

WARRENSBURG



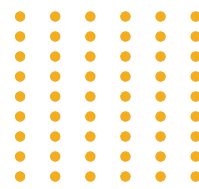
History

Warrensburg is a hamlet centrally located within Warren County, just off of Interstate 87, with State Route 9 running directly through its commercial core—serving as a main gateway to the Adirondack Park. The hamlet boundary is primarily within the Town of Warrensburg, with a small amount of land area within the adjacent Town of Lake George. Established in the late 18th century, it grew from a small frontier settlement into an industrial and commercial hub.

Warrensburg's development accelerated in the early 19th century, fueled by timber, tanneries, and water-powered mills. The Schroon River provided the necessary power for sawmills and gristmills, helping the town prosper. By the mid-1800s, Warrensburg was a key supplier of lumber, contributing to the rapid expansion of cities like New York and Albany.

During the late 19th and early 20th centuries, tourism became an important industry. Wealthy visitors were drawn to the Adirondacks for hunting, fishing, and summer retreats. The construction of railroads and improved roads made Warrensburg more accessible, further boosting its economy.

Today, Warrensburg maintains its historic charm, blending heritage with modern attractions. The town hosts the annual World's Largest Garage Sale, drawing thousands of visitors each fall. With its rich history and scenic beauty, Warrensburg continues to be a vibrant community within the Adirondacks.



WARRENSBURG

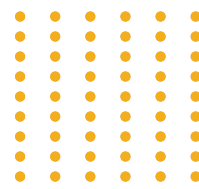
Planning Context

In 2022, the Town of Warrensburg updated their [Comprehensive Plan](#). Core recommendations include establishing Main Street guidelines, seeking adaptive reuse of existing structures, and expanding the sewer infrastructure within the established sewer district to support commercial and residential development within the hamlet (Pg. 36). Only 30% of households within the Town of Warrensburg are serviced by municipal sewer, with most having on-site septic systems (Pg.63). The recommendation to expand sewer infrastructure specifies that this would help provide for increased mixed-use and denser housing options (Pg. 36).

To allow for a variety of housing options and to increase potential for commercial and residential opportunities, the Plan outlines some specific zoning modifications:

- Allowing for the conversion of single family homes to multi family units, especially for the older historic homes throughout the community (Pg. 19).
- Adjusting definitions on multifamily dwelling, apartment building, and senior housing to allow for a broader range of allowable number of units (Pg. 18).
- Expanding range of allowable uses within the Commercial Core (CC) zoning district for an expanded range of uses (Pg.32).
- Extending the Commercial Core (CC) zoning district along Main Street, consistent with the Future Land Use Map (Pg.33).
- Provide the opportunity and encourage residential use over businesses located within commercial districts (Pg.19).

Additionally, the Plan considers a priority recommendation to focus on redevelopment of select Town owned land for housing opportunities (Pg. 19). The Town owned land known as the “King Street Property” is the only property identified in the plan that is within the APA designated hamlet.



WARRENSBURG

Planning Context, Continued

The Warrensburg hamlet is predominantly within the Town of Warrensburg, which has local zoning districts established.

Residential/Recreation District- Principally permitted uses include single family dwellings, accessory dwellings and other permitted accessory uses as specified. Two-family dwellings, recreation/resort facilities I, campgrounds, and bed-and-breakfasts are permitted by site plan review.

Residential Mixed Use- Principally permitted uses include single family dwellings, two-family dwellings, accessory dwellings and other permitted accessory uses as specified. Multifamily dwellings, recreation/resort facilities I, retail and service neighborhood, and bed-and-breakfasts are permitted by site plan review.

Hamlet Mixed Use- Principally permitted uses include single family dwellings, two-family dwellings, multifamily dwellings, accessory dwellings and other permitted accessory uses as specified.

Core Commercial- Principally permitted uses include single family dwellings, two-family dwellings, multifamily dwellings, accessory dwellings and other permitted accessory uses as specified.

Business Industrial- Principally permitted uses include amusement centers, studio and craft shops, and office. Uses permitted by site plan review are varying types of commercial, retail, and industrial uses.

Mobile Home Overlay District- Mobile homes and mobile home parks are permitted in the Mobile Home Overlay District. Mobile homes shall be subject to the dimensional requirements of the underlying district.

HAMLET OF WARRENSBURG

Towns of Warrensburg and Lake George



Population: ~2495¹

Land Area:
1603 acres



Major Roads:
US Rte 9, NYS 418,
just off US I-87 exit 23

Major Waterbodies:
**Schroon and
Hudson Rivers**



Median household
income:³ **\$56,534**

Median value of a
single
family home:⁴
\$185,300



Housing Units: 1165



677  Parcels with Septic

655  Parcels with Public Sewer

241

**Vacant
Parcels**
304.4 total acres

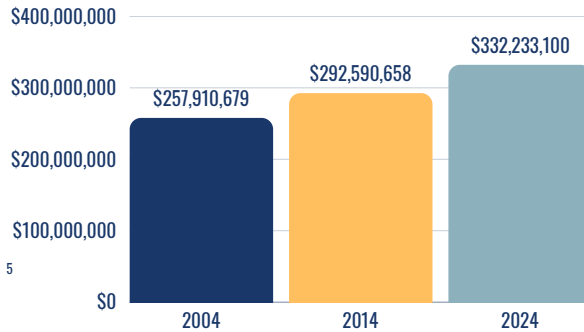
**Adirondack Park Agency
Approved Local Land
Use Plan?**

No



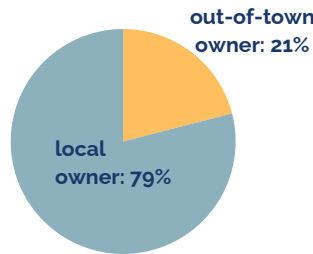
(Yes for portion of hamlet in Lake George)

**Full Market
Value of
All Parcels in
Hamlet
2004-2024
adjusted for
inflation⁵**

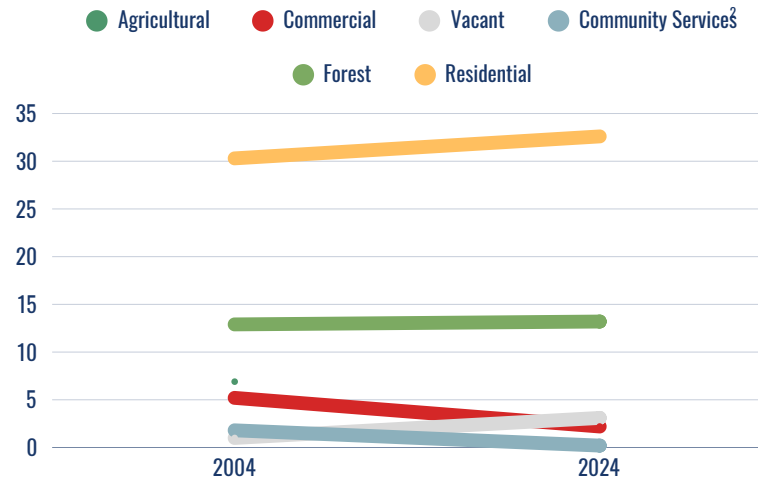


 **Housing Median Year
Built: 1900**⁴

**Parcel
Ownership**



Acreeage by Land Classification 2004-2024



Community Services



Warrensburg
Post Office



Warrensburg Elementary,
Junior and Senior High
Schools



Warrensburg
Fire and EMS



Richards
Library



Two Grocery
Stores



Multiple
Pharmacies



Health
Center



Sewer District



Water District



Sidewalks



Streetlights



Multiple
Parks



~1 mile of
Trails



No Dog Park



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.

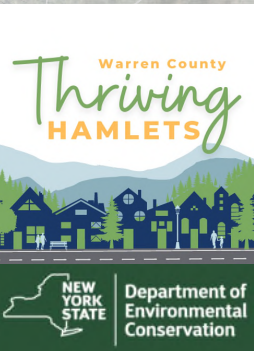
HAMLET OF WARRENSBURG

to Chestertown ↑

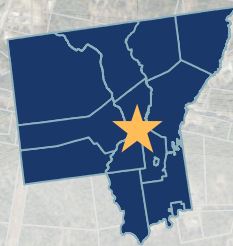
- Parcel Boundaries
- Hamlet Boundary
- Land Classifications**
- Agricultural
- Large Commercial
- Community Services
- Industrial
- Public Recreation Lands
- Public Services
- Recreation and Entertainment
- Residential
- Vacant

Community Facilities

- a Car Dealership - Warren Ford
- b Hudson Headwaters Health Center - Warrensburg
- c Church of the Holy Cross
- d Gas Station - Sunoco
- e Warrensburg Town Hall
- f St. Cecillas Catholic Church
- g Gas Station - Cumberland Farms
- h Presbyterian Church
- i Gas Station - Stewart's Shops
- j Store - Auto Plus
- k Store - Family Dollar
- l Grocery Store - Tops
- m Store - Dollar General
- n Warrensburg EMS
- o Arrow Bank - formerly Glens Falls National Bank
- p TD Bank
- q First Baptist Church
- r Pharmacy - Walgreens
- s First United Methodist Church of Warrensburg
- t Gas Station - Deli & Meat Store of the North
- u United States Postal Service - Warrensburg
- v Store - NAPA Auto Parts
- w Car Dealership - Krystal Chrysler Jeep Dodge Ram Fiat Inc.
- x Assembly of God
- y Hardware Store - Braley & Noxon
- z Warrensburg Transfer Station
- aa Warrensburg Volunteer Fire
- bb Faith Baptist Church
- cc Warrensburg Central School
- dd Richards Library
- ee Warren County Fish Hatchery
- ff Store - Curtis Lumber
- gg Free Methodist Church
- hh Gas Station - Mobil
- ii Trustco Bank
- jj Grocery Store - Price Chopper



0 500 1,000 2,000 Feet



to Lake George ↓