



# LAKE GEORGE WATERSHED DATA ATLAS

October 06, 2016



LAKE GEORGE ASSOCIATION  
*Protecting Our Water, Educating for the Future.*

— SINCE 1885 —

# LAKE GEORGE WATERSHED DATA ATLAS

## PROJECT SPONSOR



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*Protecting Our Water. Educating for the Future.*

~ SINCE 1885 ~

## FUNDING SUPPORT



NEW YORK  
STATE OF  
OPPORTUNITY

Department of  
Environmental  
Conservation

## TECHNICAL ADVISORY TEAM



Lake George  
Park Commission



## PROJECT CONSULTANT

THE  
*Chazen*  
COMPANIES  
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PHOTOGRAPHS COURTESY OF DAVID E. CUMMINGS

# LAKE GEORGE WATERSHED DATA ATLAS

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## CONTENT:

- WATERSHED-SPECIFIC POPULATION, HOUSING, LAND USE, AND INFRASTRUCTURE CHARACTERISTICS
- GIS BUILDOUT ANALYSIS FOR THE ENTIRE WATERSHED

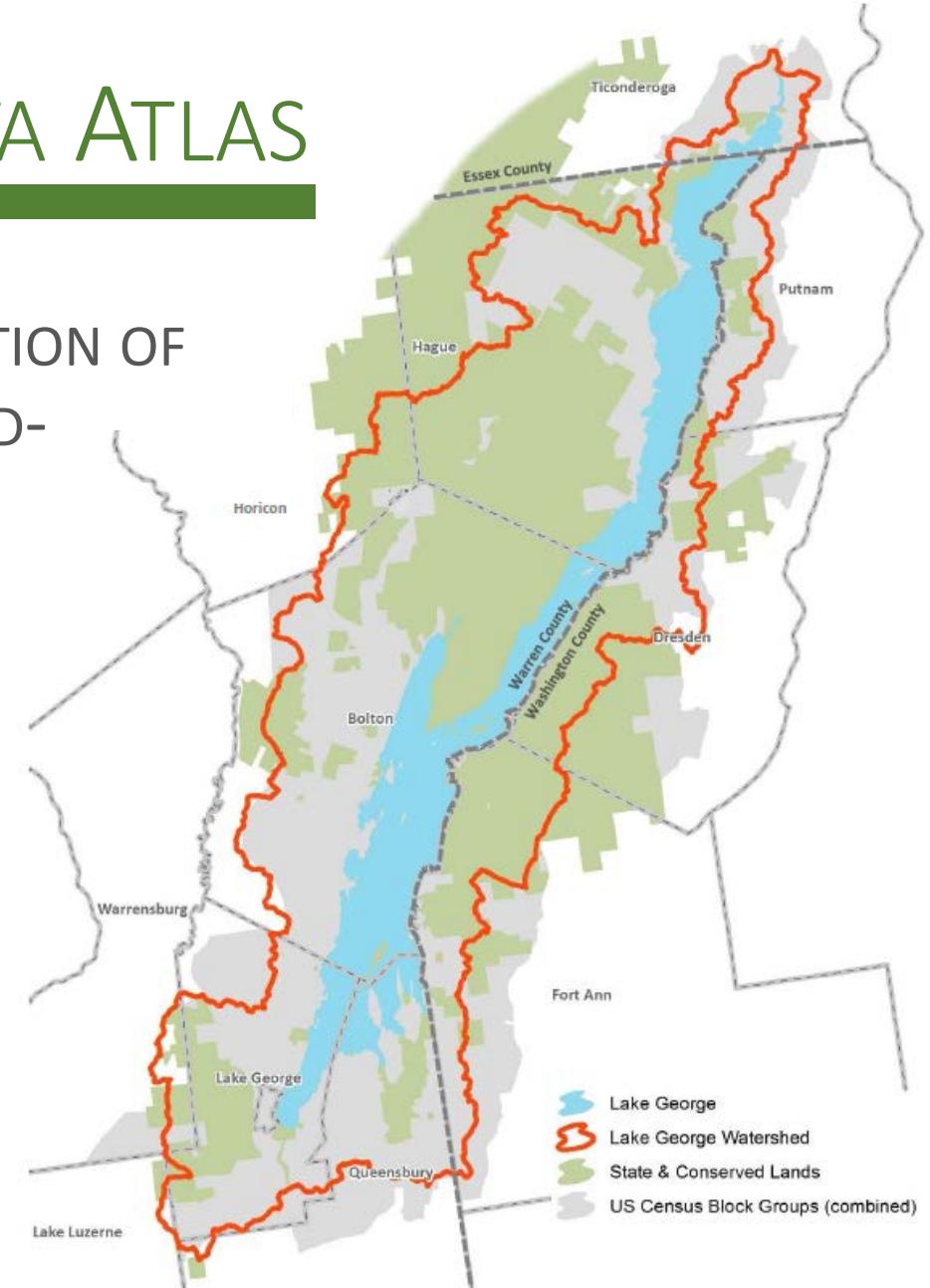
## INTENT:

- TOOL FOR LOCAL PLANNERS, GOVERNMENT OFFICIALS, RESEARCHERS, AND ORGANIZATIONS SEEKING INFORMATION IN SUPPORT OF PLANNING AND WATER QUALITY RELATED INITIATIVES
- START A DIALOGUE ABOUT LAND USE AND FUTURE GROWTH WITHIN THE WATERSHED

# LAKE GEORGE WATERSHED DATA ATLAS

THE LAKE GEORGE WATERSHED INCLUDES A PORTION OF SEVERAL MUNICIPALITIES. THIS MAKES WATERSHED-SPECIFIC INFORMATION GATHERING DIFFICULT:

- THREE (3) COUNTIES
- ELEVEN (11) TOWNS
- ONE (1) VILLAGE
- MULTIPLE US CENSUS TRACTS, BLOCK GROUPS, AND BLOCKS



# LAKE GEORGE WATERSHED DATA ATLAS

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THE REPORT PROVIDES KEY INFORMATION ON THE FOLLOWING TOPICS:

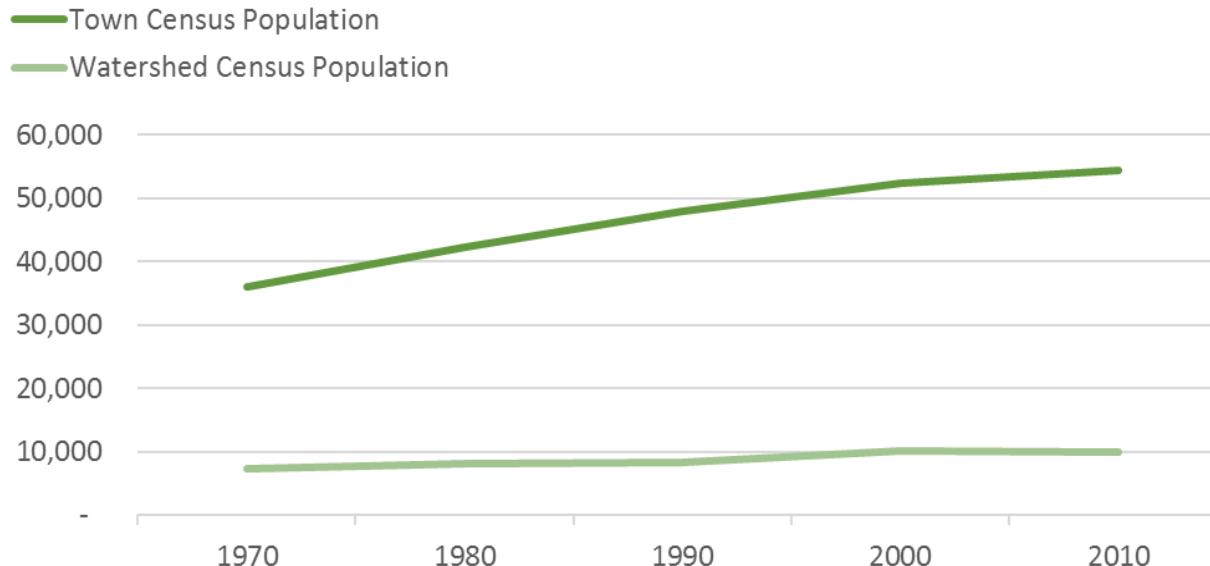
- POPULATION AND HOUSING
- LAND USE, ZONING, AND THE BUILT ENVIRONMENT
- WATER, SEWER, AND ROADWAY INFRASTRUCTURE
- RESIDENTIAL DEVELOPMENT POTENTIAL

# LAKE GEORGE WATERSHED DATA ATLAS

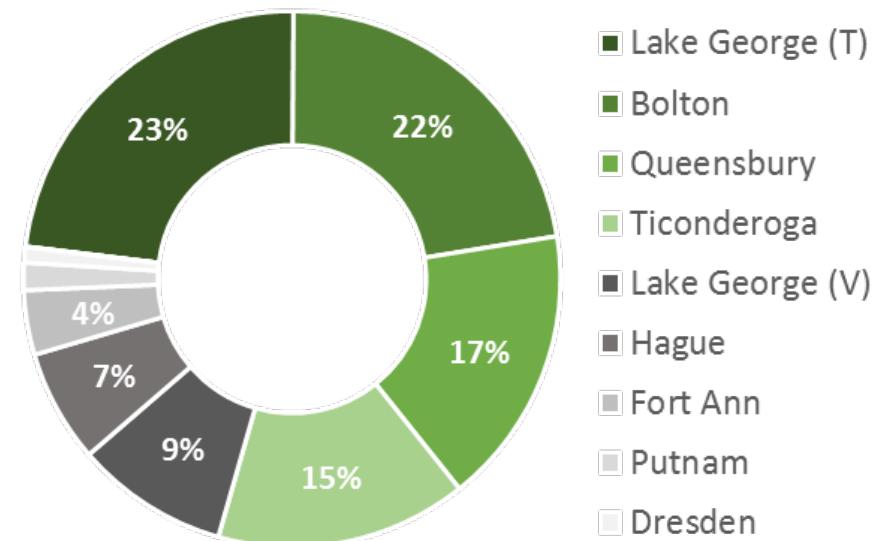


## POPULATION CHARACTERISTICS:

### US CENSUS POPULATIONS: TOWN-WIDE VS. WATERSHED



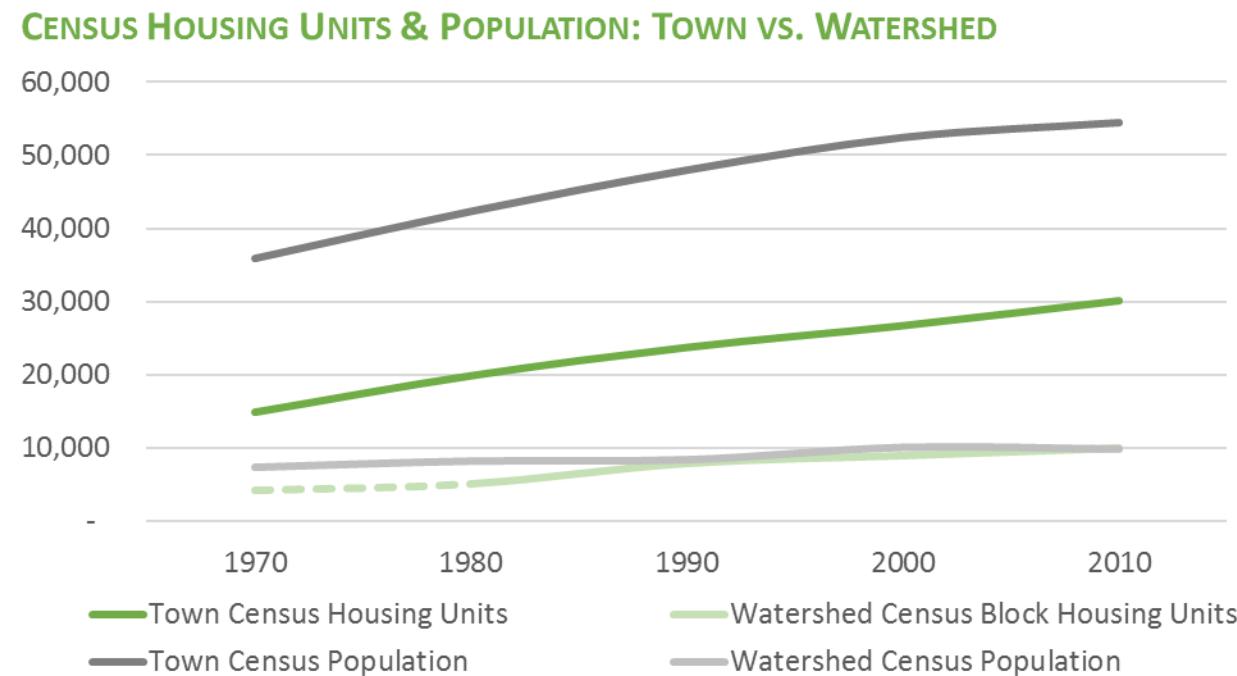
### PERCENT OF WATERSHED POPULATION BY COMMUNITY



# LAKE GEORGE WATERSHED DATA ATLAS



## HOUSING CHARACTERISTICS:



**66%**

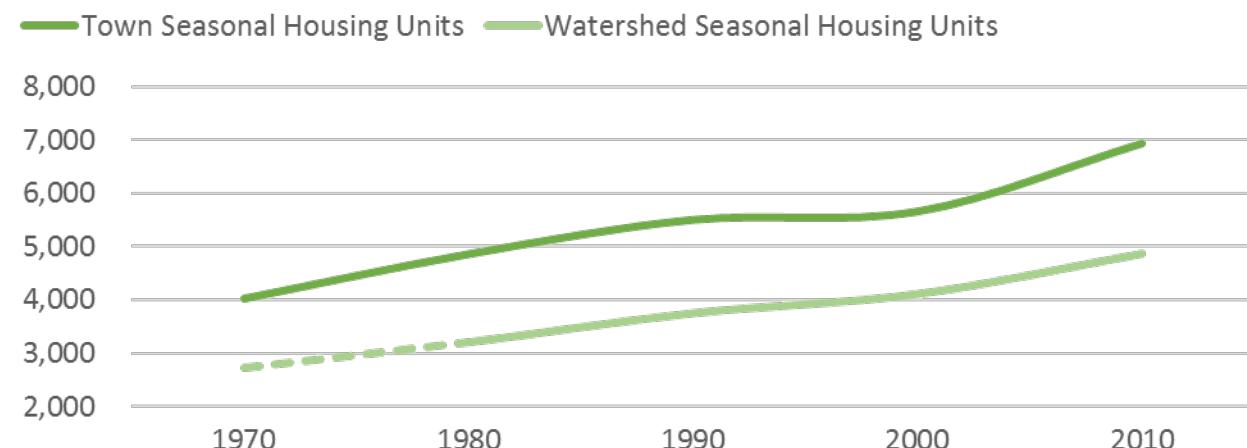
of new housing within the watershed since 1990 is within Bolton, Lake George, and Ticonderoga

# LAKE GEORGE WATERSHED DATA ATLAS



## SEASONAL HOUSING CHARACTERISTICS:

### US CENSUS SEASONAL HOUSING: TOWN-WIDE VS. WATERSHED



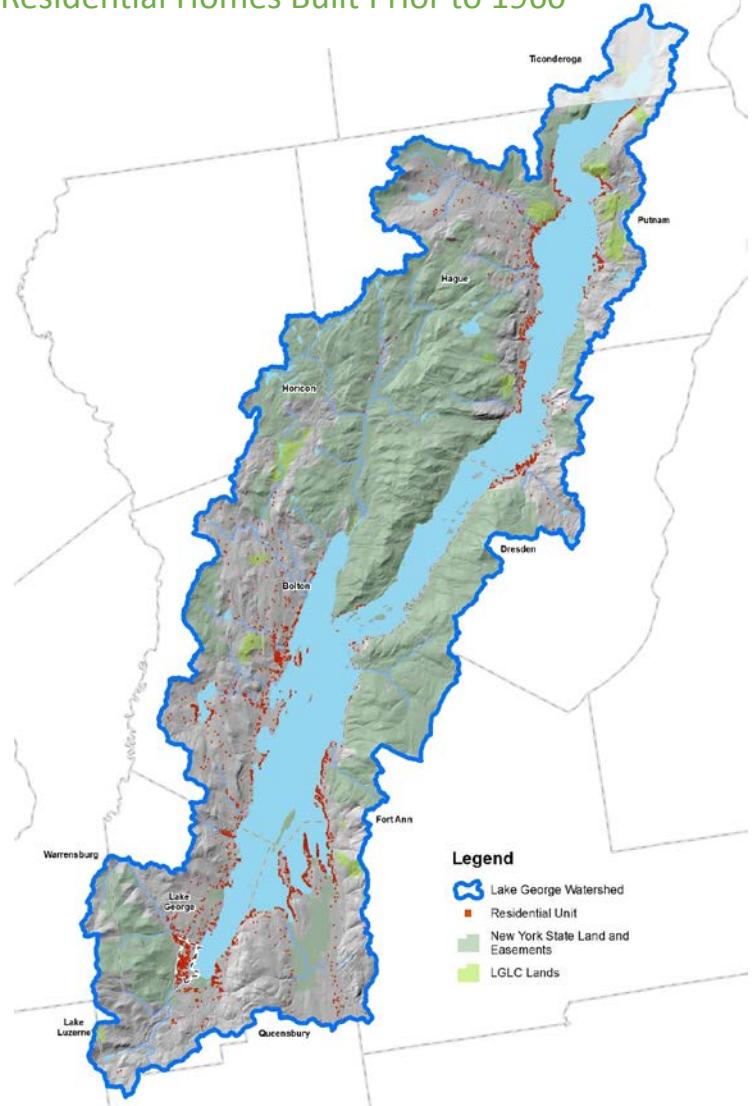
**50 %** of housing within the Lake George watershed is seasonal and over 70% of all of the communities seasonal housing is within the watershed.



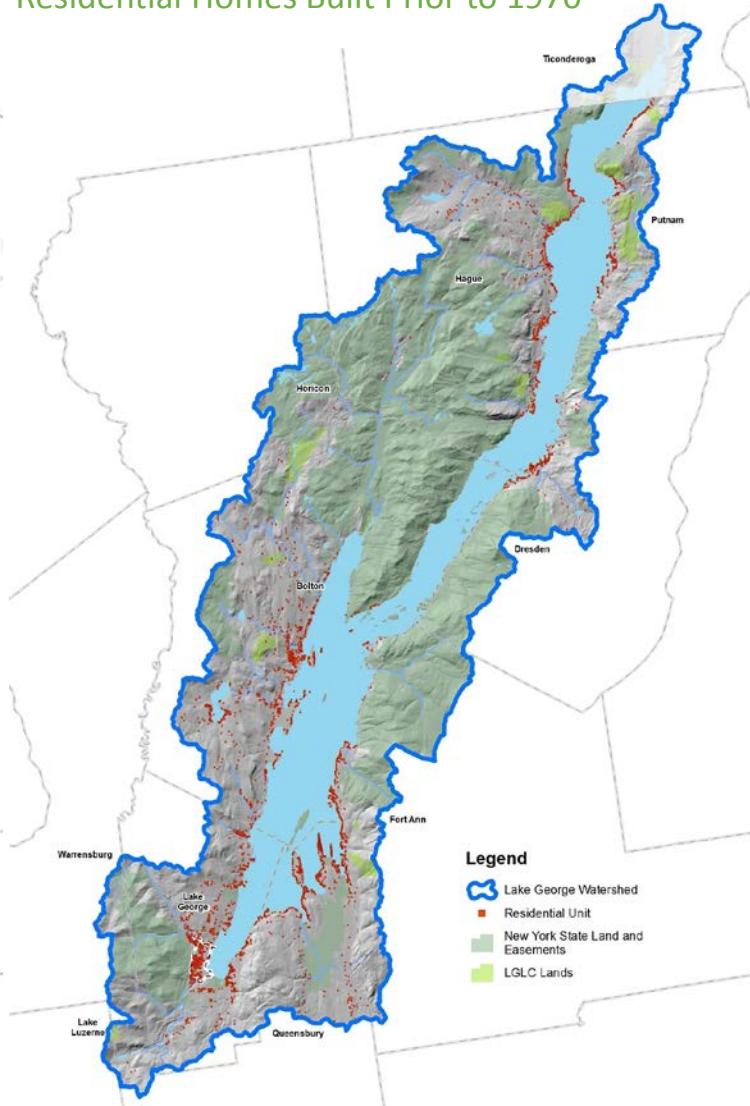
# LAKE GEORGE WATERSHED DATA ATLAS

## YEAR-ROUND & SEASONAL HOUSING GROWTH

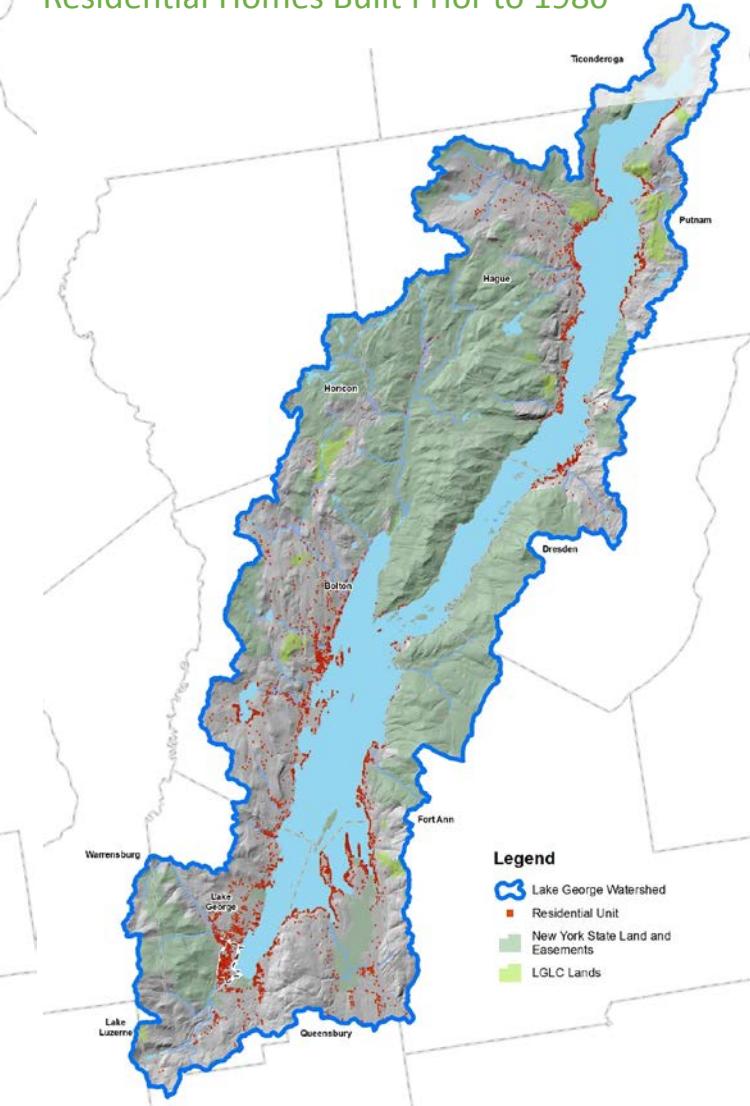
Residential Homes Built Prior to 1960



Residential Homes Built Prior to 1970



Residential Homes Built Prior to 1980

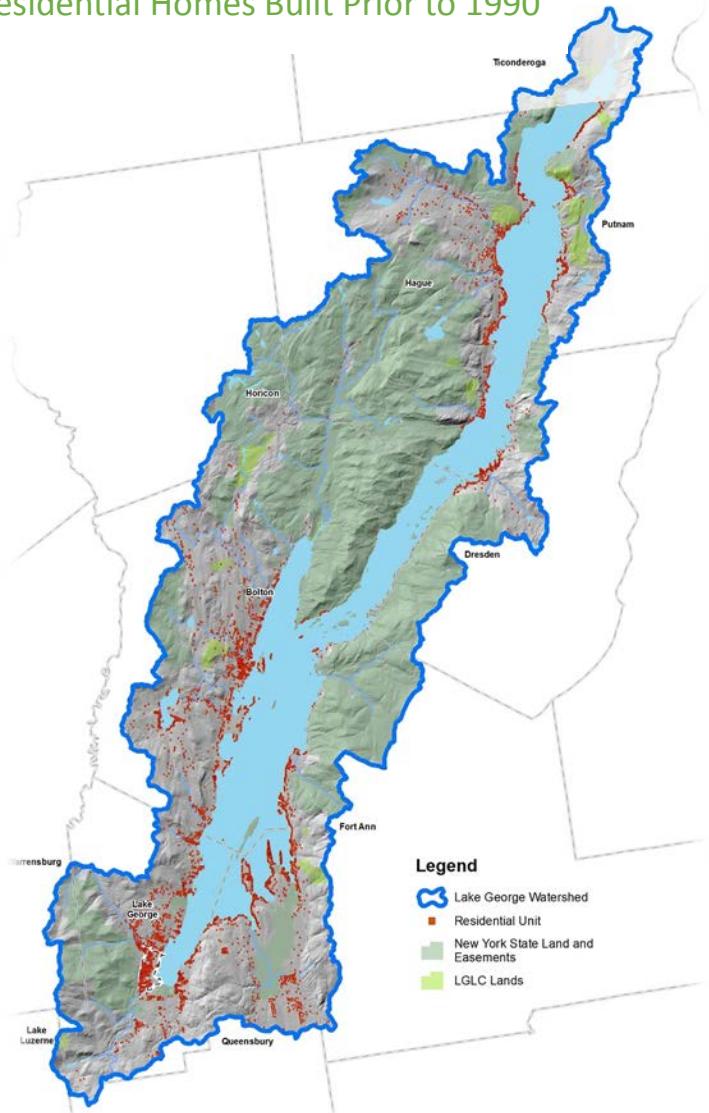




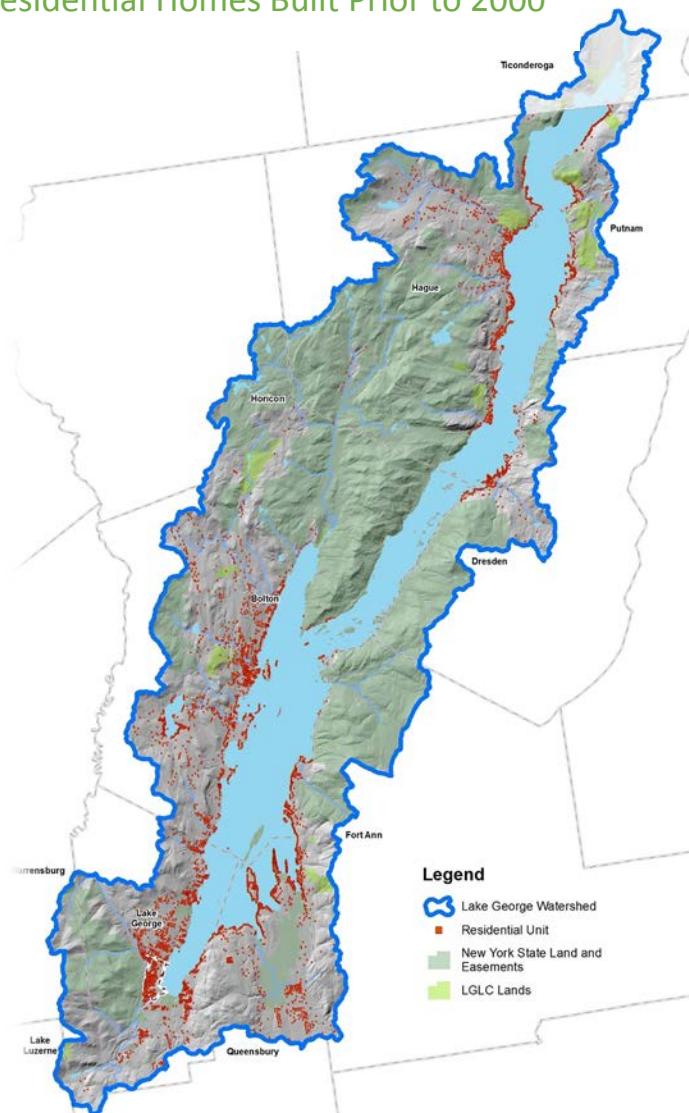
# Lake George Watershed Data Atlas

## YEAR-ROUND & SEASONAL HOUSING GROWTH

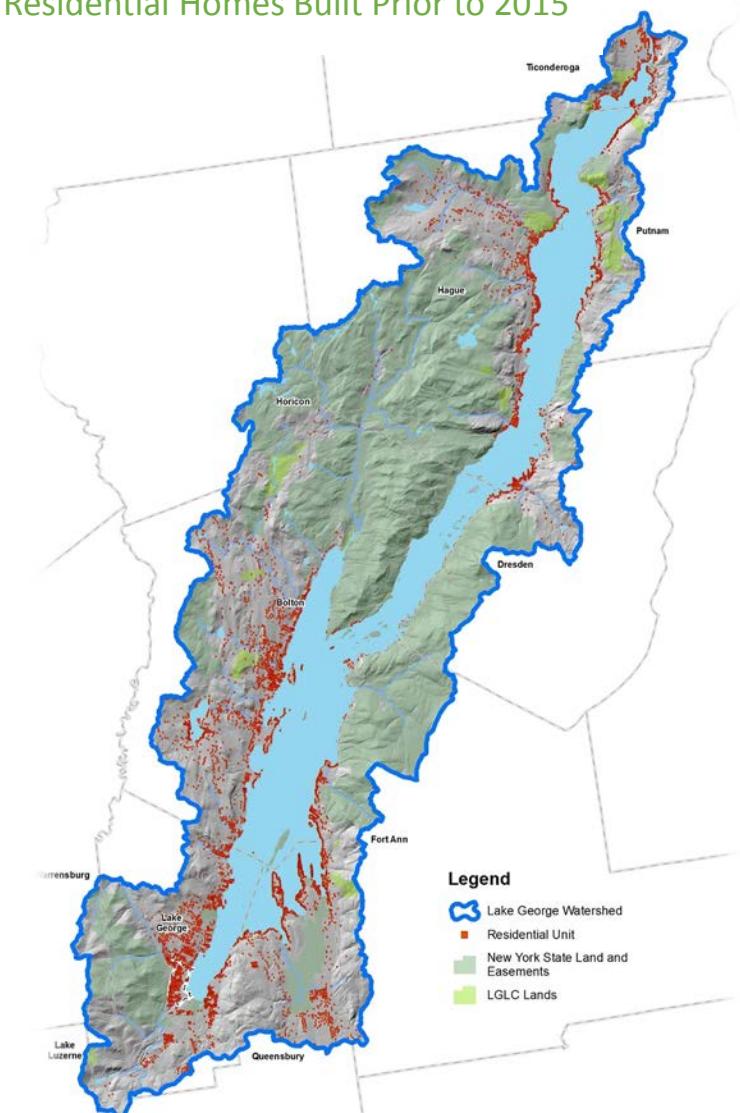
Residential Homes Built Prior to 1990



Residential Homes Built Prior to 2000



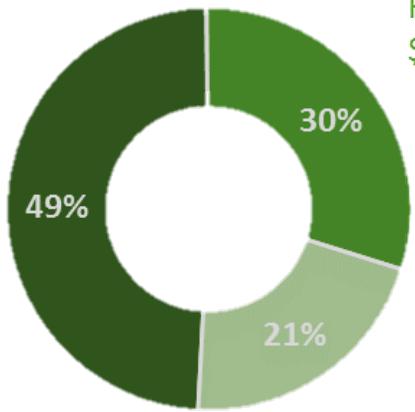
Residential Homes Built Prior to 2015



# LAKE GEORGE WATERSHED DATA ATLAS



## HOUSING CHARACTERISTICS:



RESIDENTIAL ASSESSED VALUE  
\$7.76 BILLION TOTAL

- Residential Assessed Value Outside of Watershed
- Other Watershed Residential Assessed Value
- Shoreline Residential Assessed Value

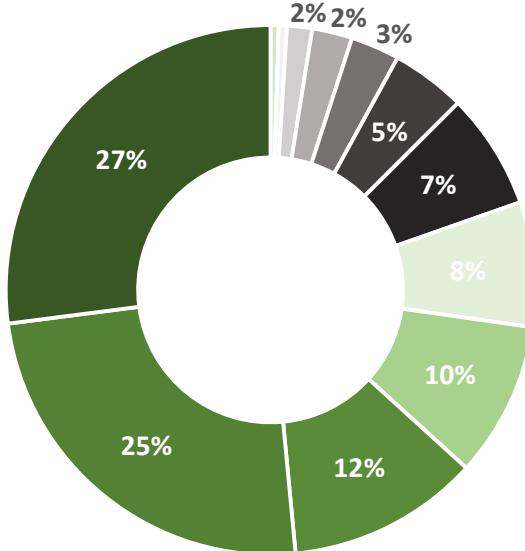


# LAKE GEORGE WATERSHED DATA ATLAS



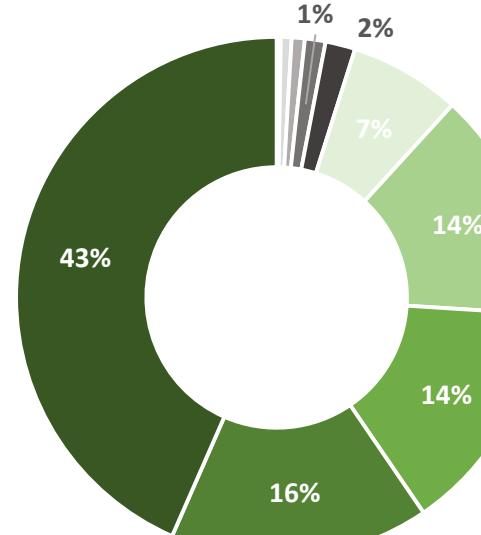
## LAND USE CHARACTERISTICS:

MUNICIPAL PORTIONS OF WATERSHED (ACRES)



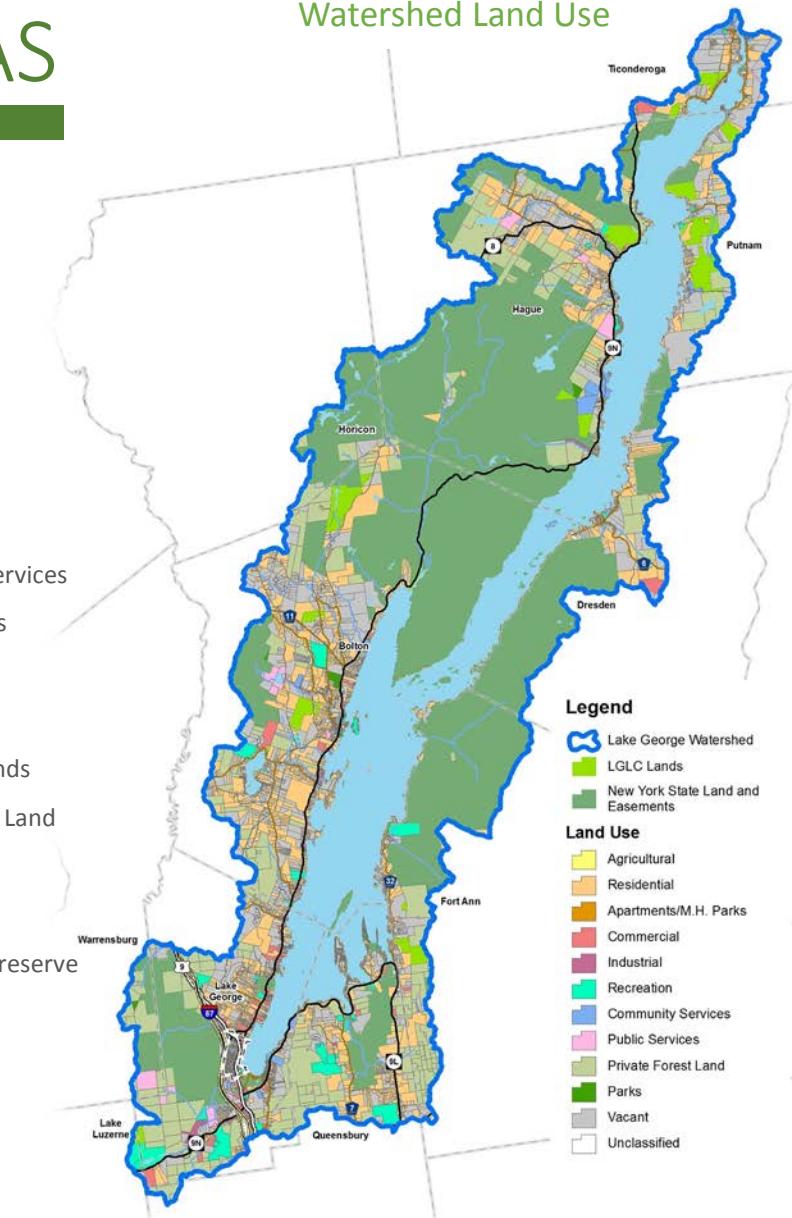
■ Lake Luzerne  
■ Lake George (V)  
■ Warrensburg  
■ Ticonderoga  
■ Horicon  
■ Putnam  
■ Queensbury  
■ Dresden  
■ Fort Ann  
■ Lake George (T)  
■ Hague  
■ Bolton

WATERSHED LAND USE



■ Community Services  
■ Public Services  
■ Commercial  
■ Recreation  
■ Conserved Lands  
■ Private Forest Land  
■ Vacant  
■ Residential  
■ State Forest Preserve

Watershed Land Use



# LAKE GEORGE WATERSHED DATA ATLAS



## LAND USE CHARACTERISTICS:

### REPRESENTATIVE LAND COVER TYPES



BUILT OR  
HARDSCAPE

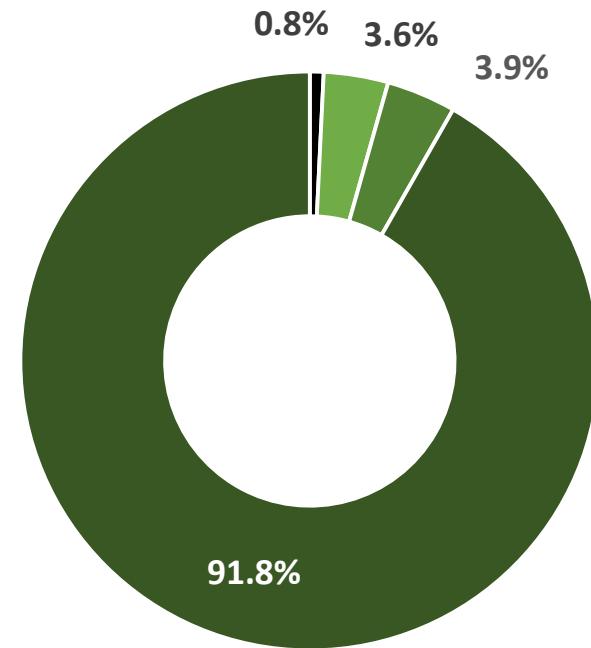


MAINTAINED  
LANDSCAPES



DEVELOPED OPEN SPACE  
& CLEARED LANDS

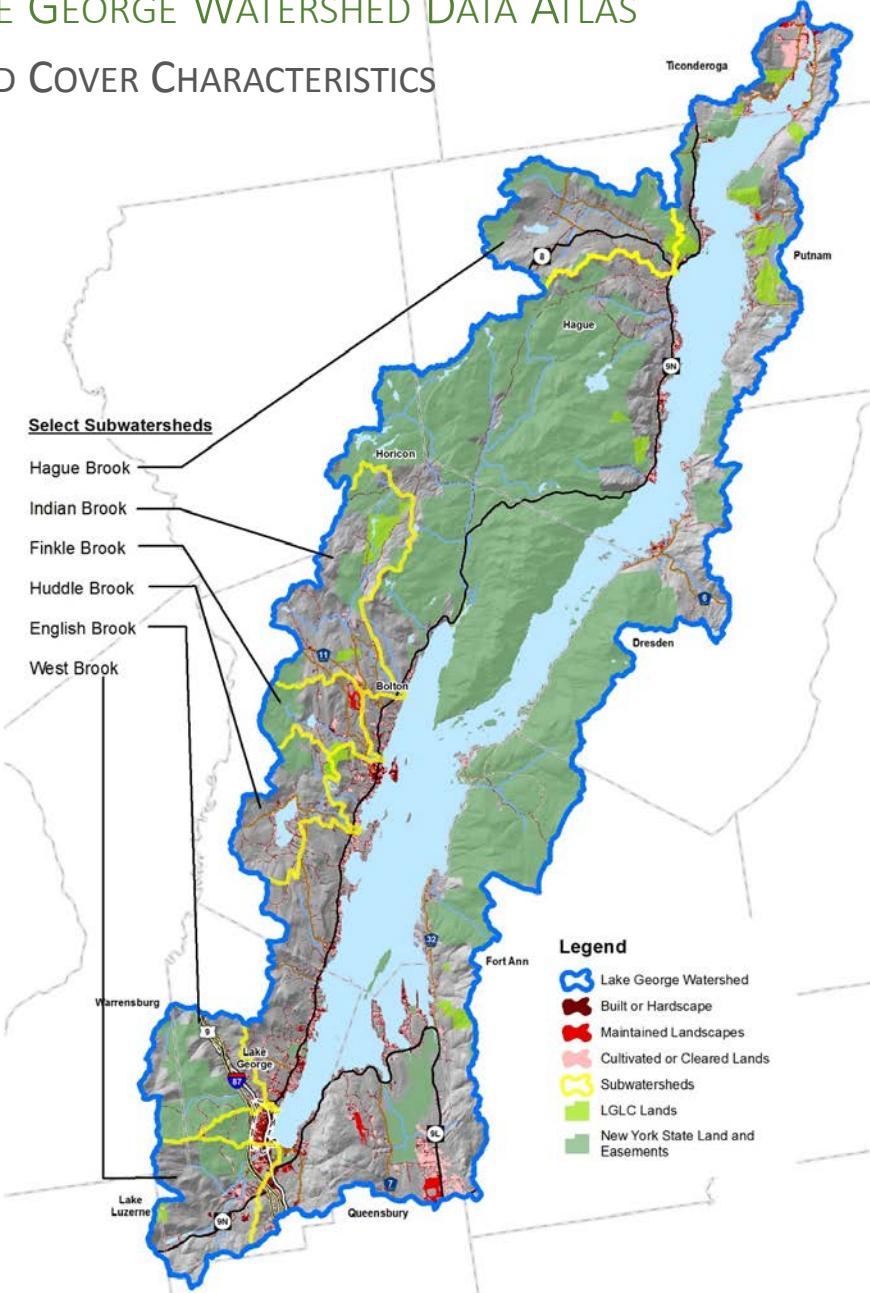
IMAGE SOURCE: GOOGLE EARTH



- Built or Hardscape
- Maintained Landscapes
- Developed Open Space & Cleared Lands
- Undisturbed Lands



## LAKE GEORGE WATERSHED DATA ATLAS LAND COVER CHARACTERISTICS



PERCENT (%) BUILT OR HARDCAPE  
LAND COVER BY SUBWATERSHED :

- WEST BROOK - 5.5%
- ENGLISH BROOK - 4%
- HUDDLE BROOK - 4%
- FINKLE BROOK - 3.9%
- INDIAN BROOK - 2.8%
- HAGUE BROOK - 4.5%

# LAKE GEORGE WATERSHED DATA ATLAS



## LAND USE CHARACTERISTICS:

### LAKE GEORGE WATERSHED COMMUNITIES: SELECTED ZONING & LAND USE CONTROLS<sup>1</sup>

	Conservation or Cluster Provisions	Ridgeline or Slope Provisions	Tree Clearing Provisions	Shoreline provisions	Visual Quality Provisions	Local Stormwater Provisions <sup>2</sup>	Stream Protection Provisions
Bolton	♦■	♦●	♦	♦	●	★	♦■
Dresden							
Fort Ann			●■			●■	■
(T) Lake George	♦■	♦●■	♦●■	♦●	♦●■	♦●	♦●
(V) Lake George		♦	♦●	♦	♦	♦●	
Hague	■	●	♦	♦■	♦●	●	♦
Horicon	♦		♦	♦	♦	♦	♦
Lake Luzerne	♦	♦	♦	♦	♦●	♦●	
Putnam	■			●■	●	●	
Queensbury	♦■	♦●■	♦■	♦■	♦●	★♦●	♦●
Ticonderoga				♦■	●		
Warrensburg	■	■	♦	♦■	♦●■	●	■

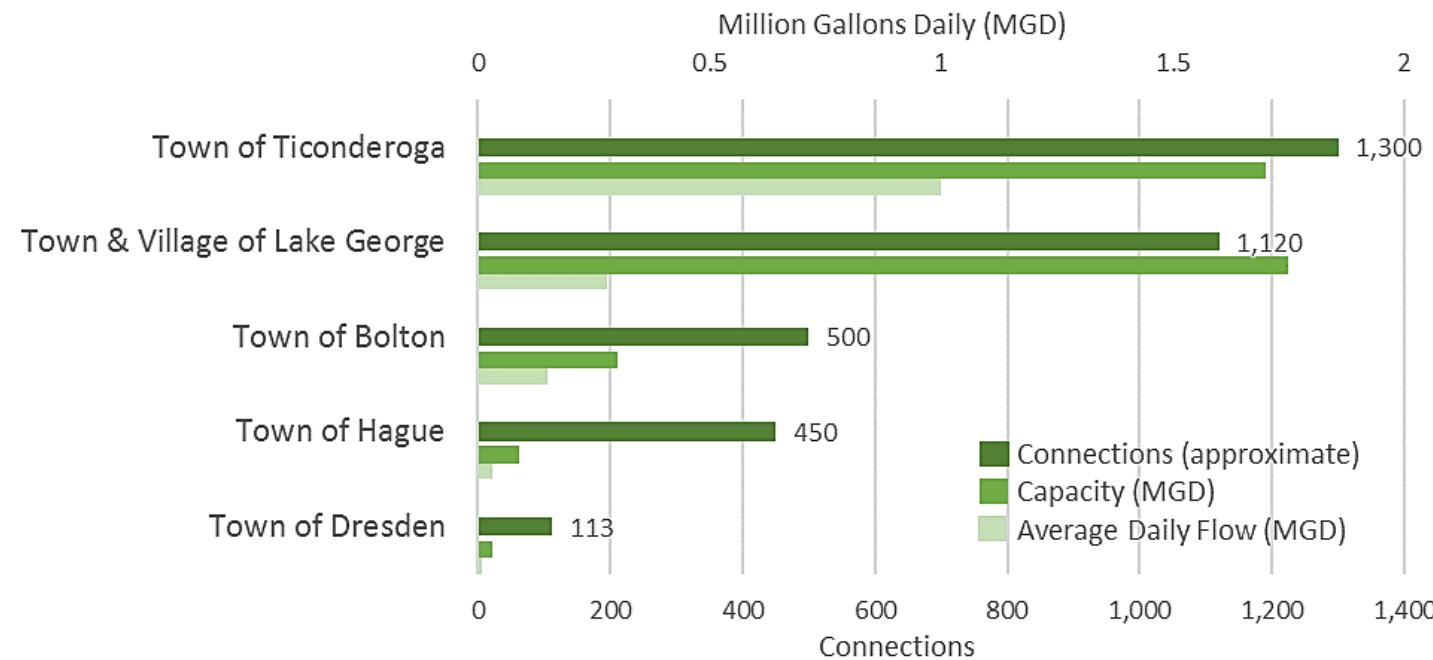
♦: Regulated by Zoning; ●: Regulated by Site Plan Review; ■: Regulated by Subdivision; ★: Regulated by Other Municipal Code

# LAKE GEORGE WATERSHED DATA ATLAS



## INFRASTRUCTURE CHARACTERISTICS:

### SEWER DISTRICTS: CONNECTIONS, FLOWRATES, & CAPACITY



**5,900** PLUS ONSITE  
WASTEWATER

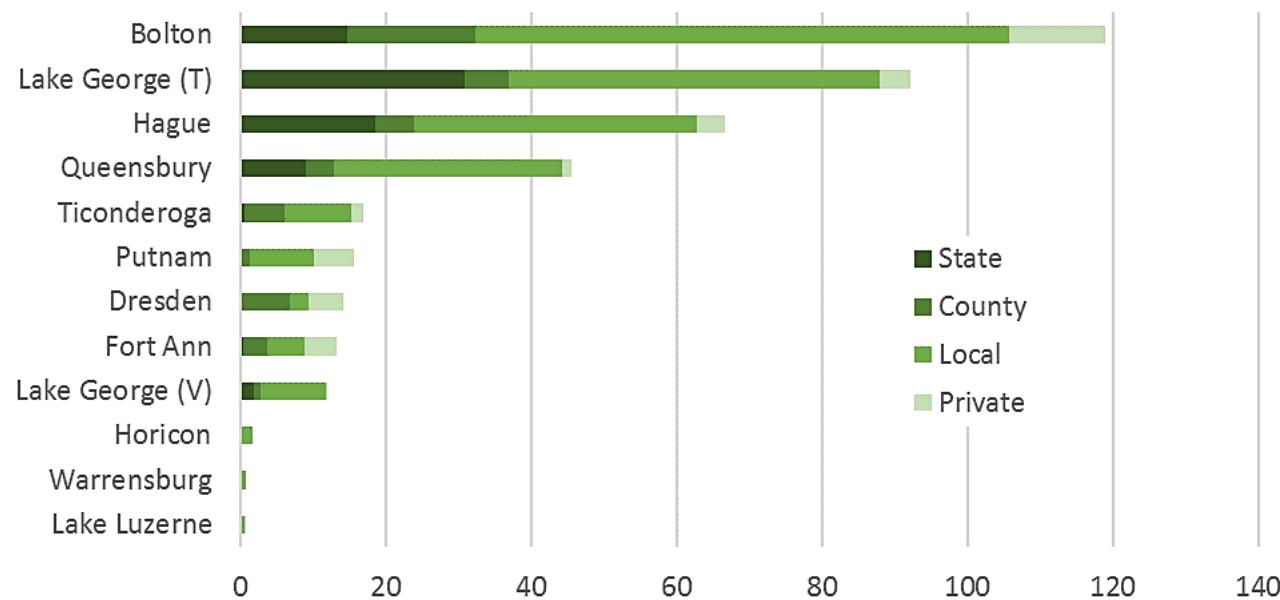
Systems within the watershed.  
Bolton, Lake George, and  
Queensbury have the most.  
The age and type of systems  
vary.

# LAKE GEORGE WATERSHED DATA ATLAS



## INFRASTRUCTURE CHARACTERISTICS:

### WATERSHED ROADWAY NETWORK: MILES OF ROADS BY TYPE



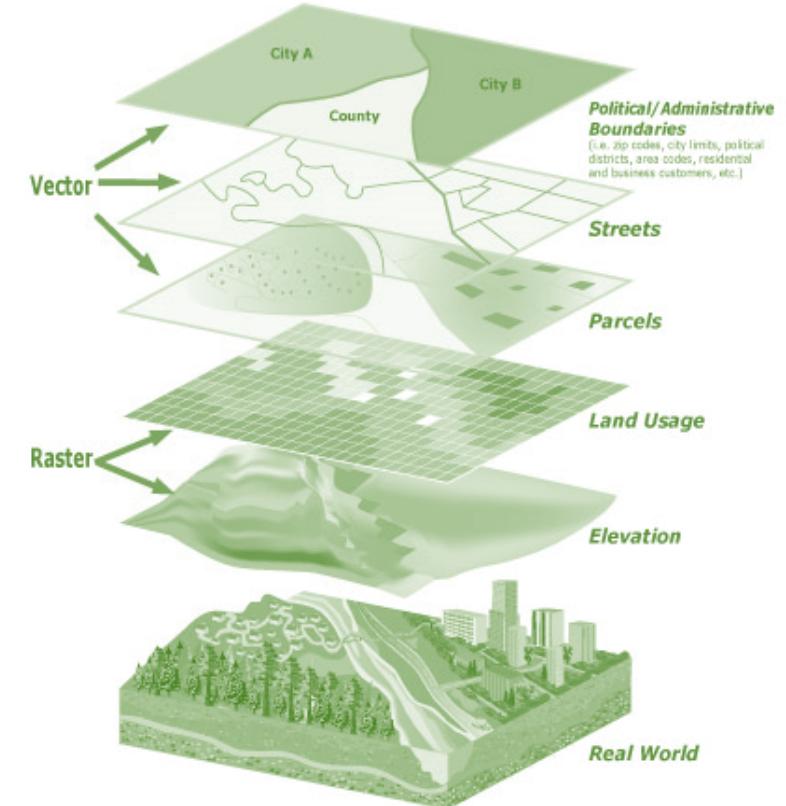
~3,000  
acres of roadway surface  
in the Lake George  
watershed (largely paved).

# LAKE GEORGE WATERSHED DATA ATLAS



## BUILDOUT ANALYSIS GIS MODELING

- ENVIRONMENTAL RESOURCES
- LOCAL ZONING
- APA REGULATIONS
- STATE & FEDERAL REQUIREMENTS
- PARCEL CONFIGURATION & DEVELOPMENT CONSIDERATIONS/PRACTICES



# LAKE GEORGE WATERSHED DATA ATLAS

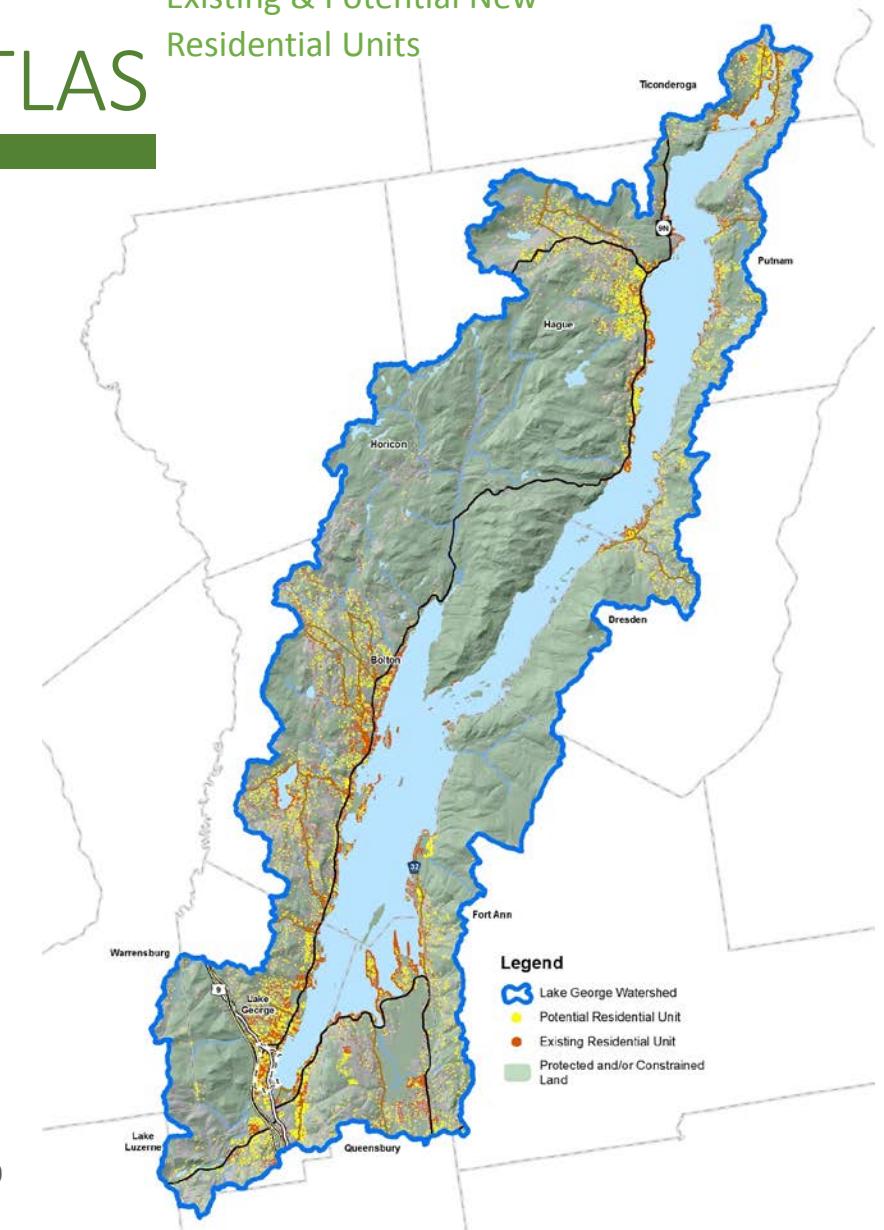
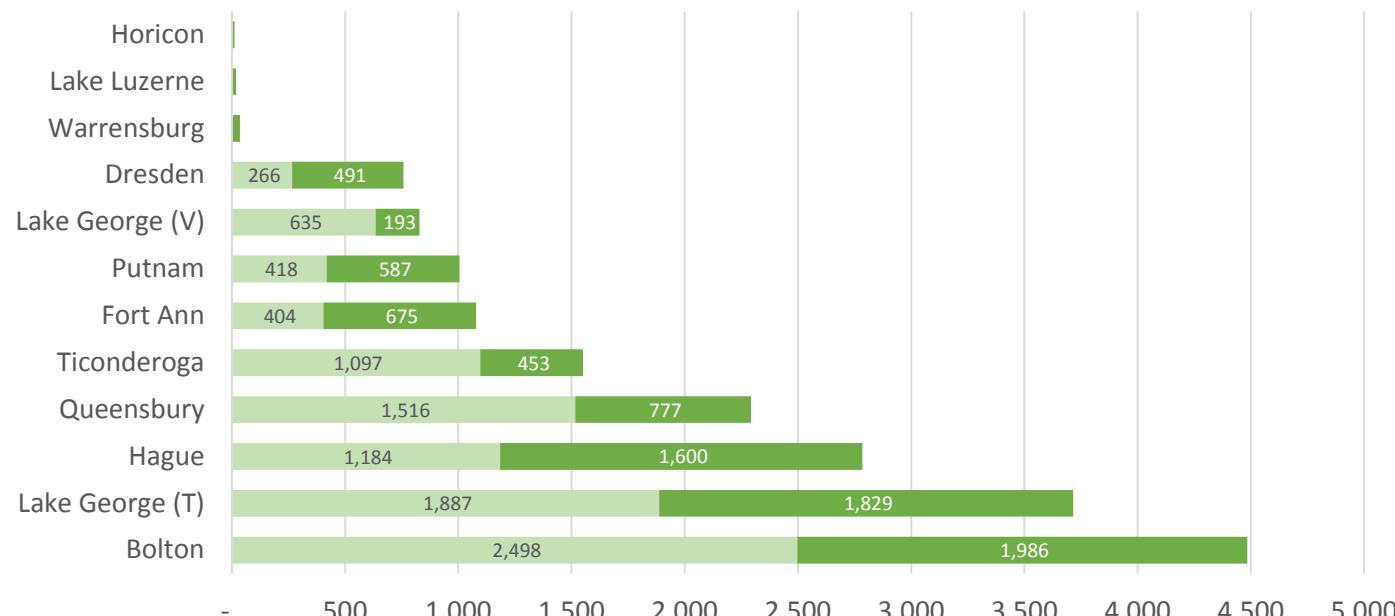
Existing & Potential New Residential Units



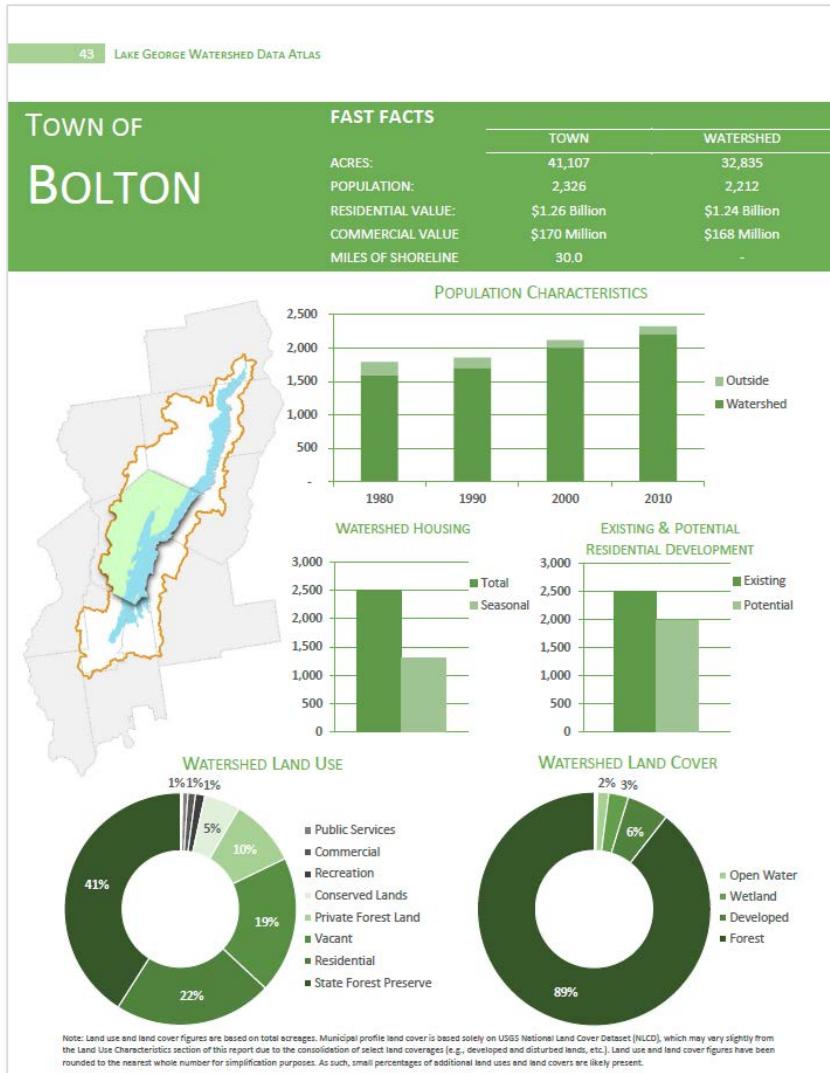
## BUILDOUT ANALYSIS:

### EXISTING & POTENTIAL NEW RESIDENTIAL UNITS IN WATERSHED

■ Existing Residential ■ Potential New Residential



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August 19, 2016



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