

A 21st century approach to Adirondack hamlet development

Warren County
Thriving
HAMLETS



Warren County is committed to supporting and empowering local municipalities within the Adirondack Park to address the critical challenges of housing availability and affordability, with a focus on fostering thriving downtowns and enhancing community well-being.

The Thriving Hamlets initiative is a comprehensive buildout analysis of the Adirondack Park Agency (APA)-designated hamlets in Warren County. This in-depth review utilizes Geographic Information Systems (GIS) to assess buildable land, infrastructure, zoning regulations, and environmental constraints within each hamlet. By combining this analysis with local coordination, the program seeks to identify practical and targeted infrastructure enhancements and zoning adjustments in hamlets throughout the County that could produce expanded development potential.

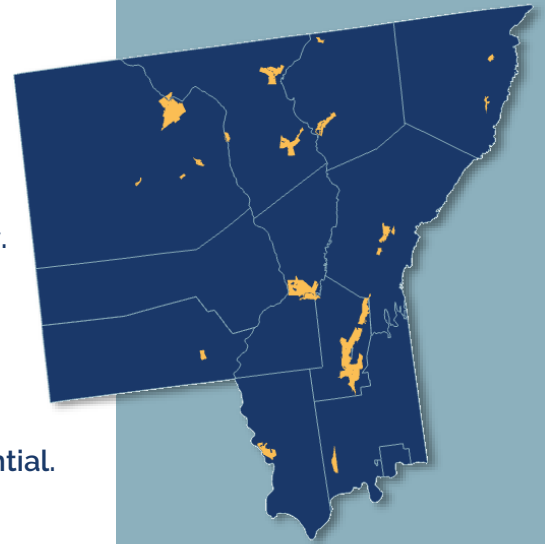
What is a hamlet?

Thriving Hamlets is evaluating hamlet areas in Warren County that are defined and designated as such through the Adirondack Park Land Use and Development Plan and Map, as amended. Hamlets are population centers that range in size from large communities with commercial, residential, tourist and industrial development, to smaller settlement areas with fewer public services and facilities. Hamlet designated regions are considered growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has very limited permit requirements in hamlet areas. Warren County is home to the twenty hamlets listed at right.

The Adirondack Park in Warren County

The Adirondack Park covers nearly 94% of the County's total land area and is located within 11 of the 12 municipalities. The City of Glens Falls is the sole municipal jurisdiction within the County that contains no Adirondack Park lands within its boundary.

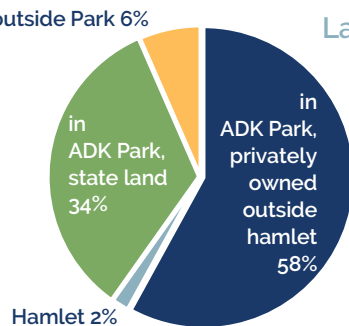
Warren County's population is located disproportionately outside of the Park, with 65% of the population living in 6% of the land area. Only 2% of the County's land area is designated as hamlet. However, these hamlet areas are home to a substantial portion of the County's population within the Park, reflecting their designation as population and service centers.



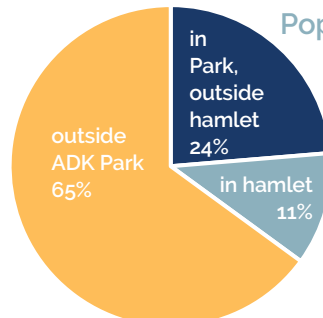
Warren County's Hamlets

Adirondack
Bakers Mills
Bolton
Bolton Landing
Brant Lake
Chestertown
Diamond Point
Hague
Johnsburg
Lake George
Lake George Village
Lake Luzerne
North Creek
Pottersville
Riparius
Silver Bay
Stony Creek
Warrensburg
West Mountain
Wevertown

Land Area



Population



Project Timeline



1

Hamlet Profiles

August 2024 – February 2025

Thriving Hamlets will complete an initial review for all of the hamlets in Warren County. This review will develop hamlet profiles that outline existing conditions, detail the history and development of the hamlet, in addition to an initial spatial analysis utilizing GIS. All community plans will be evaluated to identify goals, actions, and issues that are associated with infill development, housing, hamlet development, and infrastructure investment. Through this GIS analysis and existing conditions analysis, a number of hamlets will be selected to proceed through the full build out analysis.

2

Outreach

February 2025 – May 2025

Thriving Hamlets will meet with jurisdictions throughout the County to discuss the initial findings from Part 1. This will be an opportunity to introduce Thriving Hamlets, present the existing conditions report, and publicly show the hamlets that have been identified for further review.

3

Build-Out Analysis

February 2025 – May 2025

The hamlets selected for further review will undergo a full buildout analysis utilizing GIS. This analysis will use existing zoning regulations, parcel data, and physical constraints, such as wetlands, floodplains, and slope, to determine the number of additional structures that could be built under current regulations.

4

Scenario Modeling

March 2025-March 2026

Using ArcGIS Urban, will create interactive 3D models and scenarios for selected hamlets. This scenario planning will aid in visualizing the impact of infrastructure expansion or zoning amendments on the built environment within each hamlet to better represent development potential.

5

Infrastructure Assessments

March 2025-March 2026

A select number of hamlets with identified infrastructure expansion potential will receive initial engineering support.

6

Final Report and Presentation

End of 2026

A select number of hamlets with identified infrastructure expansion potential will receive initial engineering support for infrastructure expansion.

Thriving Hamlets is funded in part by a grant from the New York State Department of Environmental Conservation, Adirondack Park Community Smart Growth Program through appropriations from the New York State Environmental Protection Fund (EPF).