

# LAKE LUZERNE



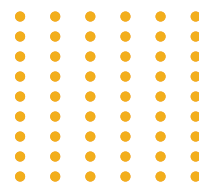
## History

Located on the eastern shore of the Hudson River just above the confluence of the Hudson and Sacandaga Rivers is the hamlet of Lake Luzerne. The bridge that spans the narrowest section of the Hudson, located a few hundred feet south of Rockwell Falls is what connects Hadley and Lake Luzerne. Native Americans traveled through for centuries on a trail connecting the Mohawk and Champlain Valleys.

Lumbering was the first industry in the area with the first wood pulp mill grinder in the United States to use American-made machinery. The mill can still be visited today and is used as a museum. By the late 19<sup>th</sup> century, the Garner Leather Works was established in Lake Luzerne, at the time the world's largest producer of book-binder leather. Over time industry declined and there was an increase in the tourism focused commercial activities and seasonal residences.

Lake Luzerne has a public water system, school, library, pharmacy, grocery market, post office, and several parks.





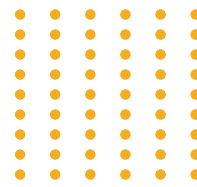
# LAKE LUZERNE

## Planning Context

The Town of Lake Luzerne completed an update to their Comprehensive Plan in 2023. The Plan cited the following key themes related to hamlet development:

- Pursue opportunities for infill development in the downtown hamlets, primarily attracting and retaining business, removing barriers to commercial growth, identify limiting factors for downtown revitalization and infill development including infrastructure limitations, and repurposing dilapidated and underutilized properties.
- Protect the character of the downtown hamlet with new construction, gateway signage and historic sites, and accessibility for a walkable downtown hamlet area. Route 9N is specifically mentioned as a gateway corridor that can be improved in its interface with the downtown hamlet.
- Market the area for First Wilderness historical/heritage tourism, an alternative to Lake George, less intensive tourism, more history focused.
- Cultivate community and identities for hamlets within the town.
- Modernize the zoning code to clear up inconsistencies, and update to reflect state and county laws, and use opportunity zones to promote commercial development.
- Update community facilities and upgrade necessary infrastructure like water and sewer, as well as internet access, to ensure development can be facilitated.





# LAKE LUZERNE

## Planning Context, Continued

The Town of Lake Luzerne includes the following zone districts within it's designated hamlet:

**Hamlet Commercial (HC)** - Commercial areas 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 neighborhoods.

**Hamlet Residential (HR)** - Residential development in a neighborhood setting. 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.

**Hamlet Industrial (HI)** - Industrial areas that can host appropriate small scale manufacturing within the Town without compromising environmental standards related to traffic, noise, odor, health, visual impact, and are sensitive to the surrounding residential areas of Lake Luzerne.

**Residential Resort (R RE)** - Residential areas where uses are mixed to accommodate commercial uses focused on tourism in a residential neighborhood setting.

# HAMLET OF LAKE LUZERNE

## Town of Lake Luzerne



**455**



Parcels with Septic

**110**

**Vacant  
Parcels**

97.4 total acres

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

No

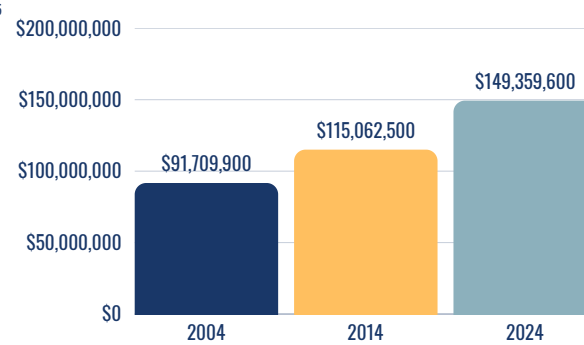


**0**



Parcels with Public  
Sewer

**Full Market  
Value of  
All Parcels in  
Hamlet  
2004-2024  
adjusted for  
inflation**



### Acreage by Land Classification 2004-2024



Population: ~445<sup>1</sup>

Land Area:  
513 acres



Major Roads:  
Route 9N

Major Waterbodies:

Hudson River,  
Sacandaga River,  
Lake Luzerne

Median  
household  
income:<sup>3</sup> \$44,795

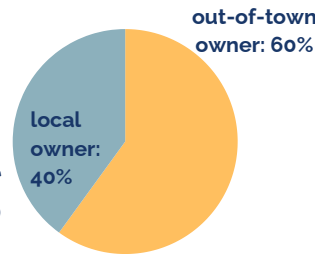
Median value of a  
single  
family home:<sup>4</sup>  
\$233,800

Housing Units: 429



**Housing Median Year  
Built: 1950**

**Parcel  
Ownership**



## Community Services



Lake Luzerne  
Post Office



Hadley-Luzerne Central  
School District



Lake Luzerne  
Fire and EMS  
just outside hamlet



Rockwell Falls  
Public Library



Luzerne  
Market



Stone's Pharmacy  
just outside hamlet



No Medical  
~11 miles away



No Sewer District



Water District



Sidewalks



Streetlights



Multiple  
Parks



~0.4 miles of  
Trails



No Dog Park



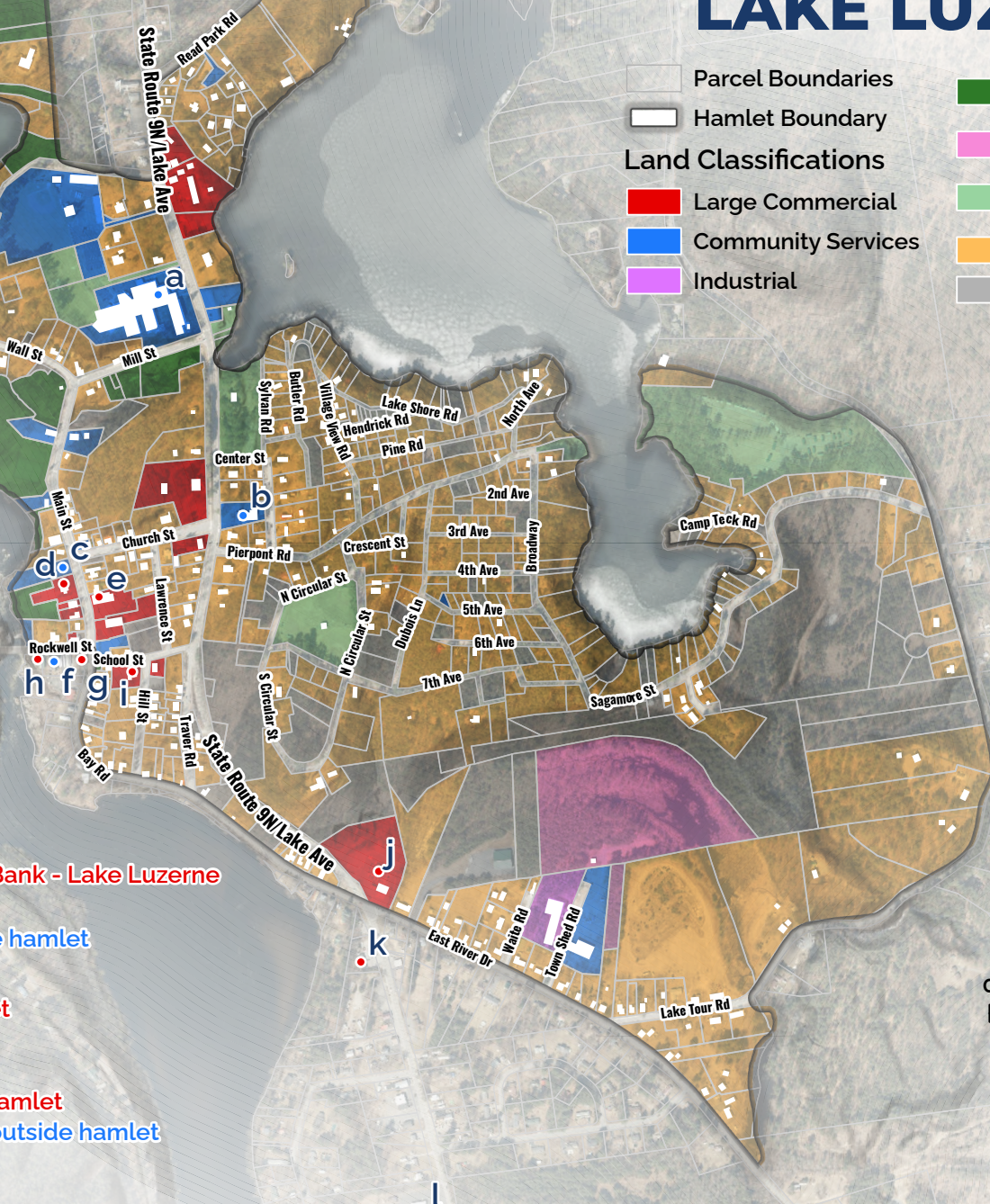
No Community  
Garden

<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 LUZERNE

↑  
to  
Lake  
George

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



## Community Facilities

- a Hadley Luzerne Central School
- b St. Mary's Episcopal Church
- c Rockwell Falls Public Library
- d Arrow Bank - formerly Glens Falls National Bank - Lake Luzerne
- e Luzerne Market
- f Rockwell Falls Presbyterian Church - outside hamlet
- g Stone's Pharmacy - outside hamlet
- h Lake Luzerne General Store - outside hamlet
- i United States Postal Service - Lake Luzerne
- j Gas Station - Stewart's Shops
- k Gas Station - Cumberland Farms - outside hamlet
- l Luzerne Hadley Consolidated Fire District - outside hamlet

0 250 500 1,000 Feet

