

DEVELOPMENT CONSTRAINTS

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

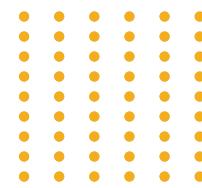
Wetlands and lands near waterbodies are not suitable for development, so we removed that land from the vacant parcels in the hamlets. Following recommendations from the Adirondack Park Agency, we considered any land within 50 feet of a waterbody or within 100 feet of an APA-designated wetland to be undevelopable.

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

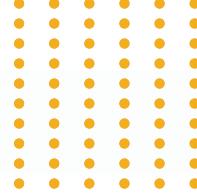
Process

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.



Warren County
**Thriving
HAMLETS**

 **87** acres
hamlet land area

9 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

Red Wing Rd

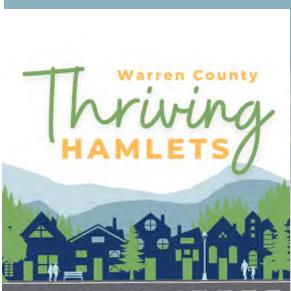
Church St

Johnson Rd

E Shore Dr/Adirondack Rd

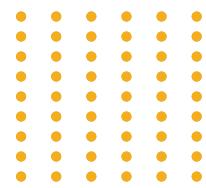
42

0 75 150 300 Feet



to Pottersville

to Brant Lake



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)

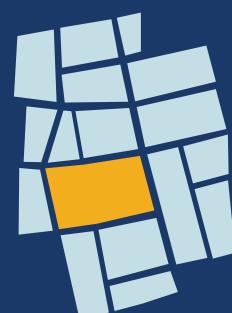
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

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)



BOLTON

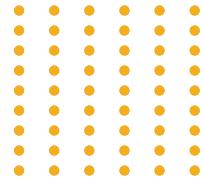
Process

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

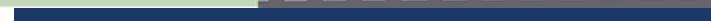
- Streams
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zones A, AE (100-year flood)

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.



Warren County
**Thriving
HAMLETS**



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

Development Constraints

Streams (50-ft)

Lakes & Ponds Buffer (50-ft)

Regulatory Wetlands Buffer (100-ft)

Wetland Covertypes Buffer (100-ft)

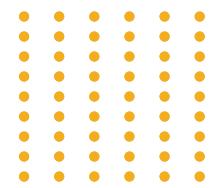
to Diamond Point

0 125 250 500 Feet



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Conservation





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



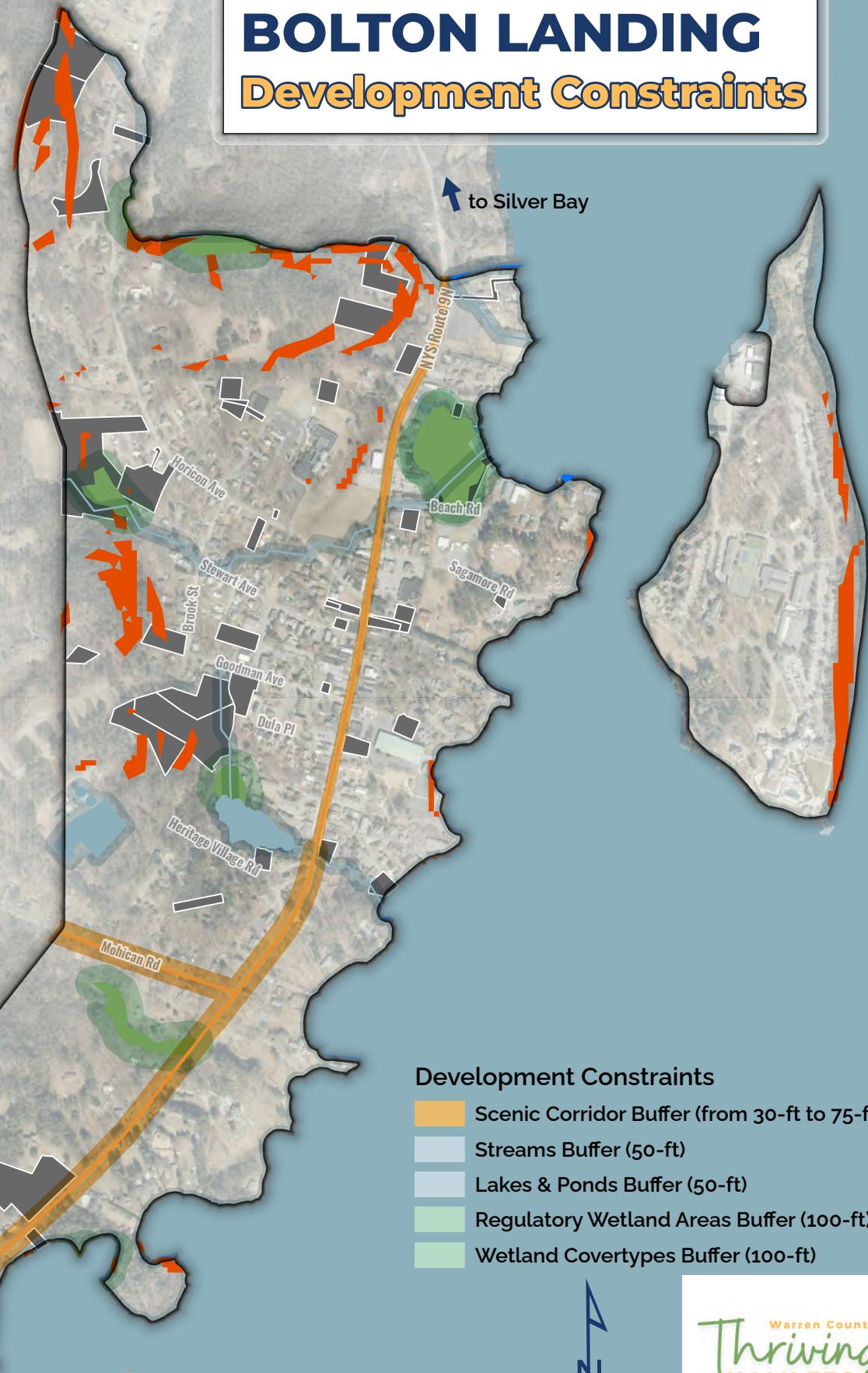
12%

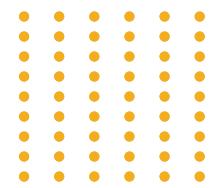
of potentially
developable
vacant land
within hamlet

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





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**



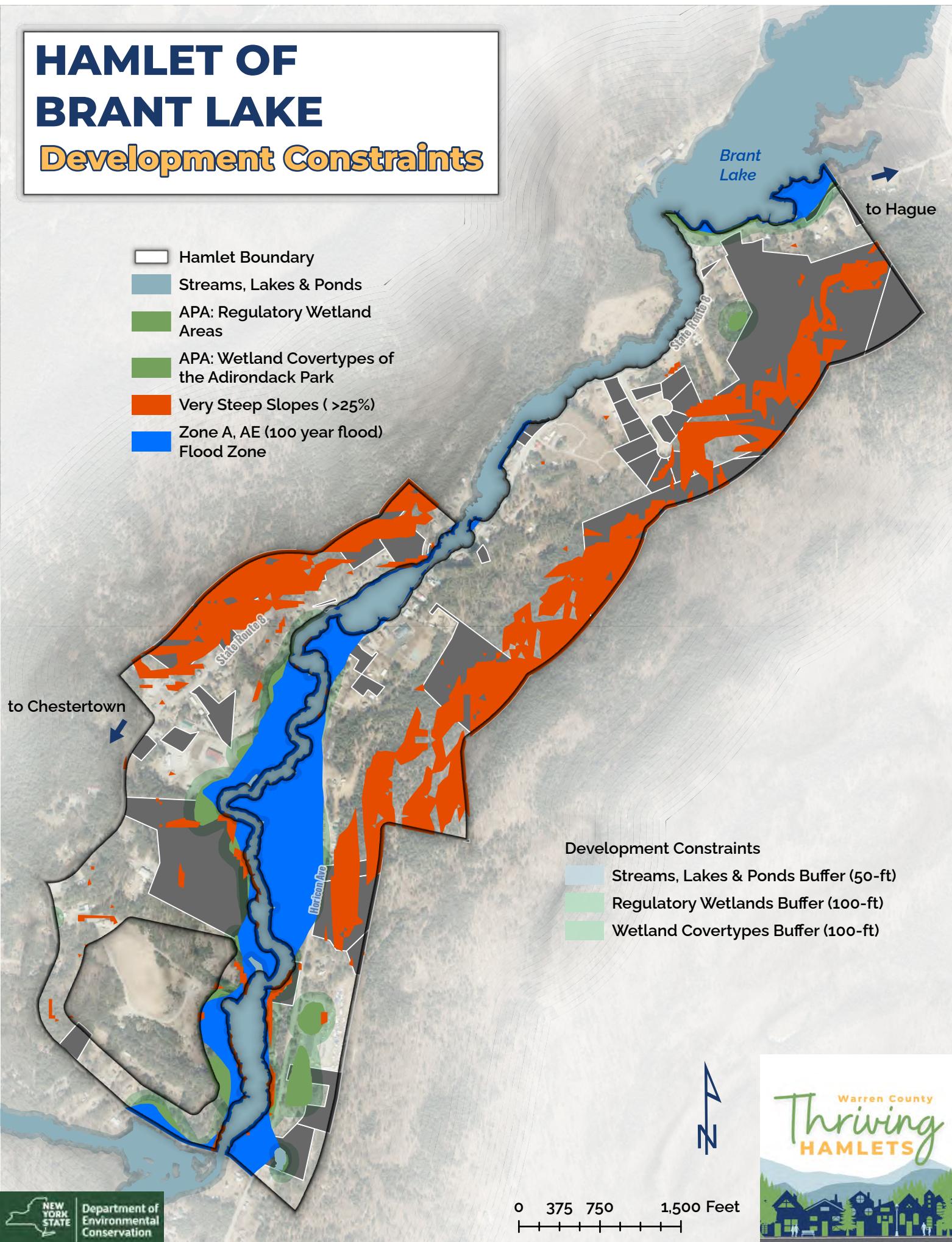
19%

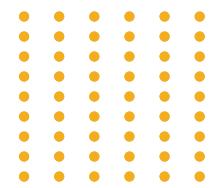
of potentially
developable
vacant land
within hamlet

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





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.

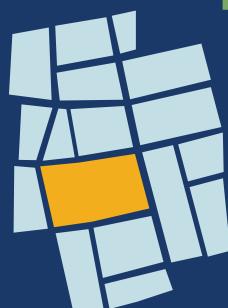
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

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)



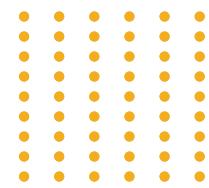
0 625 1,250 2,500 Feet

to Wevertown

to Warrensburg

to Brant Lake





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.



HAMLET OF DIAMOND POINT

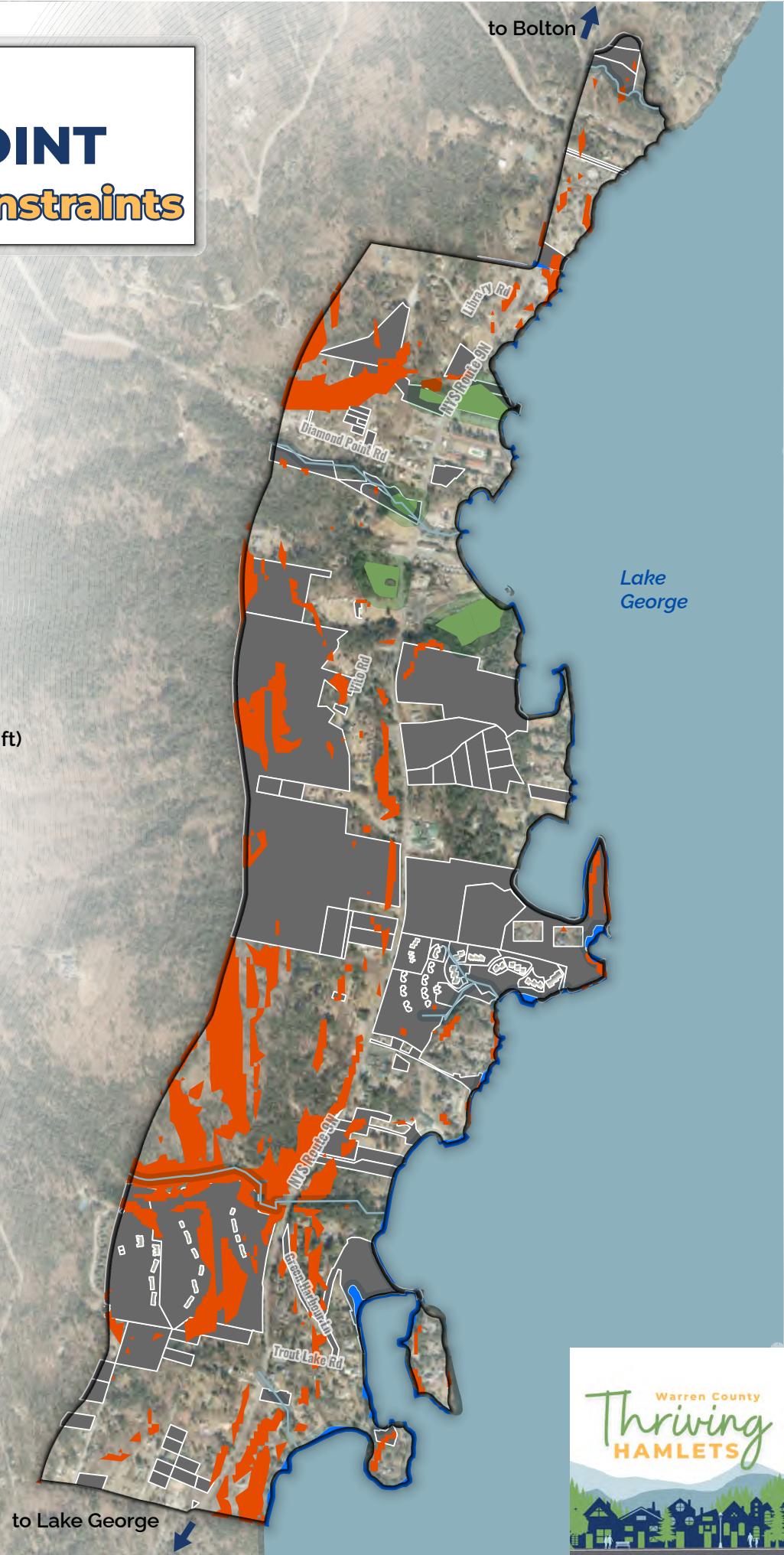
Development Constraints

- 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

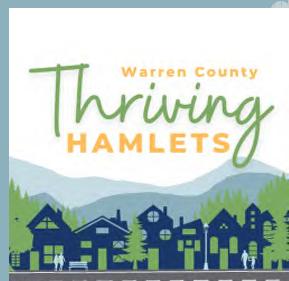
Development Constraints

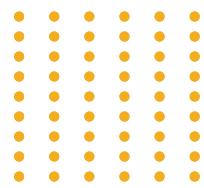
- Streams Buffer (50-ft)
- Lakes & Ponds Buffer (50-ft)
- Wetland Covertypes Buffer (100-ft)

0 500 1,000 2,000 Feet



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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.

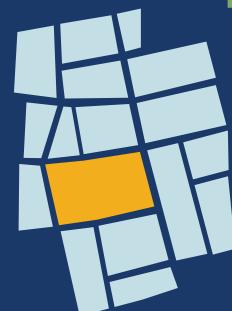
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

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

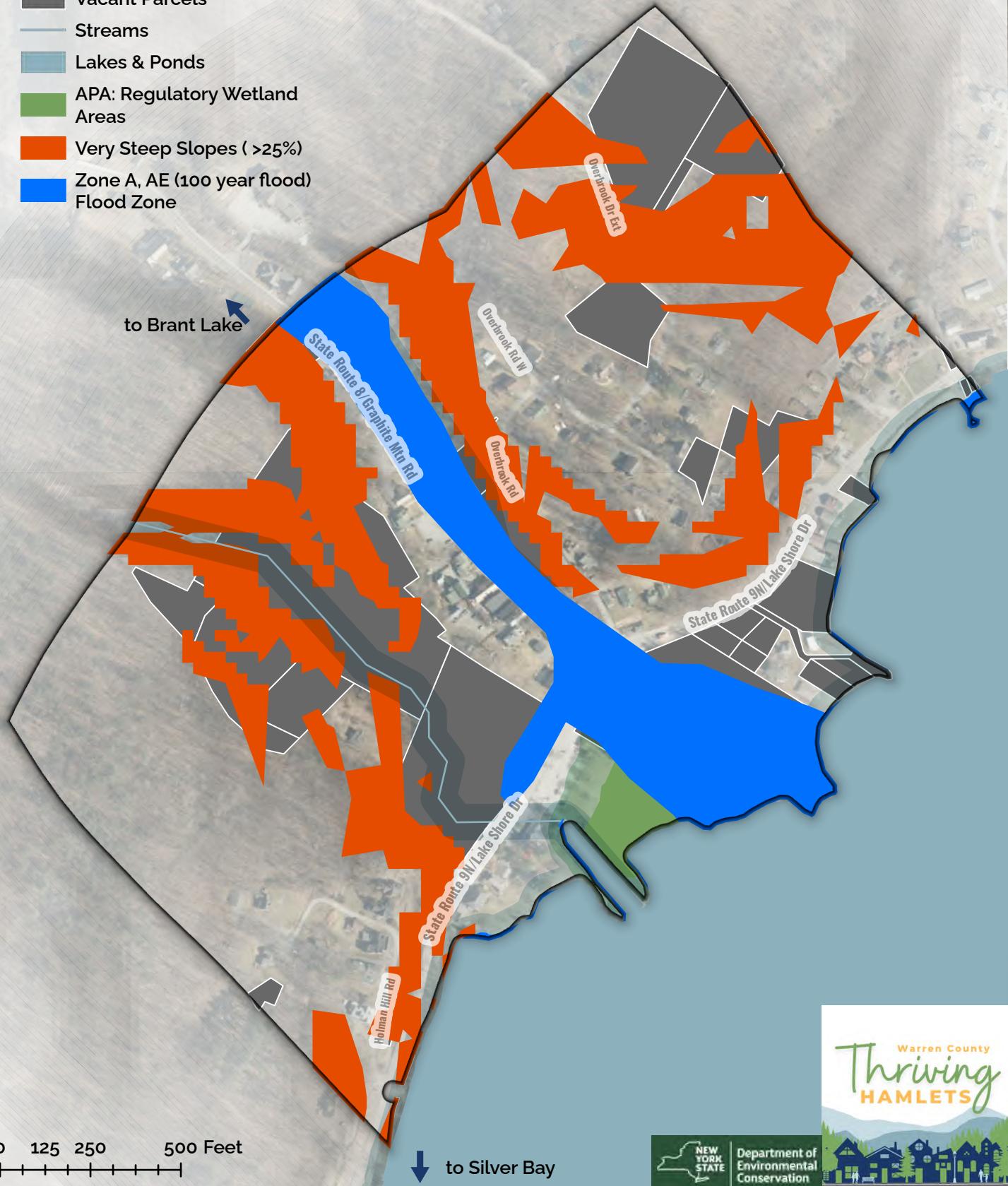
HAMLET OF HAGUE

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)



JOHNSBURG

Process

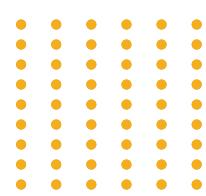
Development constraints within Johnsburg include waterbodies, wetlands, and very steep slopes.

- 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.



Warren County
**Thriving
HAMLETS**



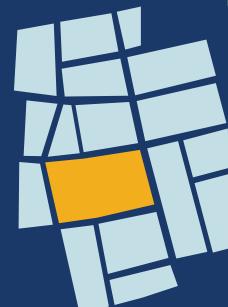
58

acres

hamlet land
area

6

acres potentially
developable
vacant land
within hamlet



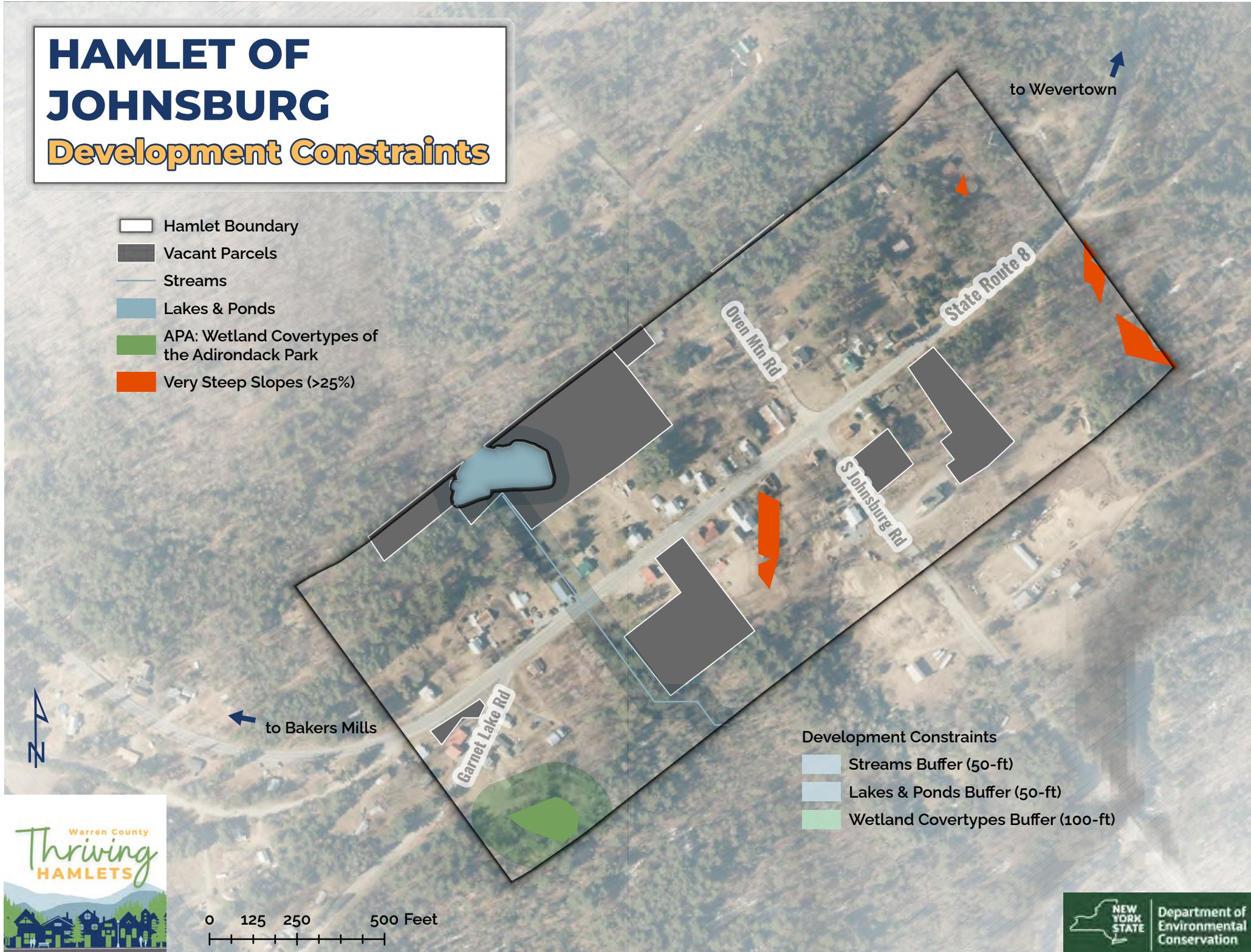
11%

of potentially
developable
vacant land
within hamlet

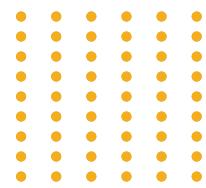
HAMLET OF JOHNSBURG

Development Constraints

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



0 125 250 500 Feet



LAKE GEORGE

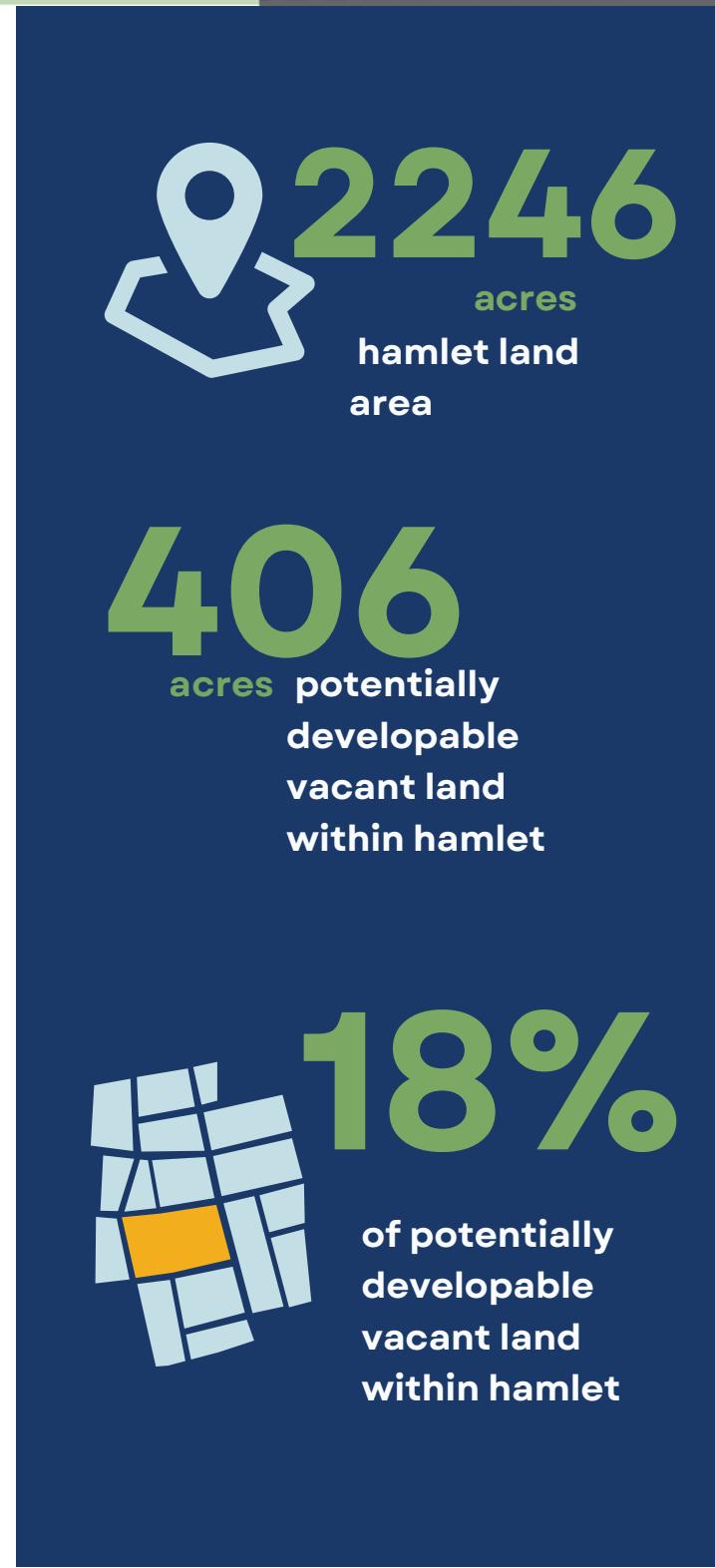
Process

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.



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)

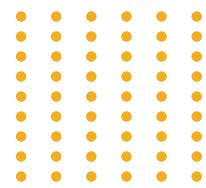
Lakes & Ponds Buffer (50-ft)

Wetland Covertypes Buffer (100-ft)

Regulatory Wetland Areas Buffer (100-ft)

LG
Village

Lake
George



LAKE GEORGE VILLAGE

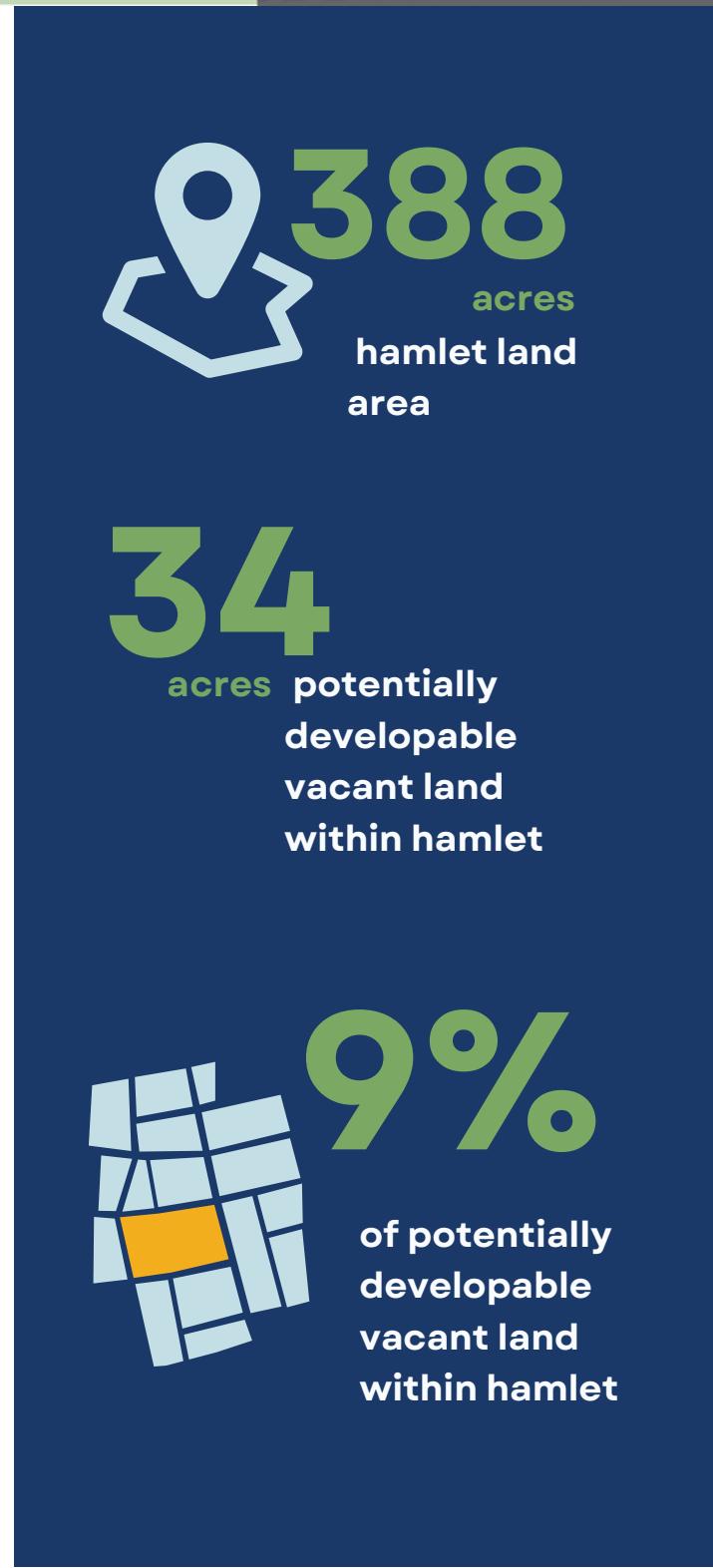
Process

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)

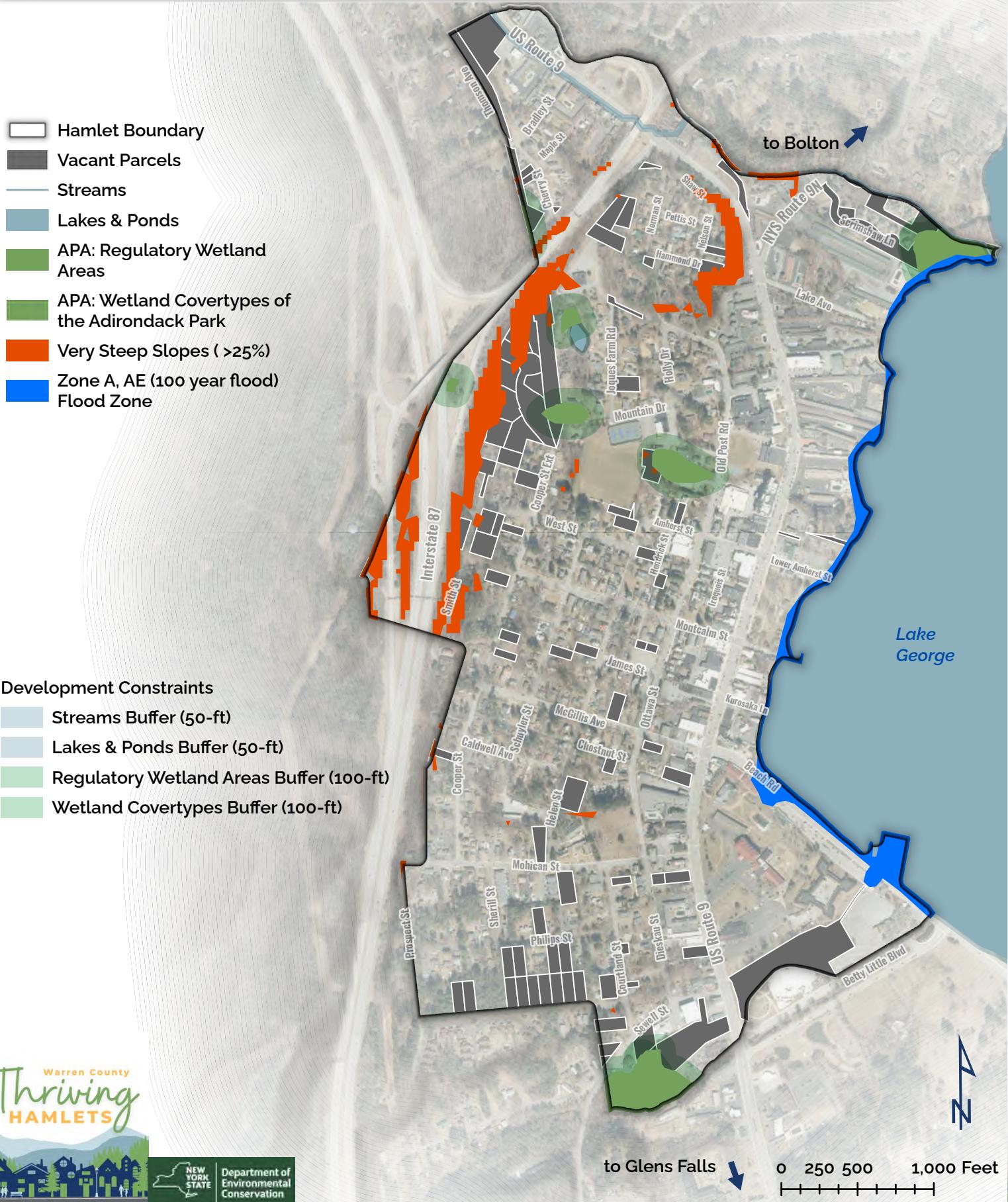
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

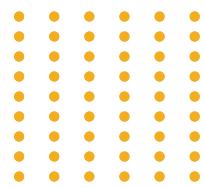
After accounting for development constraints and required buffers, approximately **33.46 acres of developable vacant land** remain in the hamlet of Lake George Village.



HAMLET OF LAKE GEORGE VILLAGE

Development Constraints





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)

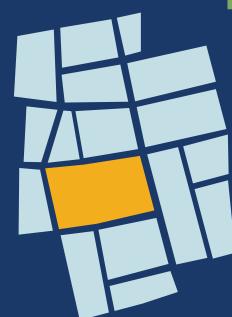
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

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

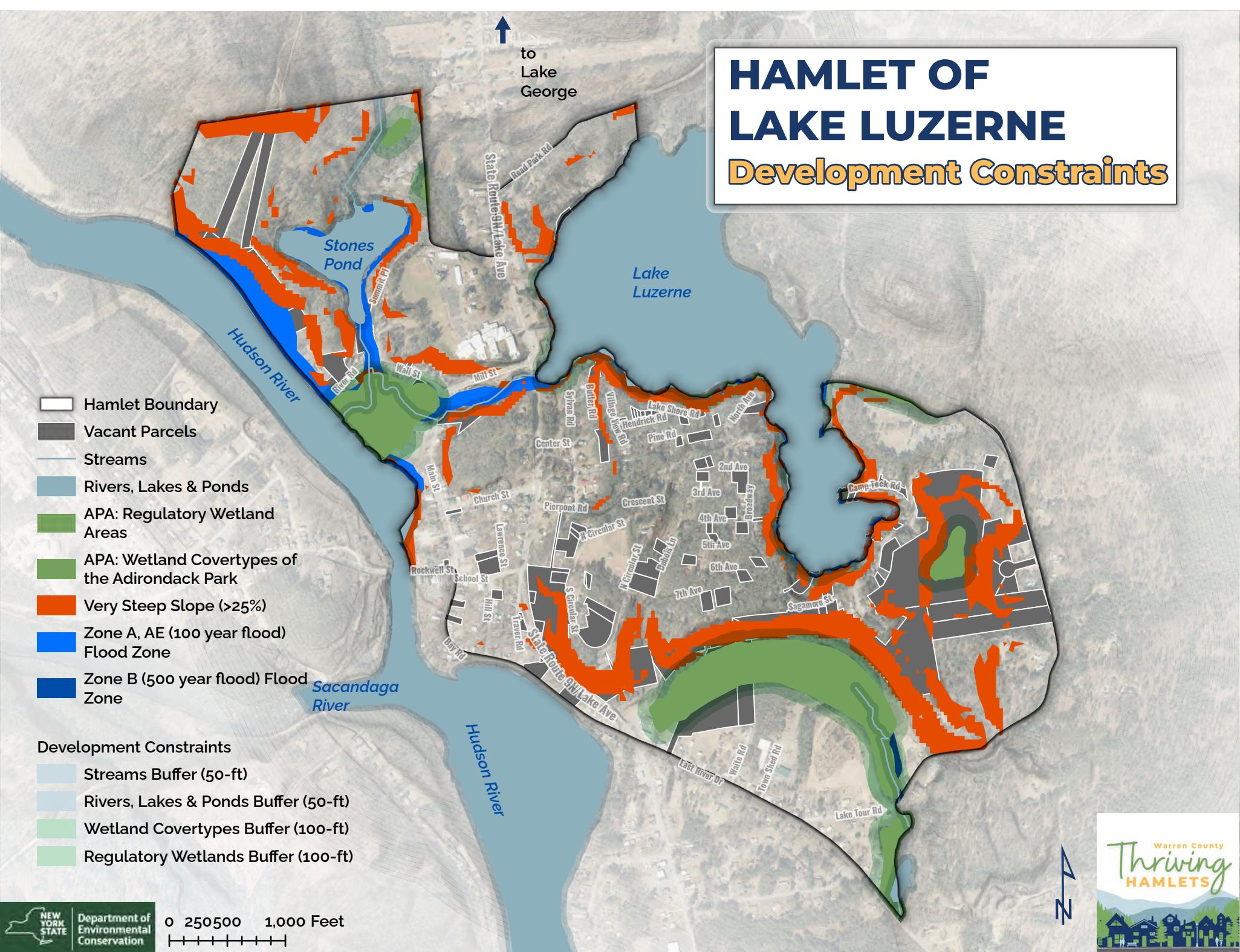
51 acres potentially developable vacant land within hamlet



10%
of potentially developable vacant land within hamlet

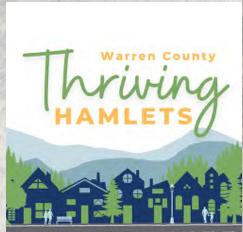
HAMLET OF LAKE LUZERNE

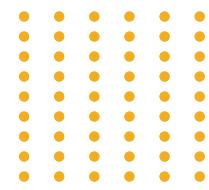
Development Constraints



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Environmental
Conservation

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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 Johnsburg. 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

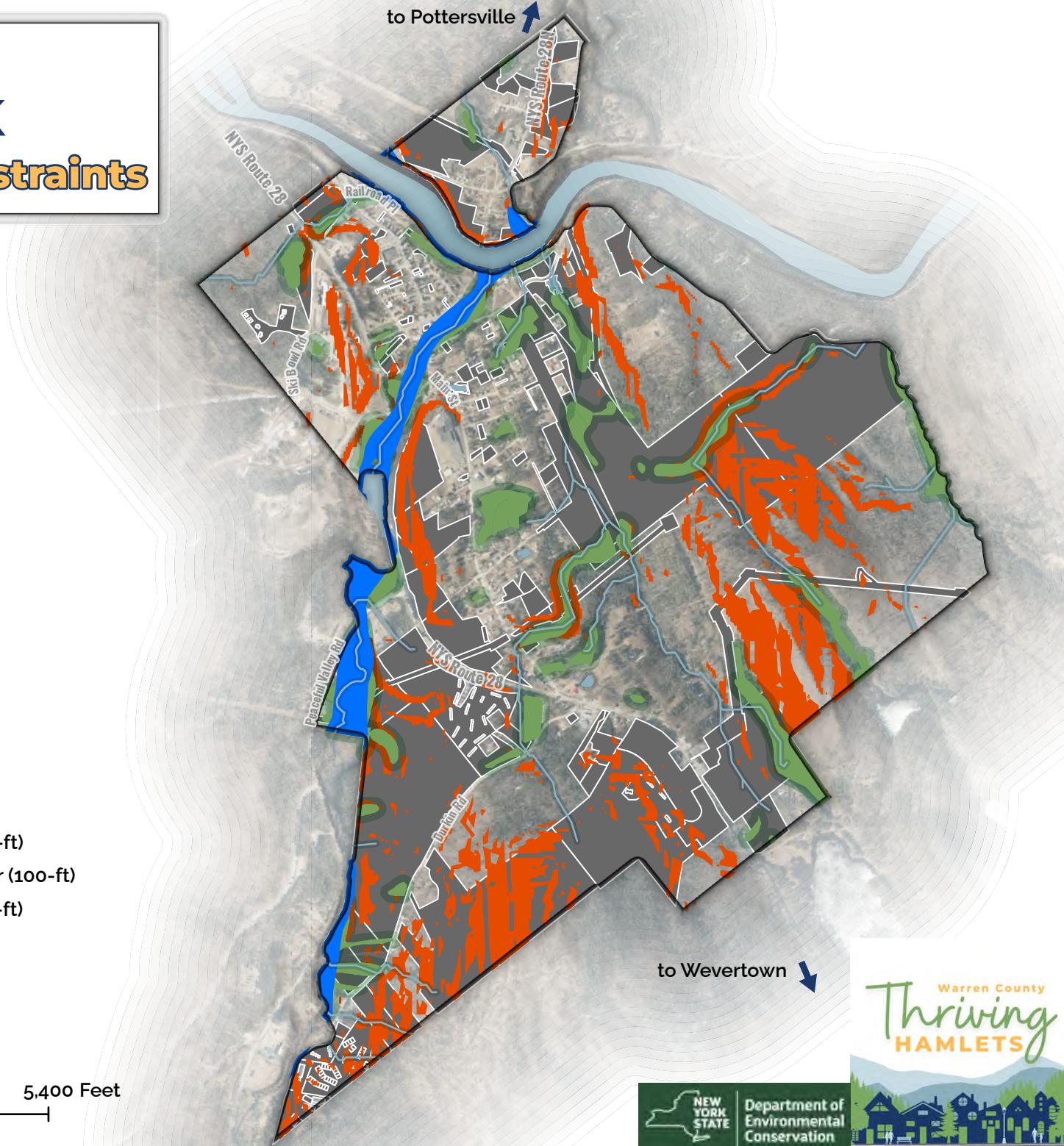
- Hamlet Boundary
- Vacant Parcels
- Streams
- Rivers, Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slope (>25%)
- Zone A, AE (100 year flood) Flood Zone

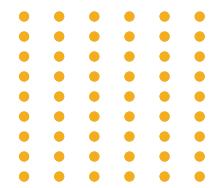
Development Constraints

- 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





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.



784
acres
hamlet land
area

150
acres potentially
developable
vacant land
within hamlet



19%
of potentially
developable
vacant land
within hamlet

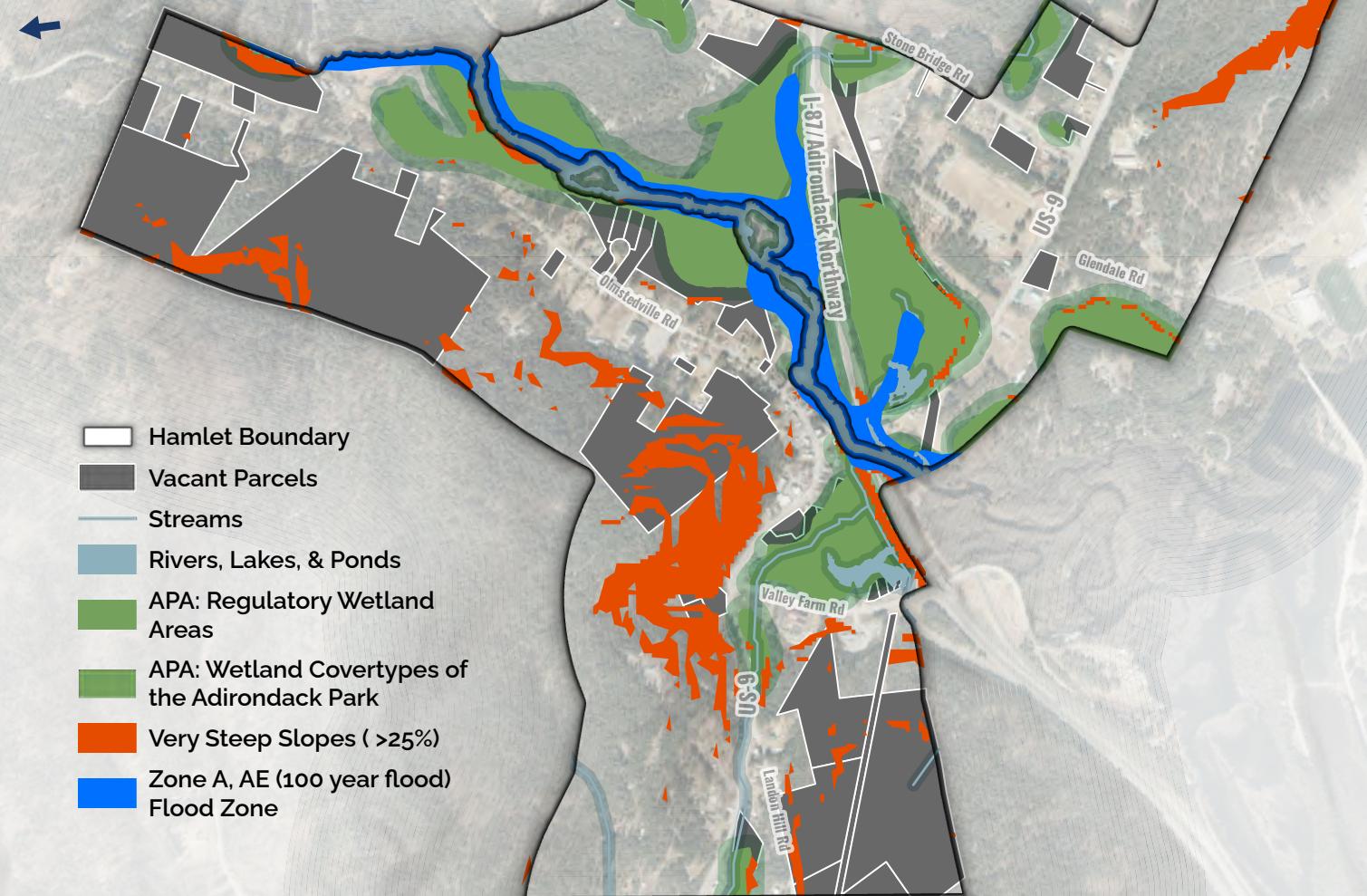
HAMLET OF POTTERSVILLE

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



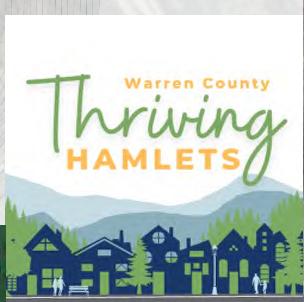
to Riparius

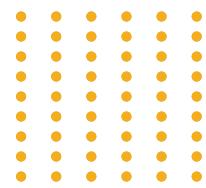


0 900 1,800 3,600 Feet



Department of Environmental Conservation





RIPARIUS

Process

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

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

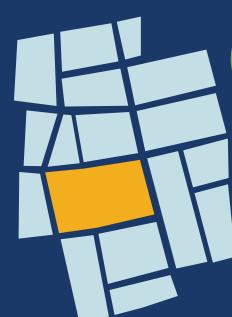
- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)

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

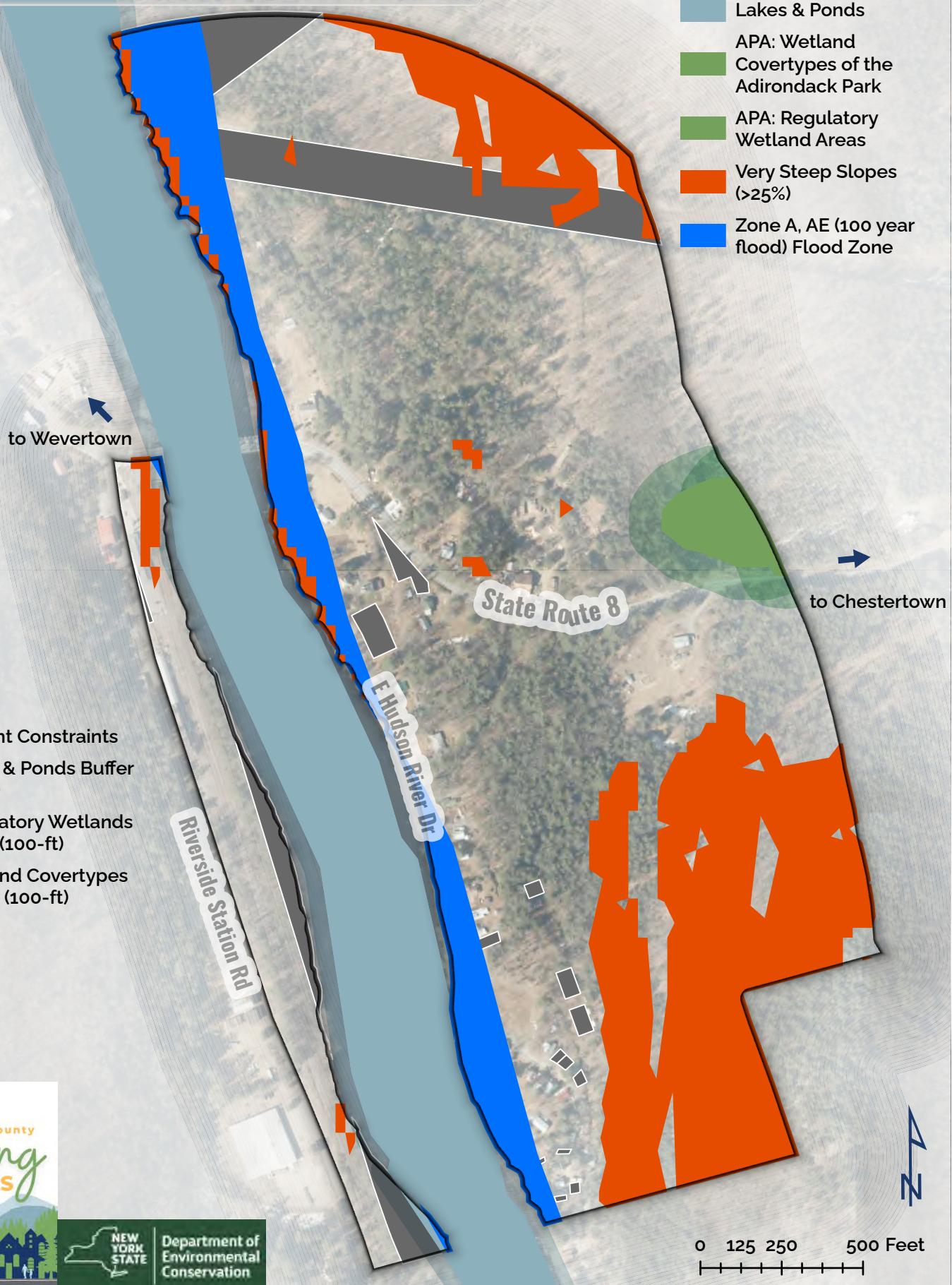


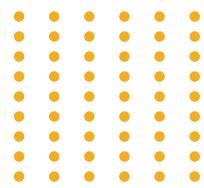
6%
of potentially developable vacant land within hamlet

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





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.



HAMLET OF SILVER BAY

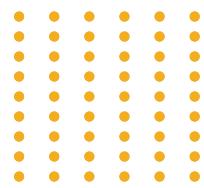
Development Constraints

- 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)

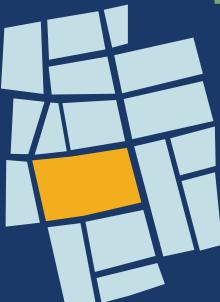
Buffers were then added to waterbodies (50-ft) and wetlands (100-ft).

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



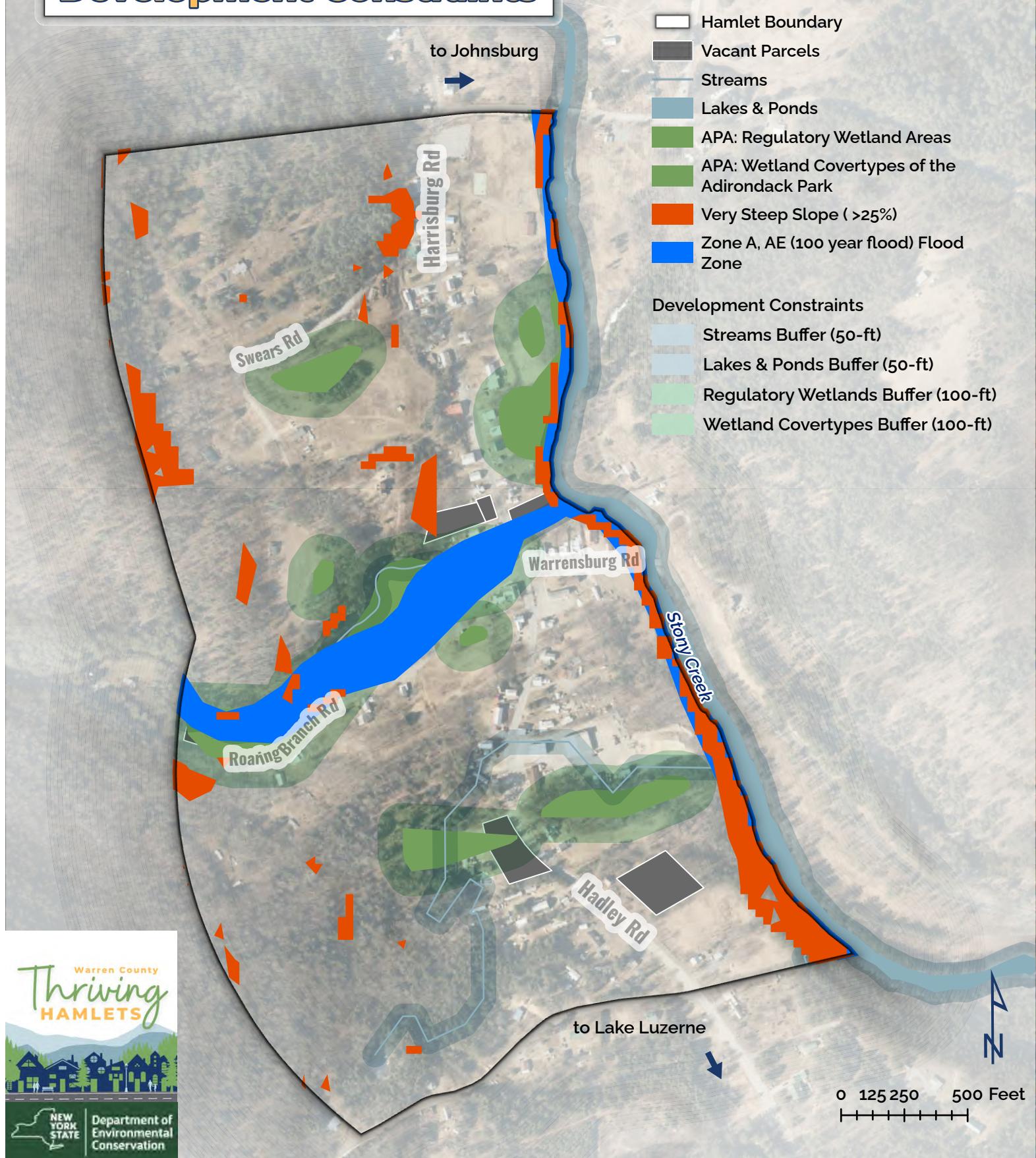
 **166** acres
hamlet land area

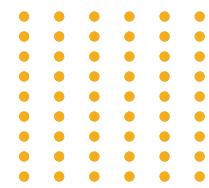
2 acres potentially developable vacant land within hamlet

 **1%**
of potentially developable vacant land within hamlet

HAMLET OF STONY CREEK

Development Constraints





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.

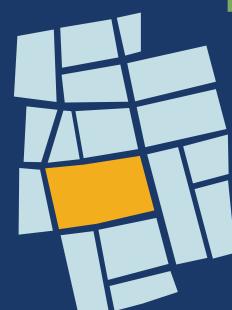
- Streams & Rivers
- Lakes & Ponds
- APA: Regulatory Wetland Areas
- APA: Wetland Covertypes of the Adirondack Park
- Very Steep Slopes (>25%)
- Flood Zone A, AE (100-year flood)
- Flood Zone B (500-year flood)

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

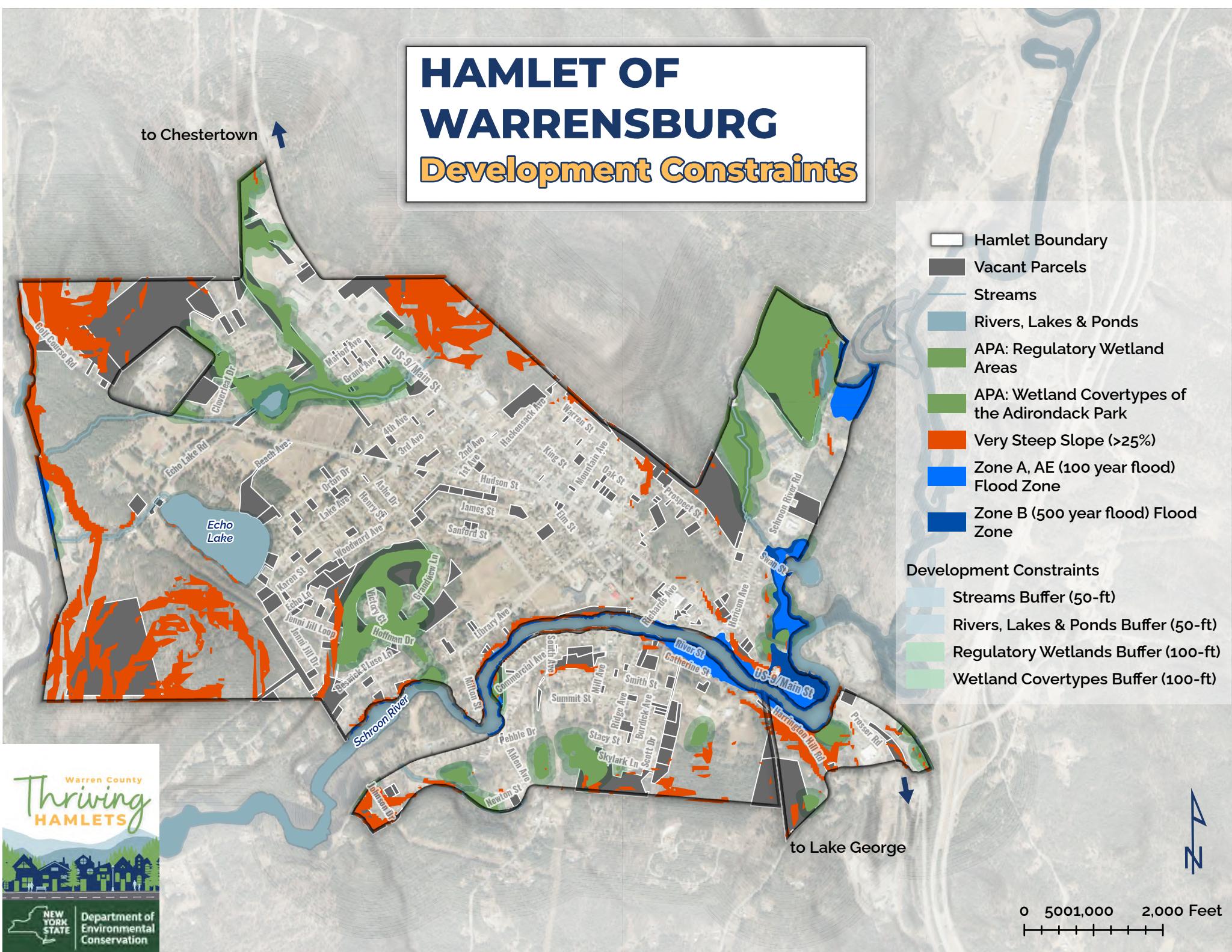
to Chestertown

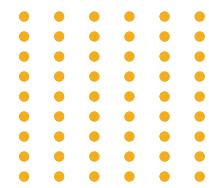
to Lake George

- 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)





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%)

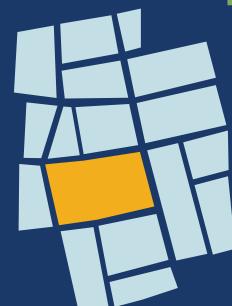
There are no lakes or ponds in the hamlet, nor are there any notable flood zones.

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

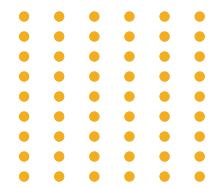
Development Constraints



- 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)



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

