

DIAMOND POINT



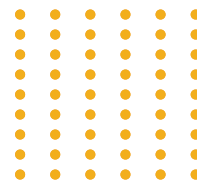
History

Diamond Point is a small hamlet located within both the Town of Lake George and Bolton. Though not as widely known as the more famous areas around Lake George, such as the Village of Lake George or Bolton Landing, Diamond Point has a rich history shaped by the development of the region and its proximity to the lake.

Before European settlers arrived to the area, Diamond Point was inhabited by the Mohicans and Iroquois peoples. The Native American groups made use of the fertile lands and the resources provided by the lake. Lake George was an important transportation route for indigenous people, who used the waterway to travel, trade, and fish.

As settlement expanded in the late 18th and early 19th centuries, the area known as Diamond Point began to see more European settlers, primarily of Dutch and English descent. During the 19th century, Lake George became a popular resort destination, and Diamond Point was one of the quieter spots along the lake, providing a more peaceful alternative to the bustling hamlet of Lake George Village. The arrival of the railroad in the mid-1800s made travel to the region easier, increasing the number of visitors and the popularity of the area for tourists.

Today, Diamond Point is primarily residential/seasonal residential and commercial with seasonal tourism. The hamlet is home to a number of private residences and cottages, many of which are used as summer homes.



DIAMOND POINT

Planning Context

Within the **Town of Lake George Comprehensive Plan of 2015**, it states that the water distribution system in the Diamond Point water district needs repair and replacement in certain locations (Pg. 38). Additionally, a core recommendation of the Comprehensive Plan is to improve and expand water services.

The hamlet of Diamond Point is mainly zoned by the Town of Lake George as Residential Commercial High-Density District (RCH) providing for a mixture of residential uses and certain compatible commercial uses permitted by Site Plan Review. A smaller portion of the hamlet is zoned as Residential High Density and Residential Medium - 1.

The smaller portion of the hamlet within the Town of Bolton is zoned Residential-Commercial Medium Density (RCM 1.3). Detached single-family residences are principally permitted along with accessory uses as specified. Uses permitted by Site Plan Review include multiple-family dwellings, tourist accommodations, any permitted and accessory uses within 250ft of the Lake George shoreline, restaurants, and retail uses.

HAMLET OF DIAMOND POINT

Towns of Bolton and Lake George



484



Parcels with Private or Community Septic

0



Parcels with Public Sewer

107

**Vacant
Parcels**

204 total acres

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

Yes



Population: ~220¹

Land Area:
576 acres



Major Roads:
NYS Route 9N

Major Waterbodies:
Lake George

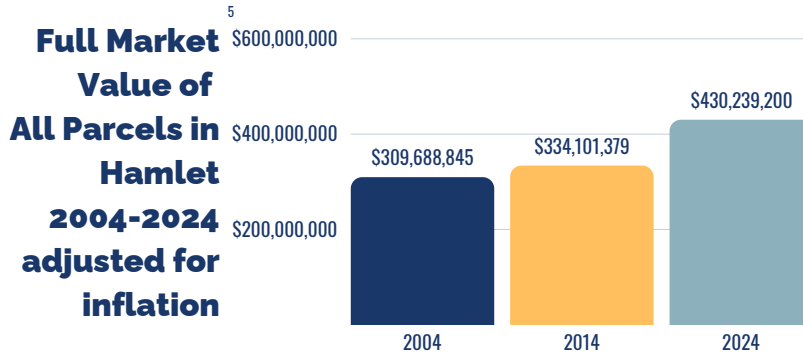


Median household income:³
\$123,158

Median value of a single family home:⁴
\$727,500

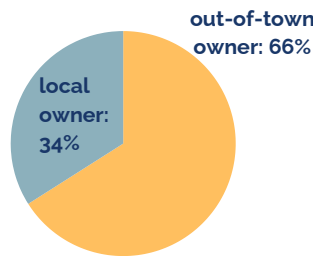


Housing Units: 414

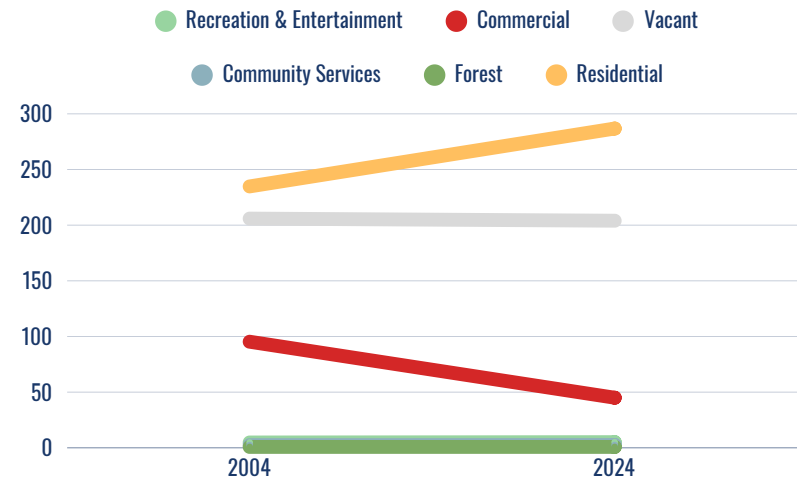


Housing Median Year Built: 1989

Parcel Ownership



Acreage by Land Classification 2004-2024²



Community Services



Diamond Point Post Office



Lake George Central School
~4 miles to school



Lake George Fire and EMS
~5 miles away



Hillview Free Library



No Grocery Store
~6 miles away



No Pharmacy
~5 miles away



No Medical
~5 miles away



No Sewer District



Water District



No Sidewalks



1 Streetlight



No Parks



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 DIAMOND POINT

Parcel Boundaries

Hamlet Boundary

Land Classifications

Large Commercial

Community Services

Recreation and Entertainment

Residential

Public Recreation Lands

Vacant

Community Facilities

a Diamond Point Community Church

b United States Postal Service - Diamond Point

c Hillview Free Library

0 500 1,000 2,000 Feet



to Bolton

to Lake George

