulatory Wetland Areas Buffer (100-ft)
-  Wetland Covertypes Buffer (100-ft)

to Diamond Point



0 250 500 1,000 Feet



BRANT LAKE

Process

Development constraints in Brant Lake include waterbodies, wetlands, slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **93.85 acres of developable vacant land** remain in the hamlet of Brant Lake.



490

acres

hamlet land
area

94

acres potentially
developable
vacant land
within hamlet



19%

of potentially
developable
vacant land
within hamlet

HAMLET OF BRANT LAKE




Development Constraints

-  Hamlet Boundary
-  Streams, Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slopes (>25%)
-  Zone A, AE (100 year flood) Flood Zone

to Chestertown

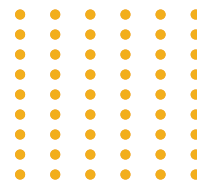
to Hague

Development Constraints

-  Streams, Lakes & Ponds Buffer (50-ft)
-  Regulatory Wetlands Buffer (100-ft)
-  Wetland Covertypes Buffer (100-ft)



0 375 750 1,500 Feet



CHESTERTOWN

Process

Development constraints within Chestertown include waterbodies, wetlands, and very steep slopes.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)

There are no effective flood zone areas within the hamlet of Chestertown.

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **125.60 acres of developable vacant land** remain in the hamlet of Chestertown.



776

acres

hamlet land
area

126

acres

potentially
developable
vacant land
within hamlet



16%

of potentially
developable
vacant land
within hamlet

HAMLET OF CHESTERTOWN

Development Constraints

- Hamlet Boundary
- Vacant Parcels
- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slope (>25%)

Development Constraints

- Streams Buffer (50-ft)
- Lakes & Ponds Buffer (50-ft)
- Wetland Covertypes Buffer (100-ft)
- Regulatory Wetlands Buffer (100-ft)

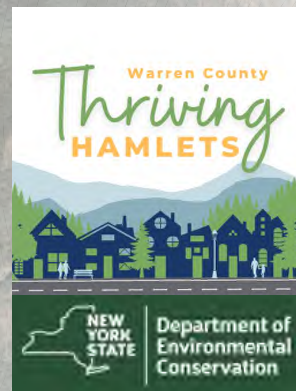
to Wevertown

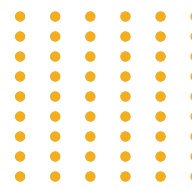
to
Brant Lake

to Warrensburg



0 625 1,250 2,500 Feet





DIAMOND POINT

Process

Diamond Point is divided into two separate hamlet boundaries that touch, part in the Town of Bolton and part in the Town of Lake George. For the purposes of visualization, we decided to display them together.

Development constraints within Diamond Point include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

There are no Regulatory Wetland Areas (APA) in the hamlet of Diamond Point.

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **166.14 acres of developable vacant land** remain within the hamlet of Diamond Point.



576

acres

hamlet land
area

166

acres

potentially
developable
vacant land
within hamlet










29%


of potentially
developable
vacant land
within hamlet

HAMLET OF DIAMOND POINT

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Streams
-  Lakes & Ponds
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slopes (>25%)
-  Zone A, AE (100 year flood) Flood Zone

Development Constraints

-  Streams Buffer (50-ft)
-  Lakes & Ponds Buffer (50-ft)
-  Wetland Covertypes Buffer (100-ft)

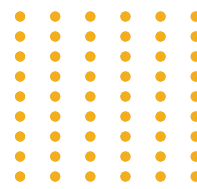
0 500 1,000 2,000 Feet



to Lake George

to Bolton

Lake George



HAGUE

Process

Development constraints in Brant Lake include waterbodies, wetlands, slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

There are no Wetland Covertypes (APA) in the hamlet of Hague.

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **11.98 acres of developable vacant land** remain in the hamlet of Hague.



98

acres

hamlet land
area

12

acres

potentially
developable
vacant land
within hamlet










12%




of potentially
developable
vacant land
within hamlet

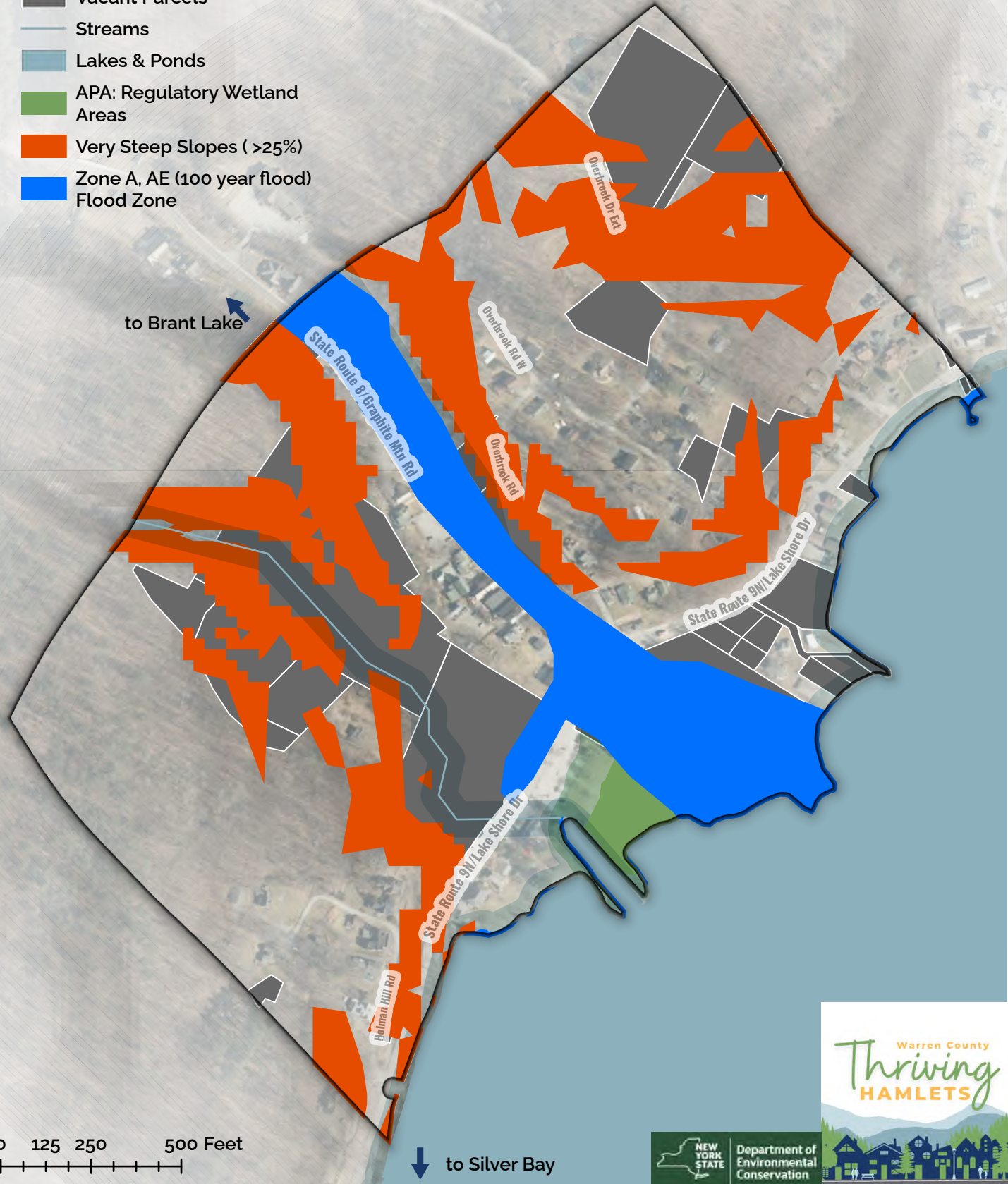
HAMLET OF HAGUE

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Streams
-  Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  Very Steep Slopes (>25%)
-  Zone A, AE (100 year flood) Flood Zone

Development Constraints

-  Streams Buffer (50-ft)
-  Lakes & Ponds Buffer (50-ft)
-  Regulatory Wetlands Buffer (100-ft)

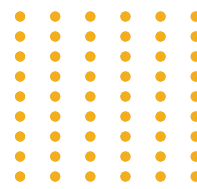


Warren County
**Thriving
HAMLETS**



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JOHNSBURG

Process

Development constraints within Johnsburg include waterbodies, wetlands, and very steep slopes.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- Very Steep Slopes (>25%)

There are no Regulatory Wetlands (APA) or notable flood zones within the hamlet of Johnsburg.

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **6.09 acres of developable vacant land** remain in the hamlet of Johnsburg.



58

acres

hamlet land
area

6

acres

potentially
developable
vacant land
within hamlet



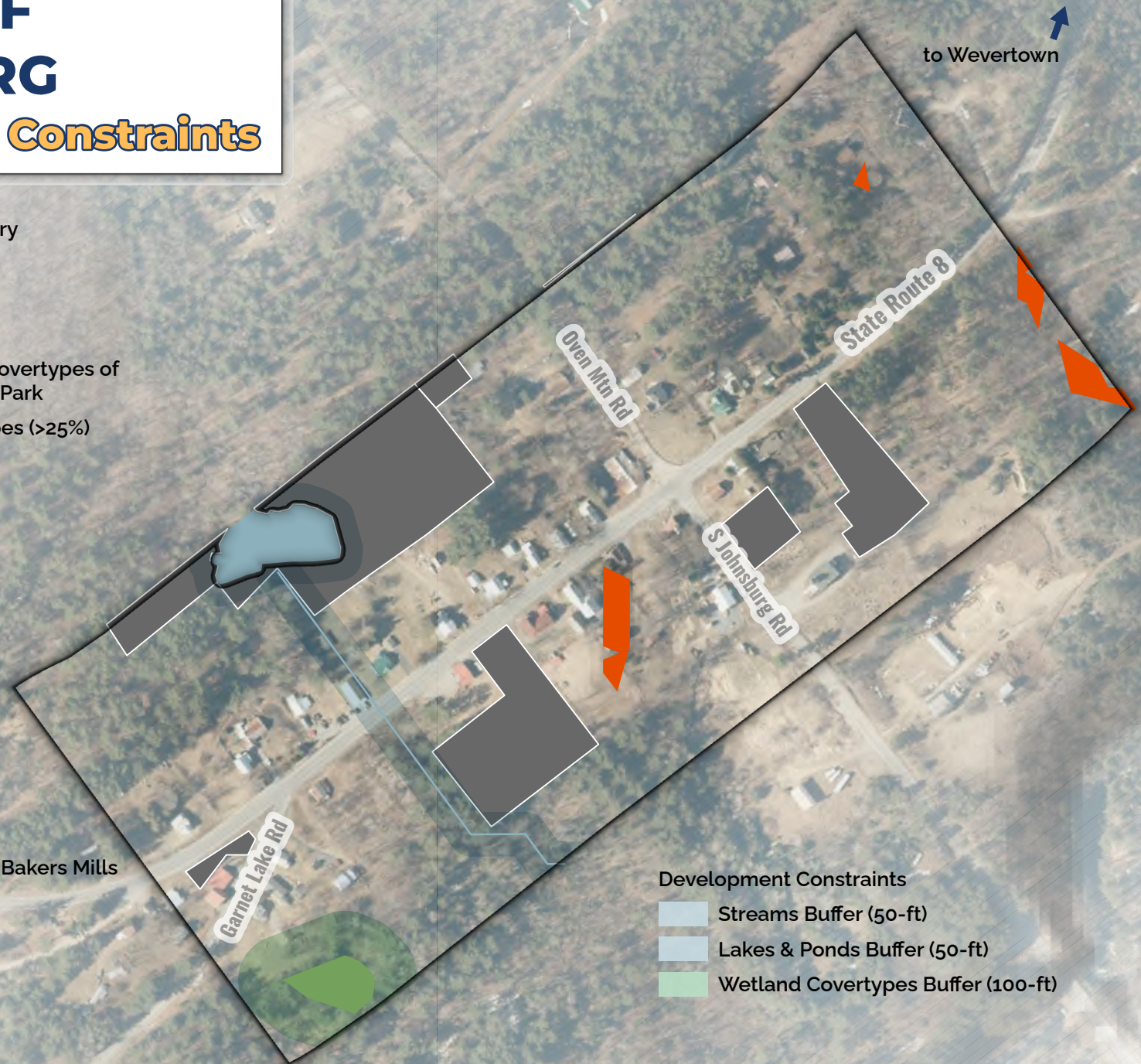
11%

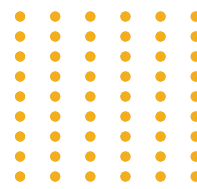
of potentially
developable
vacant land
within hamlet

HAMLET OF JOHNSBURG

Development Constraints

- Hamlet Boundary
- Vacant Parcels
- Streams
- Lakes & Ponds
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)





LAKE GEORGE

Process

Development constraints within Lake George (Town) include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **405.83 acres of developable vacant land** remain in the hamlet of Lake George.



2246

acres

hamlet land
area

406

acres

potentially
developable
vacant land
within hamlet











18%

of potentially
developable
vacant land
within hamlet





HAMLET OF LAKE GEORGE

Development Constraints

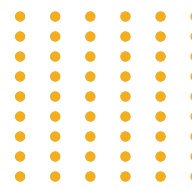
↑ to Bolton

-  Hamlet Boundary
-  Vacant Parcels
-  Streams
-  Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slope (>25%)
-  Zone A, AE (100 year flood) Flood Zone

Development Constraints

-  Streams Buffer (50-ft)
-  Lakes & Ponds Buffer (50-ft)
-  Wetland Covertypes Buffer (100-ft)
-  Regulatory Wetland Areas Buffer (100-ft)





LAKE GEORGE VILLAGE

Process

Development constraints within Lake George Village include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **33.46 acres of developable vacant land** remain in the hamlet of Lake George Village.



388
acres
hamlet land
area

34

acres potentially
developable
vacant land
within hamlet











9%





of potentially
developable
vacant land
within hamlet

HAMLET OF LAKE GEORGE VILLAGE

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Streams
-  Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slopes (>25%)
-  Zone A, AE (100 year flood) Flood Zone

Development Constraints

-  Streams Buffer (50-ft)
-  Lakes & Ponds Buffer (50-ft)
-  Regulatory Wetland Areas Buffer (100-ft)
-  Wetland Covertypes Buffer (100-ft)



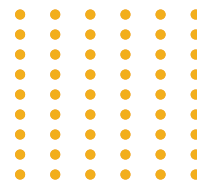
Warren County
**Thriving
HAMLETS**



Department of
Environmental
Conservation

to Glens Falls

0 250 500 1,000 Feet



LAKE LUZERNE

Process

Development constraints within Lake Luzerne include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)
- Flood Zone B (500-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **51.43 acres of developable vacant land** remain in the hamlet of Lake Luzerne.



513

acres

hamlet land
area

51

acres

potentially
developable
vacant land
within hamlet

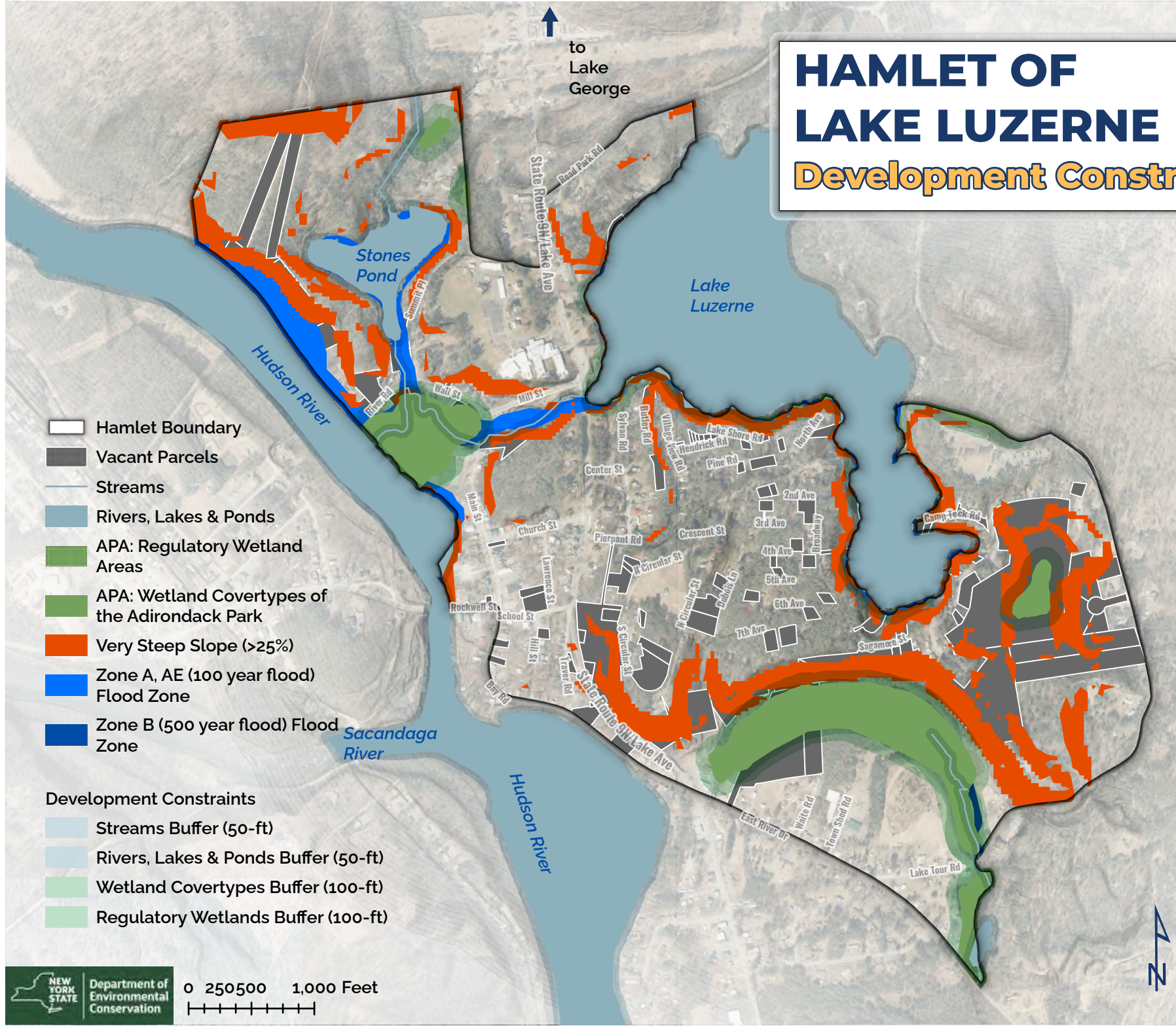


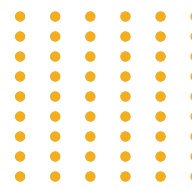
10%

of potentially
developable
vacant land
within hamlet

HAMLET OF LAKE LUZERNE

Development Constraints





NORTH CREEK

Process

North Creek is another hamlet where it is divided because of town boundaries. A small piece is part of the Town of Chester, with the remaining being part of the Town of Johnsbury. For the purposes of visualization, we decided to display them together.

Development constraints within North Creek include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **449.85 acres of developable vacant land** remain in the hamlet of North Creek.



1736

acres

hamlet land
area

450

acres potentially
developable
vacant land
within hamlet











26%





of potentially
developable
vacant land
within hamlet

HAMLET OF NORTH CREEK

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Streams
-  Rivers, Lakes & Ponds
-  APA: Regulatory Wetland Areas
-  APA: Wetland Covertypes of the Adirondack Park
-  Very Steep Slope (>25%)
-  Zone A, AE (100 year flood) Flood Zone

Development Constraints

-  Streams Buffer (50-ft)
-  Rivers, Lakes & Ponds Buffer (50-ft)
-  Regulatory Wetland Areas Buffer (100-ft)
-  Wetland Covertypes Buffer (100-ft)



0 1,350 2,700 5,400 Feet

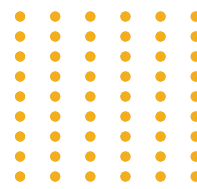
to Pottersville

to Wevertown



Department of
Environmental
Conservation





POTTERSVILLE

Process

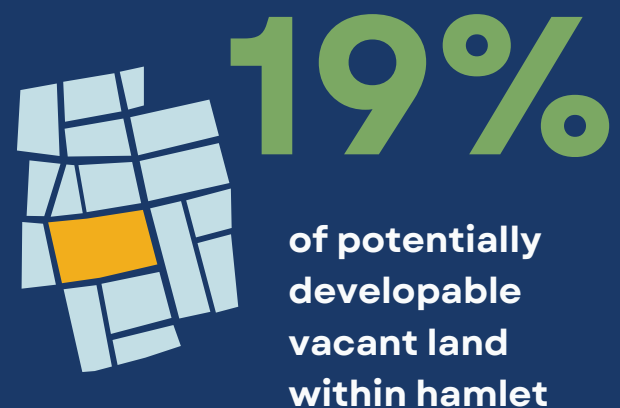
The hamlet of Pottersville is also divided in two because of town boundaries. The area on the northeastern side of Schroon River is in the Town of Horicon and the other is in the Town of Chester. For the purposes of visualization, we decided to display them together.

Development constraints within Pottersville include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **149.92 acres of developable vacant land** remain in the hamlet of Pottersville.



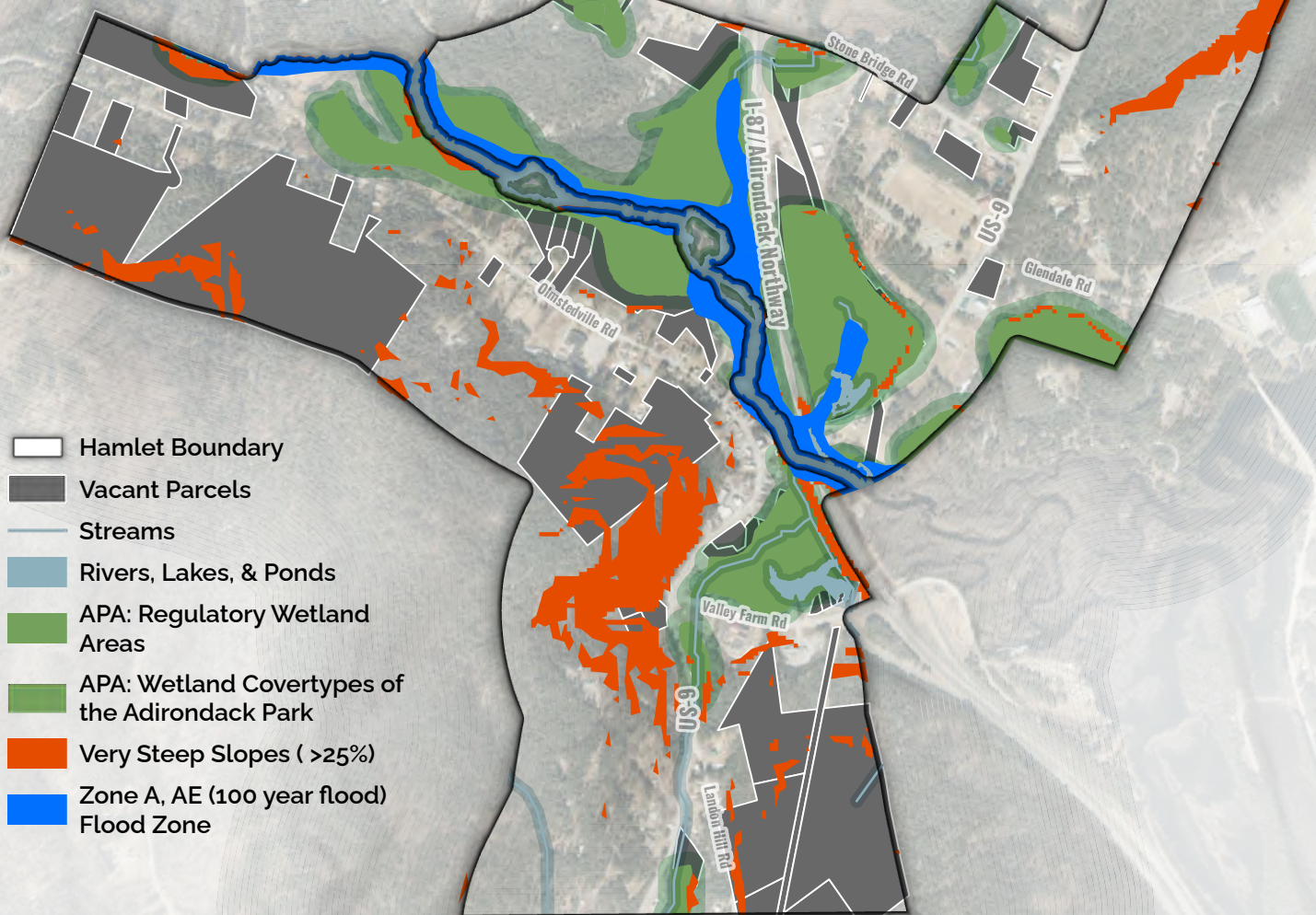
HAMLET OF POTTERSVILLE

Development Constraints

Development Constraints

- Streams Buffer (50-ft)
- Rivers, Lakes & Ponds Buffer (50-ft)
- Regulatory Wetlands Buffer (100-ft)
- Wetland Covertypes Buffer (100-ft)

to North Creek



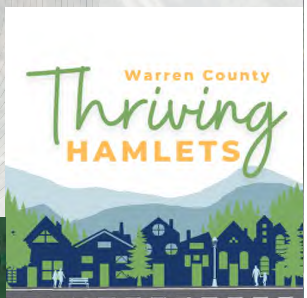
to Riparius

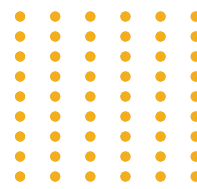


0 900 1,800 3,600 Feet



Department of
Environmental
Conservation





RIPARIUS

Process

Riparius has parts in the Town of Chester and in the Town of Johnsbury. For the purposes of visualization, we decided to display them together.

Development constraints within Riparius include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **7.27 acres of developable vacant land** remain in the hamlet of Riparius.



118

acres

hamlet land
area

7

acres potentially
developable
vacant land
within hamlet






6%

of potentially
developable
vacant land
within hamlet

HAMLET OF RIPARIUS

Development Constraints

-  Hamlet Boundary
-  Vacant Parcels
-  Lakes & Ponds
- APA: Wetland
Covertypes of the
Adirondack Park
-  APA: Regulatory
Wetland Areas
-  Very Steep Slopes
(>25%)
-  Zone A, AE (100 year
flood) Flood Zone

- Development Constraints
-  Lakes & Ponds Buffer
(50-ft)
 -  Regulatory Wetlands
Bufer (100-ft)
 -  Wetland Covertypes
Buffer (100-ft)

to Wevertown

State Route 8

E Hudson River Dr

Riverside Station Rd

to Chestertown

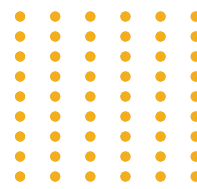
Warren County
Thriving
HAMLETS



Department of
Environmental
Conservation

0 125 250 500 Feet





SILVER BAY

Process

Development constraints within Silver Bay include waterbodies, wetlands, very steep slopes, and flood zones.

There are no Wetland Covertypes (APA) in the hamlet of Silver Bay.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)


Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **4.79 acres of developable vacant land** remain in the hamlet of Silver Bay.




120
acres
hamlet land
area

5
acres potentially
developable
vacant land
within hamlet



4%
of potentially
developable
vacant land
within hamlet

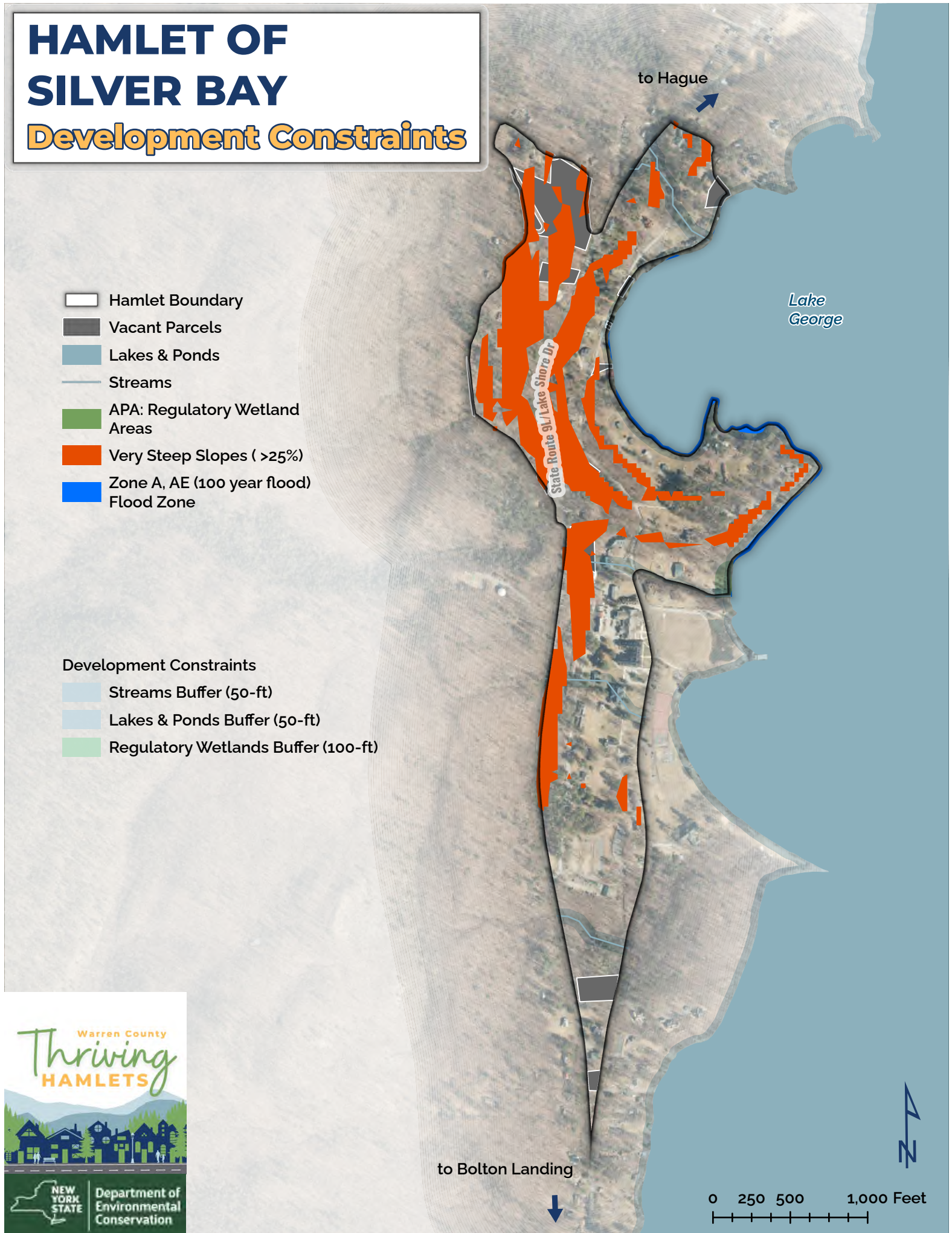
HAMLET OF SILVER BAY

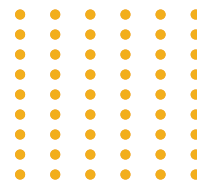
Development Constraints

- Hamlet Boundary
- Vacant Parcels
- Lakes & Ponds
- Streams
- APA: Regulatory Wetland Areas
- Very Steep Slopes (>25%)
- Zone A, AE (100 year flood) Flood Zone

Development Constraints

- Streams Buffer (50-ft)
- Lakes & Ponds Buffer (50-ft)
- Regulatory Wetlands Buffer (100-ft)





STONY CREEK

Process

Development constraints within Stony Creek include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **1.87 acres of developable vacant land** remain in the hamlet of Stony Creek.



166
acres
hamlet land
area

2

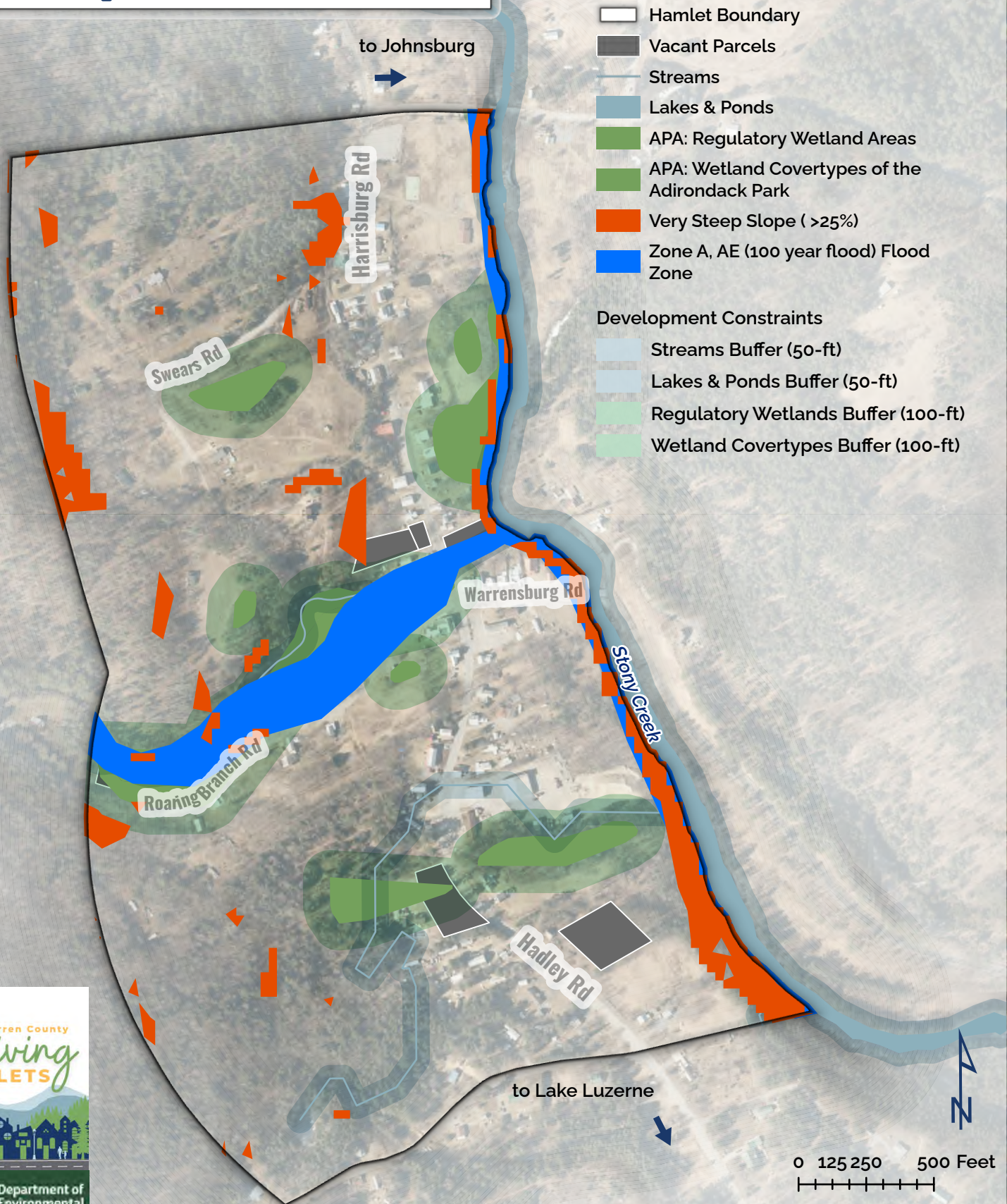
acres potentially
developable
vacant land
within hamlet



1%
of potentially
developable
vacant land
within hamlet

HAMLET OF STONY CREEK

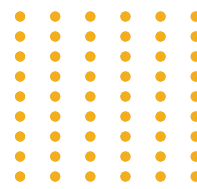
Development Constraints



Warren County
**Thriving
HAMLETS**



NEW YORK STATE
Department of Environmental Conservation



WARRENSBURG

Process

The hamlet of Warrensburg is broken up into two towns; part in the Town of Warrensburg and the other in the Town of Lake George. For the purposes of visualization, we decided to display them together.

Development constraints within Warrensburg include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)
- Flood Zone B (500-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **179.24 acres of developable vacant land** remain in the hamlet of Warrensburg.



1603

acres

hamlet land
area

179

acres

potentially
developable
vacant land
within hamlet



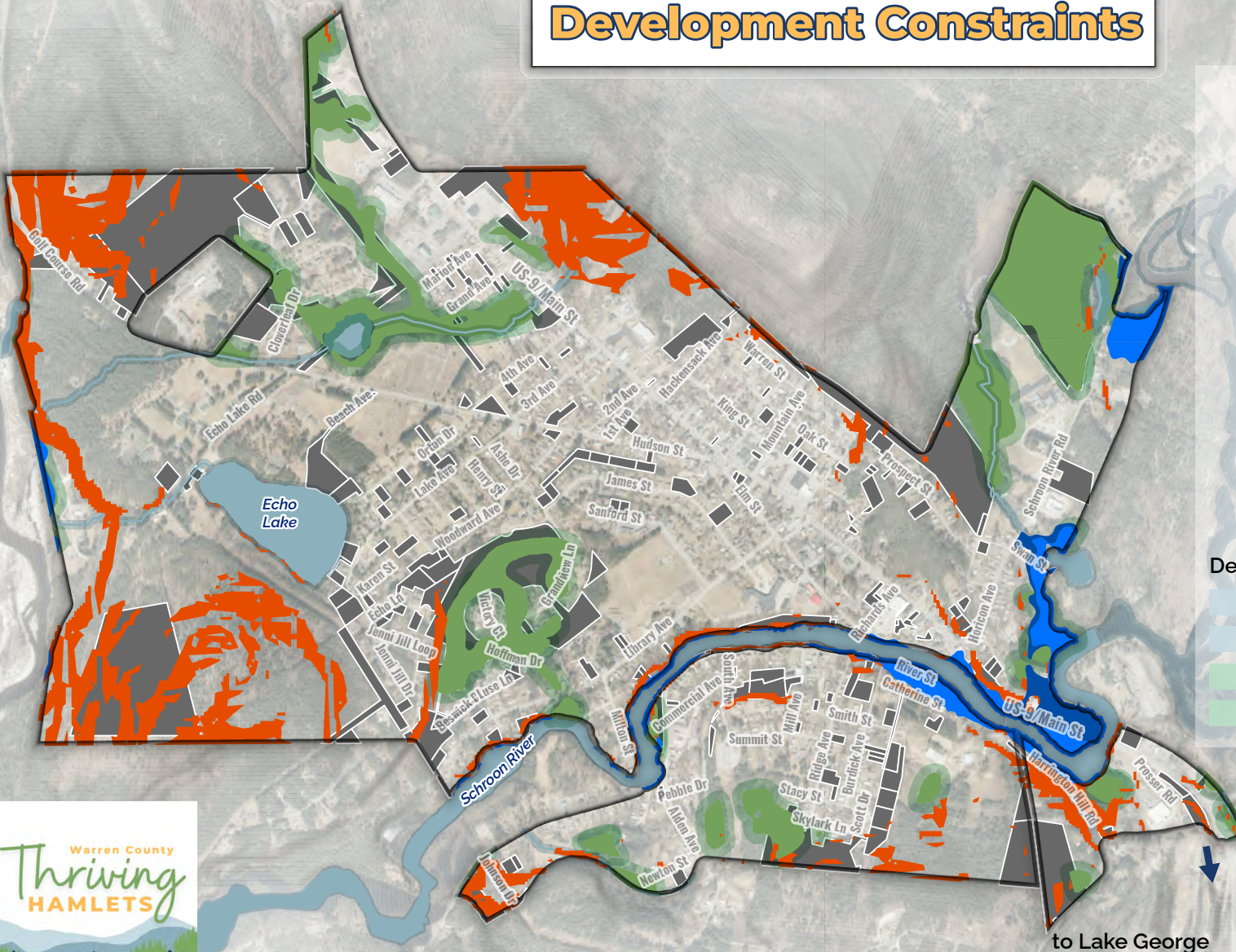
11%

of potentially
developable
vacant land
within hamlet

HAMLET OF WARRENSBURG

Development Constraints

to Chestertown



- Hamlet Boundary
- Vacant Parcels
- Streams
- Rivers, Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slope (>25%)
- Zone A, AE (100 year flood) Flood Zone
- Zone B (500 year flood) Flood Zone

Development Constraints

- Streams Buffer (50-ft)
- Rivers, Lakes & Ponds Buffer (50-ft)
- Regulatory Wetlands Buffer (100-ft)
- Wetland Covertypes Buffer (100-ft)

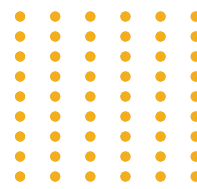
Warren County
**Thriving
HAMLETS**



NEW YORK STATE
Department of
Environmental
Conservation

0 500 1,000 2,000 Feet
|-----|-----|-----|





WEST MOUNTAIN

Process

Development constraints within West Mountain include waterbodies, wetlands, and very steep slopes.

- Streams
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)

There are no lakes or ponds in the hamlet, nor are there any notable flood zones.

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **32.98 acres of developable vacant land** remain in the hamlet of West Mountain.



328

acres

hamlet land
area

33

acres

potentially
developable
vacant land
within hamlet

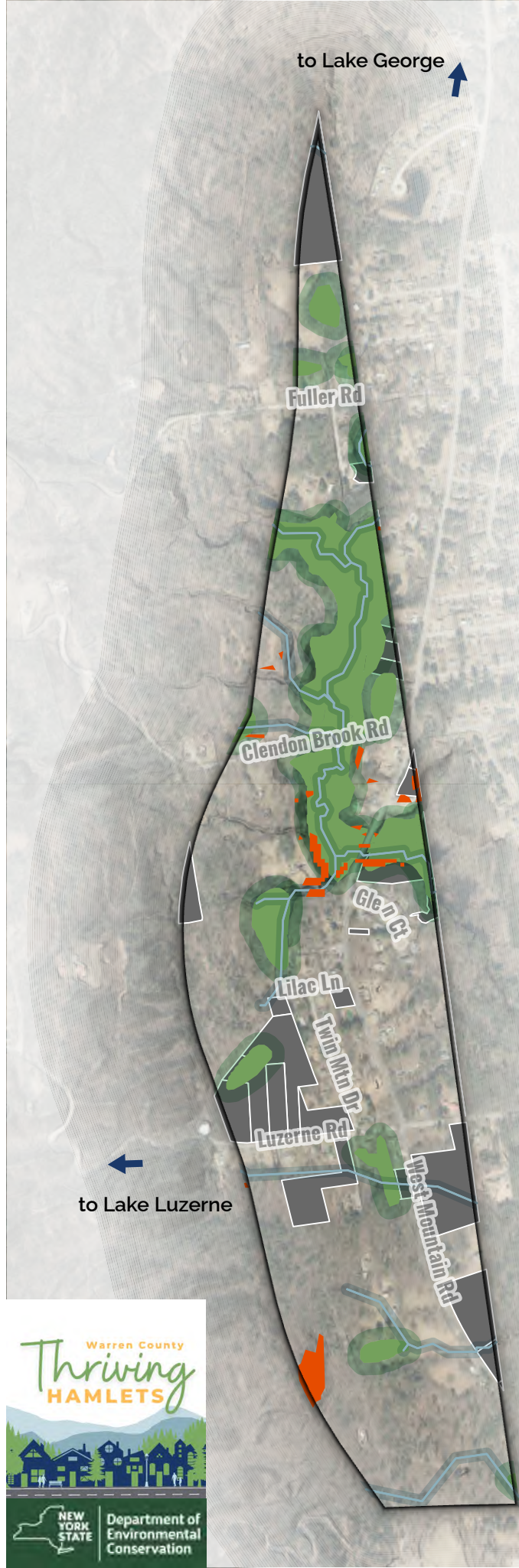


10%

of potentially
developable
vacant land
within hamlet

HAMLET OF WEST MOUNTAIN

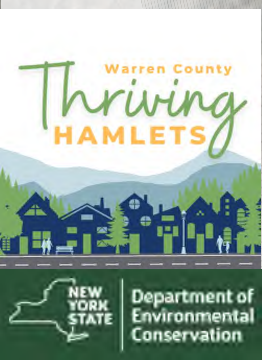
Development Constraints



- Hamlet Boundary
 - Vacant Parcels
 - Streams
 - APA: Wetland Covertypes of the Adirondack Park
 - APA: Regulatory Wetland Areas
 - Very Steep Slopes (>25%)
- Development Constraints**
- Streams Buffer (50-ft)
 - Regulatory Wetlands Buffer (100-ft)
 - Wetland Covertypes Buffer (100-ft)

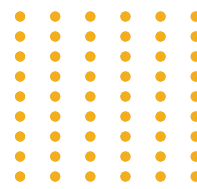
to Lake Luzerne

to Lake George



0 250 500 1,000 Feet





WEVERTOWN

Process

Development constraints within Wevertown include waterbodies, wetlands, very steep slopes, and flood zones.

- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

After accounting for development constraints and required buffers, approximately **21.12 acres of developable vacant land** remain in the hamlet of Wevertown.



141

acres

hamlet land
area

21

acres

potentially
developable
vacant land
within hamlet



15%

of potentially
developable
vacant land
within hamlet

HAMLET OF WEVERTOWN

Development Constraints

