

# LAKE GEORGE

## History

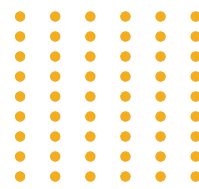
Located in the town of Lake George is the hamlet that shares its name. Prior to 1962, it was known as Caldwell. Like many towns in the area, lumbering was among one of the popular industries in the early years.

In this town, there are no streams big enough to furnish steady water power. There were a few "thunder shower mills," but most of the logs were taken down the lake to the Ticonderoga mills for sawing. Then with the opening of the enlarged Glens Falls Feeder Canal in 1832, it became more profitable to cart logs to Glens Falls and Fort Edward for access to larger markets.

Caldwell's location at the head of the lake and on the route north brought travelers who had to be fed and housed. In time, travelers changed to summer vacationers.

Today, the hamlet has many of the same structures as it did in its beginning years, and it continues to be a place for vacationers year after year.





# LAKE GEORGE

## Planning Context

The Town of Lake George's most recent comprehensive plan was adopted in 2015. There is limited discussion on hamlet-specific development within the plan, however they are core recommendations that include improving and expanding wastewater and water services in the Town (Pg. 50).

There are a variety of different local zoning designations within the Lake George APA designated hamlet area.

The following contains the purpose statement for each zone district located within the Lake George APA designated hamlet area (Town of Lake George Zoning Code).

- **Residential Medium - 1** and **Residential Medium - 2**- Provide for medium- and high-density detached single-family residential use
- **Residential High Density**- Protect existing residential character
- **Residential Special**- Protect the integrity of existing detached, single-family residential use
- **Residential Commercial Medium Density - S2B**- Tourist attractions (RCM-S2B only)  
Prevent strip development
- **Residential Commercial High Density**- Provide for a mixture of residential uses and compatible commercial uses
- **Residential Commercial High Density - Lakeshore**- Provide a mixture of residential and compatible commercial uses on or near the lakeshore
- **Tourist Commercial - A**- Delineate areas where predominantly commercial uses have occurred. Provide for commercial growth in areas where it has traditionally occurred.
- **Tourist Commercial - B**- Delineate areas where predominantly commercial uses have occurred. Provide for commercial growth in areas where it has traditionally occurred. Permit and regulate live adult entertainment.

# HAMLET OF LAKE GEORGE

## Town of Lake George



Population: ~1215 <sup>1</sup>

Land Area:  
2246 acres

Major Roads:  
I-87; US-9;  
NYS Route 9N

Major Waterbodies:  
Lake George

Median household income:<sup>3</sup>  
**\$100,966**

Median value of a single family home:<sup>4</sup>  
**\$342,500**

Housing Units: 1043

**735** Parcels with Septic

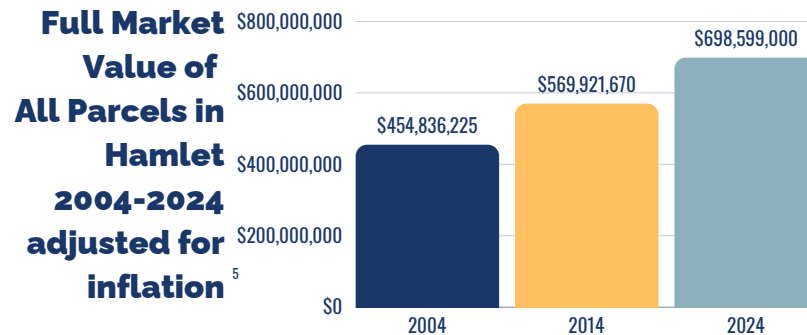
**626** Parcels with Public Sewer

**61**

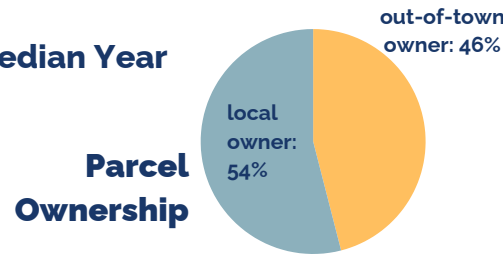
**Vacant  
Parcels**  
155.9 total acres

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

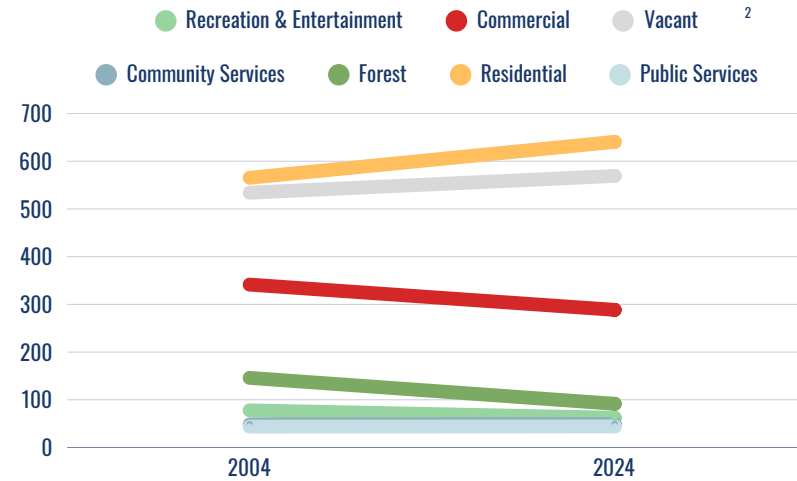
**Yes**



**Housing Median Year Built: 1980**



### Acreeage by Land Classification 2004-2024



## Community Services



Lake George Post Office



Lake George Central School District just outside hamlet



Lake George Fire and EMS just outside hamlet



Caldwell Library just outside hamlet



Grand Union just outside hamlet



Walgreens



No Medical ~11 miles away



Sewer District



Water District



Sidewalks



Streetlights



Multiple Parks



~0.8 miles of Trails



Lake George Dog Park & Beach just outside hamlet



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 LAKE GEORGE



- Parcel Boundaries
  - Hamlet Boundary
- Land Classifications**
- Large Commercial
  - Community Services
  - Public Recreation Lands
  - Public Services
  - Recreation and Entertainment
  - Residential
  - Vacant

## Community Facilities

- a Glens Falls National Bank
- b Gas Station - Lake George Mini Mart
- c Lake George Chamber Regional Chamber of Commerce
- d Gas Station - Stewart's Shops
- e Pharmacy - Walgreens
- f Gas Station - Sunoco
- g Gas Station - Mobil
- i Lake George Elementary School

