

# LAKE GEORGE VILLAGE

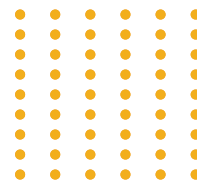
## History

Lake George Village, entirely encircled by the surrounding hamlet of Lake George, is widely recognized today as a prominent destination. Its growth over time led to municipal needs that differed from those of the broader town, prompting its incorporation as an independent village in 1903 through a unanimous vote.

Historically, the village and its surroundings lay along the route between British and French colonies and were frequently used by military forces during the Colonial Wars. By the late 19th century, the area had begun to transform into a popular tourist destination, with steamboats making daily trips to hotels located farther north along the lake.

Today, Lake George Village remains a vibrant hub for tourism. The Lake George Steamboat Company continues to offer scenic cruises, providing visitors with picturesque views of the lake and surrounding mountains. A reconstructed Fort William Henry, originally destroyed during the French and Indian War, now operates as a museum open to the public. Along U.S. Route 9, visitors can explore a variety of shops and restaurants. In contrast to the bustling summer season, the village quiets down considerably during the winter months, as tourism activity declines.





# LAKE GEORGE VILLAGE

## Planning Context, Continued

The Village of Lake George is located within the Town of Lake George. 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). The following are the established zoning districts and overlay districts within the Village:

**R – Single-Family Residential-** The Single-Family Residential District is intended primarily for low-density, single-family residential development in the form of detached dwellings. The purpose is to create a safe haven for people to live and conduct their domestic activities. A degree of privacy is expected, especially in the house and the rear yards.

**RMU – Residential Mixed-Use-** The intent of the Residential Mixed-Use District is to accommodate limited commercial uses in a residential neighborhood setting. This district represents a compact and cohesive mixed-use model. Development is intended to reinforce historic development patterns and to be pedestrian-oriented with buildings facing to the sidewalk with a strong emphasis on creating a safe and inviting streetscape. Buildings should be designed to provide visual interest and create enjoyable, human-scale spaces.



# HAMLET OF LAKE GEORGE VILLAGE

## Village of Lake George



Population: ~1008<sup>1</sup>

Land Area:  
388 acres



Major Roads:  
Route 9

Major Waterbodies:  
Lake George

Median household income:<sup>3</sup> \$51,858

Median value of a single family home:<sup>4</sup> \$290,000



Housing Units: 571

12 Parcels with Septic



601 Parcels with Public Sewer

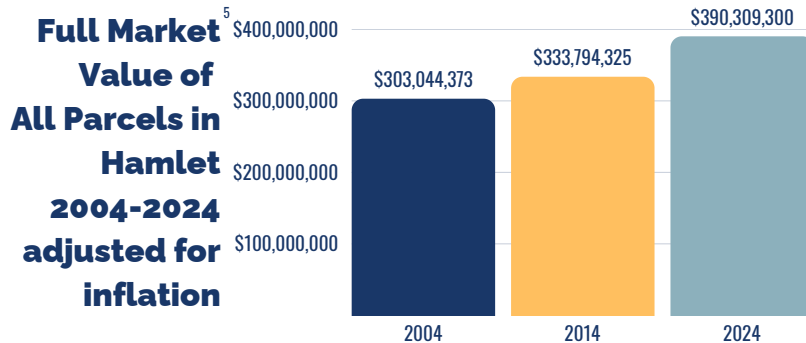


100 Vacant Parcels

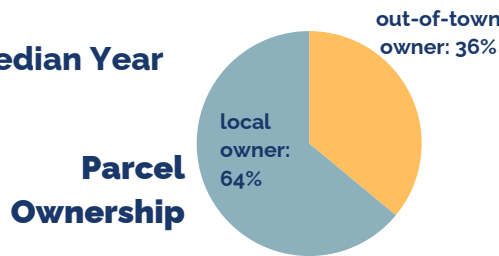
43.6 total acres

Adirondack Park Agency  
Approved Local Land  
Use Plan?

Yes ✓



Housing Median Year Built: 1950



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



### Community Services



Lake George Post Office



Lake George Central School District



Lake George Fire and EMS



Caldwell Library



Grand Union Grocery Store



Walgreens



No Medical ~6 miles away



Sewer District



Water District



Sidewalks



Streetlights



Multiple Parks



No Trails



No Dog Park



No Community Garden

<sup>1</sup> population from 2020 decennial census. <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 VILLAGE

Parcel Boundaries

Hamlet Boundary

## Land Classifications

- Large Commercial
- Community Services
- Public Recreation Lands
- Public Services
- Recreation and Entertainment
- Residential
- Vacant



## Community Facilities

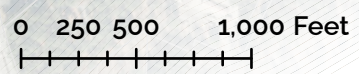
- a Lake George Town Hall
- b Lake George Village Hall
- c Lake George High School
- d United States Postal Service - Lake George
- e Grocery Store - Price Chopper
- f Lake George Visitor's Center
- g Caldwell-Lake George Library

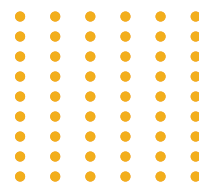
Warren County  
**Thriving  
HAMLETS**



to Bolton

to Glens Falls





# LAKE GEORGE VILLAGE

## Planning Context, Continued

**CMU – Commercial Mixed-Use-** The Commercial Mixed-Use District is the cultural and commercial hub of the community and is intended to provide for a diverse and vibrant mixture of commercial and residential development. This district is intended to maximize the economic development potential by encouraging infill, reuse and expansion, and by protecting and enhancing a mixture of uses compatible with the surrounding residential and commercial neighborhoods. Residential uses are encouraged on upper floors. Active uses are encouraged at street level in order to provide an interesting streetscape for pedestrians. Buildings should face the sidewalks and maintain a sense of scale so that they provide visual interest and create safe, inviting and enjoyable pedestrian spaces. Parking is intended to be available behind, within, or to the side of structures.

**CR – Commercial Resort-** The Commercial Resort District is intended to preserve areas within the Village for a full range of commercial businesses that support the local economy. The district is intended to maximize the economic development potential by encouraging infill, reuse and expansion of resort-related businesses. Development is intended to promote an attractive appearance and to be compatible with adjacent residential and commercial uses.

**Canada Street Maximum Height Overlay District-** The Canada Street Maximum Height Overlay District is intended to promote infill development along the main thoroughfare through the Village by allowing increased height while preserving viewsheds to Lake George.