

a 21st Century approach to hamlet development

Warren County Department of Planning
and Community Development
Adirondack Planning Forum
May 7, 2026



Warren County
Thriving
HAMLETS



THE
Tragicall Historie of
HAMLET,
Prince of Denmarke.

By William Shakespeare.

Newly imprinted and enlarged to almost as much
again as it was, according to the true and perfect
Coppie.



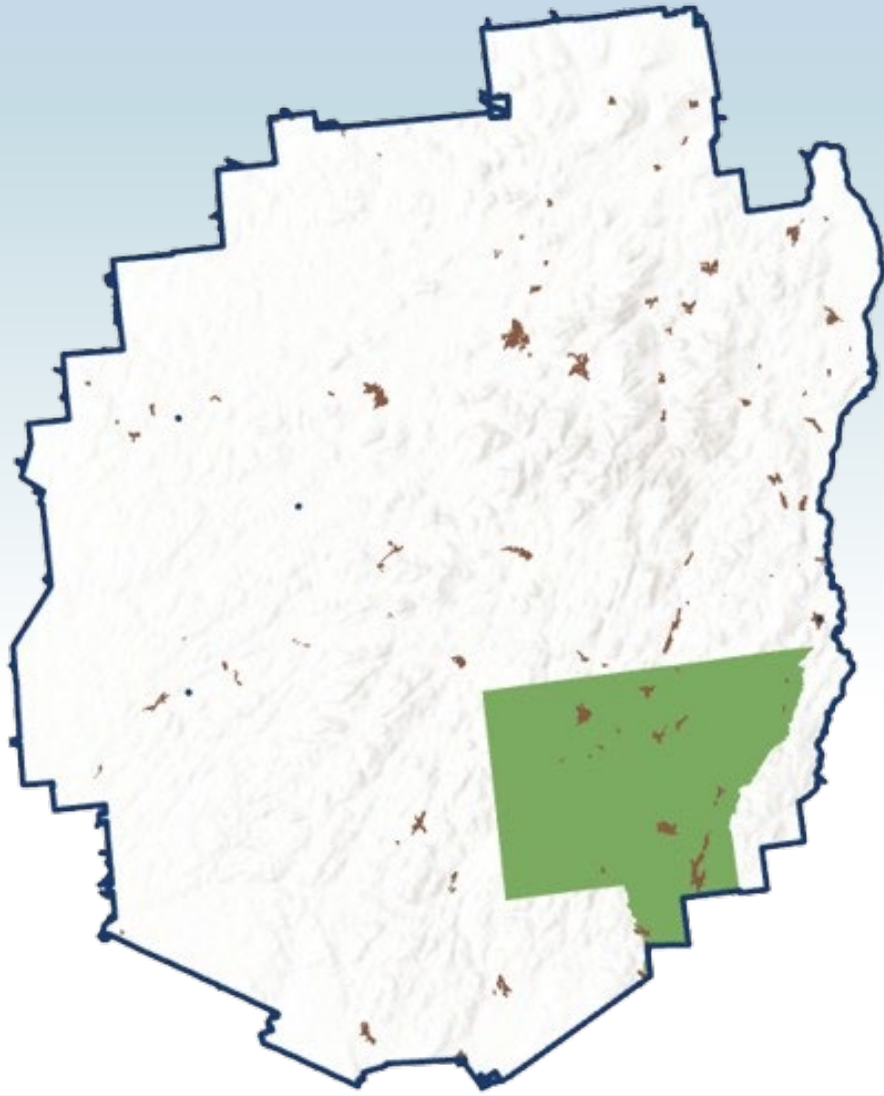
Lafayette - Photo - London.

SARAH-BERNHARDT (HAMLET.)

Why Focus on Hamlets?

Warren County
Thriving
HAMLETS





2%
of land area of
Warren County
(within the park)

Warren County
Thriving
HAMLETS



From Housing Need to Local Action



**Housing
Need**
(2023)

Availability
Affordability



**Housing
Strategy**
(2025)

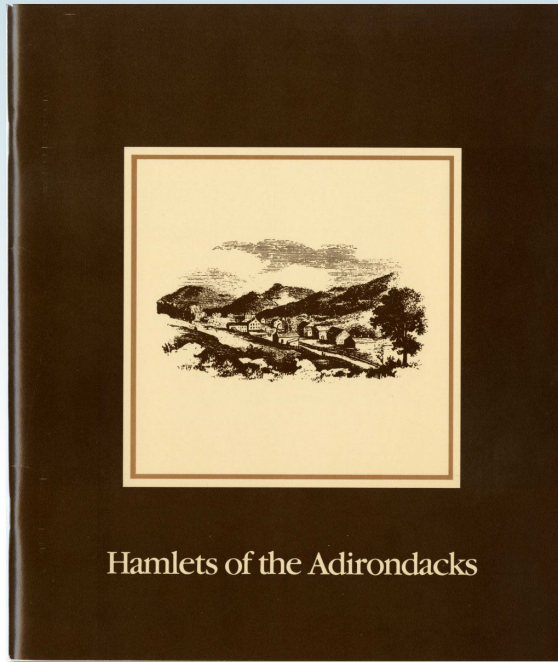
Defined County Role
Prioritized Actions



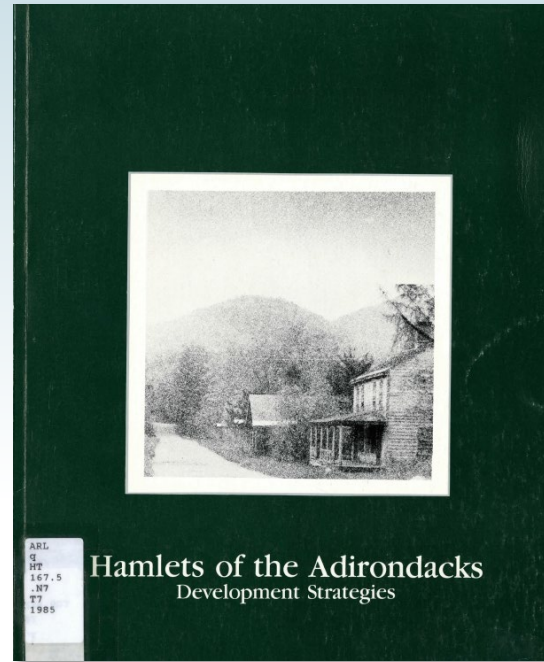
**Thriving
Hamlets**
(ongoing)

Technical Support
Zoning & Infrastructure

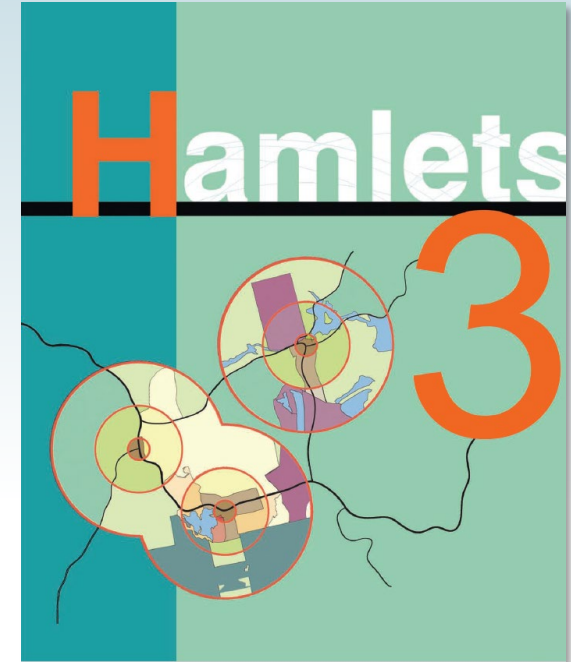
Built on Decades of Work



1983



1985



2010



Same Goals, Limited Outcomes

what we've always wanted:

- more families
- more local businesses
- year-round communities
 - vibrant hamlets

what we're seeing:

- aging population
- fewer school-age children
 - housing mismatch
- limited new development

The vision hasn't changed- but the outcomes haven't matched the vision



New Tools for Local Action

Infrastructure Investment:

- Water and sewer funding
- Supports housing and growth
- Enables higher density development

Planning and Zoning Support:

- Funding for zoning updates
- Support for local planning
 - Aligns regs with goals

The tools are catching up to the vision



What Can We Control?

NOT in local control:

- Regional demographics
- Housing market forces
 - APA regulations
 - Funding cycles

WITHIN local control:

- Zoning regulations
- Infrastructure planning
- Development standards

Thriving Hamlets focuses on the levers communities can control.
Investment and infrastructure alone do not guarantee a thriving community.



How this Work is Made Possible

Funding

- NYSDEC Smart Growth Grant
- County Investment

Tools

ArcGIS Pro
ArcGIS Urban
CityEngine
Sketchup
Data

Partners

- Town Govt
- Engineering Support



**Suozzo, Doty
& Associates**
PROFESSIONAL ENGINEERING, PLLC

Warren County
Thriving
HAMLETS



Thriving Hamlets Process

What exists → What's possible → What can change

- Hamlet conditions
- Development potential
- Zoning and infrastructure scenarios

Goal: informed local decisions



Developed detailed hamlet profiles using:

- **Population + housing characteristics**
- **Parcel patterns + land use mix**
- **Business activity + services**
- **Infrastructure + access**
- **Vacancy + development patterns**

Phase 1: Understanding Hamlet Conditions

**Investment and infrastructure
alone do not guarantee
a thriving community**



Phase 1: Understanding Hamlet Conditions

HAMLET	Population	Land Area (Acres)	# of Parcels	Residential Parcels	Commercial Parcels	Vacant Parcels	Vacant Acreage	% locally owned parcels	Median SFR FMV	Median HH Income	Housing Units	Median Year Built SFR	Services	Water Access	Parks and Trails	Sidewalks	Sewer and Water	AADT
Adirondack	50	87	88	64	4	11	17.3	40%	\$551,100	\$86,429	66	1989	general store, post office, fire/ems	public beach on Schroon Lake	public park	no	no	1168
Bakers Mills	60	64	29	19	2	5	3.1	83%	\$189,708	\$62,200	23	1910	fire/ems, post office just outside hamlet	no	no	no	no	938
Bolton Landing	350	434	673	527	47	44	53.2	45%	\$479,200	\$115,933	605	1965	grocery, fire/ems, post office, medical, street lights, library, school, town hall	2 beaches, boat launch	2 parks, no trails	yes	yes	5416
Bolton	50	93	100	73	11	11	7.1	41%	\$670,100	\$105,882	88	1980	no	no	no	no	water only	5501
Brant Lake	150	490	182	106	11	45	164.5	57%	\$226,100	\$86,429	119	1910	library, town hall, post office, fire/ems	beach, boat launch	trails		no	2037
Chestertown	500	776	390	234	46	79	221.6	71%	\$212,000	\$65,050	280	1959	town hall, grocery store, dog park, fire/ems, school, post office, pharmacy, medical, street lights	no	yes	yes	water only	1845
Diamond Point	220	576	509	368	26	107	204.1	34%	\$727,500	\$123,158	414	1989	library, post office, one street light	yes	no	no	water only	5337
Hague	55	98	130	65	11	40	26.7	43%	\$435,900	\$83,333	69	1975	general store, post office, fire/ems, town hall	yes	yes	yes	yes	1135
Johnsburg	45	58	48	33	2	7	7	65%	\$167,980	\$62,200	35	1930	post office, fire/ems	no	no	no	no	2009
Lake George Village	1008	388	628	368	127	100	43.6	64%	\$290,000	\$51,858	571	1950	pharmacy, library, grocery, school, post office, fire/ems, village hall, street lights	yes	yes	yes	yes	9103

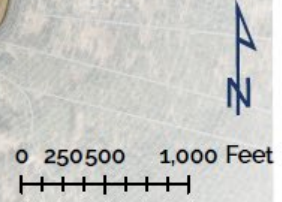
HAMLET OF LAKE LUZERNE

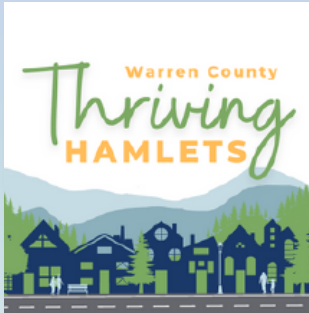
↑
to
Lake
George

- 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





HAMLET OF LAKE LUZERNE

Town of Lake Luzerne



Population: ~445¹

Land Area:
513 acres

Major Roads:
Route 9N

Major Waterbodies:
Hudson River,
Sacandaga River,
Lake Luzerne

Median household income:² \$44,795

Median value of a single family home:⁴ \$233,800

Housing Units: 429

455 Parcels with Septic

0 Parcels with Public Sewer

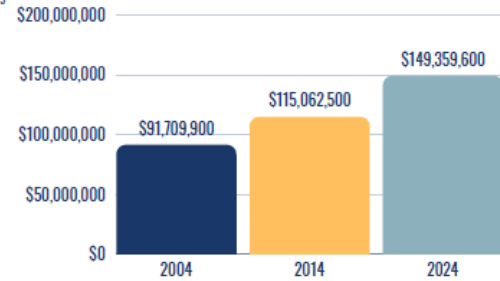
110 Vacant Parcels

97.4 total acres

Adirondack Park Agency Approved Local Land Use Plan?

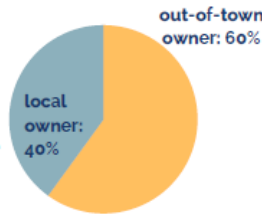
No

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



Housing Median Year Built: 1950

Parcel Ownership



Acreage by Land Classification 2004-2024



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

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. Land use averages are based on property class and do not include public rights of way. ² ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. ³ Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. ⁴ Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.



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 its 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.

Phase 2: Understanding Development Potential

Focus: What is possible under existing physical conditions

Completed a
“traditional” 2D
build-out using
ArcGIS Pro:

- Wetland and waterbody buffers
- Steep slopes
- Flood zones
- Existing land use



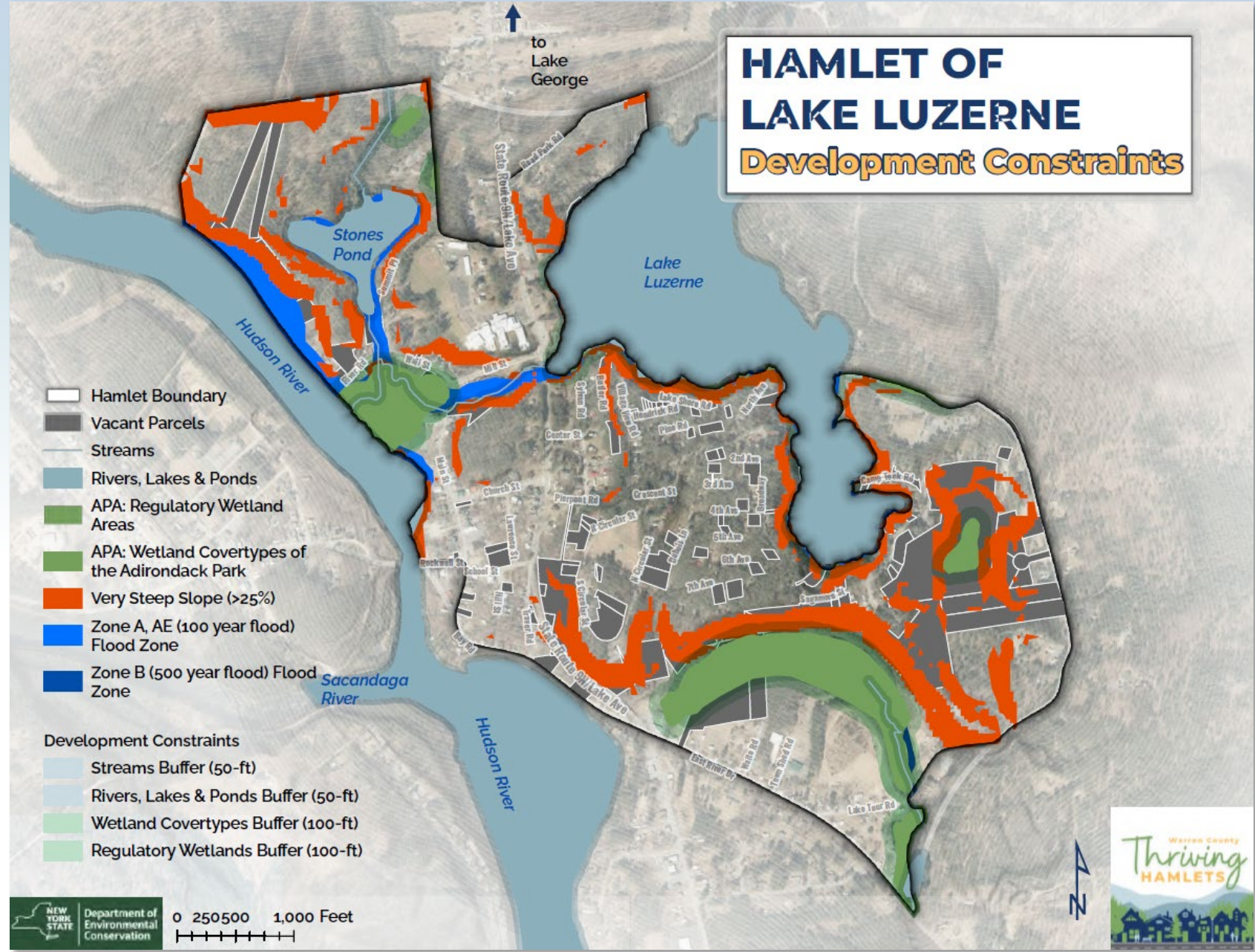
HAMLET OF LAKE LUZERNE

Development Constraints

- Hamlet Boundary
 - Vacant Parcels
 - Streams
 - Rivers, Lakes & Ponds
 - APA: Regulatory Wetland Areas
 - APA: Wetland Covertypes of the Adirondack Park
 - Very Steep Slope (>25%)
 - Zone A, AE (100 year flood) Flood Zone
 - Zone B (500 year flood) Flood Zone
-
- Development Constraints
- Streams Buffer (50-ft)
 - Rivers, Lakes & Ponds Buffer (50-ft)
 - Wetland Covertypes Buffer (100-ft)
 - Regulatory Wetlands Buffer (100-ft)

NEW YORK STATE Department of Environmental Conservation

0 250500 1,000 Feet



- **Zoning analysis** – how does existing lot usage compare to zoning regulations? Can changes be made to improve potential?
- **Infrastructure analysis** - how does infrastructure impact development potential?
- **Infill scenarios** – 3D modeling: development intensity and form

Phase 3: Expanding Development Potential



Lake Luzerne Challenges

School Enrollment

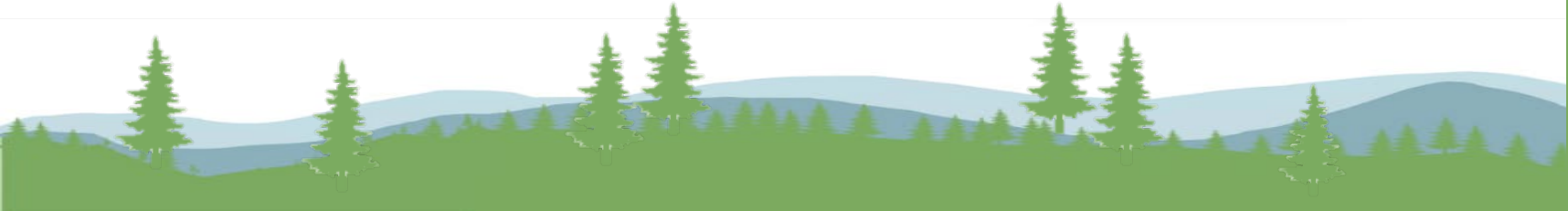


Demographic shifts:
steep decline in school enrollment and increasing population age

Loss of businesses

Lack of affordable, year-round housing and conversion to short-term rentals

Infrastructure concerns (water, stormwater, wastewater)





Lake Luzerne Vision

2023 Comprehensive Plan

The community's vision is to build a sustainable year-round economy from Luzerne's small-town atmosphere, high quality of life, exceptional assets, and strong sense of community. Weave the community's assets into a strategy that supports a year-round destination for recreation and heritage tourism that supports and builds on the successful businesses and facilities in Lake Luzerne. The success of this marketing approach depends on the town being able to attract a destination business on Main Street.

Lake Luzerne Priority Goals

2023 Comprehensive Plan

1. Comprehensive Plan Implementation – *underway*
2. New Community Playground – *complete*
3. Application for permits to treat aquatic invasive species in Lake Luzerne – *complete*
4. Lake Luzerne Water District System Rehab – *grant funding application submitted*
5. Updated zoning ordinance, zoning map, and subdivision regulations – *underway*
6. Business attraction and retention plan
7. Route 9N Corridor study
8. Branding and Marketing Plan
9. Historic and Cultural Interpretive Strategy
10. Community Housing Needs Assessment





Lake Luzerne Goals

2023 Comprehensive Plan

Goal 5. Updated zoning ordinance, zoning map and subdivision regulations

“review, identify, evaluate, and correct barriers to commercial growth, including planning, zoning, and APA compliance. Address zoning inconsistencies between the APA and the Town including density and shoreline setbacks...”





Lake Luzerne Goals

2023 Comprehensive Plan

Goal 6. Business attraction and retention plan

“the plan should include actions the Town can take to actively recruit a small-scale mix of retail, restaurants, and services for the downtown business district...prospecting efforts should include

- ❖ Coffee shop/bakery
- ❖ Small retail and office space
- ❖ Food trucks
- ❖ Outdoor goods, equipment and services
- ❖ Craft brewery
- ❖ Regional arts and crafts store

Identify alternatives for the development of dilapidated, underutilized, and vacant properties on Main St. and Bridge St.”



In 2025, the hamlet contained 574 parcels.
Nearly all parcels within the hamlet are
serviced by public water. There is no public
sewer.

Hamlet Boundary

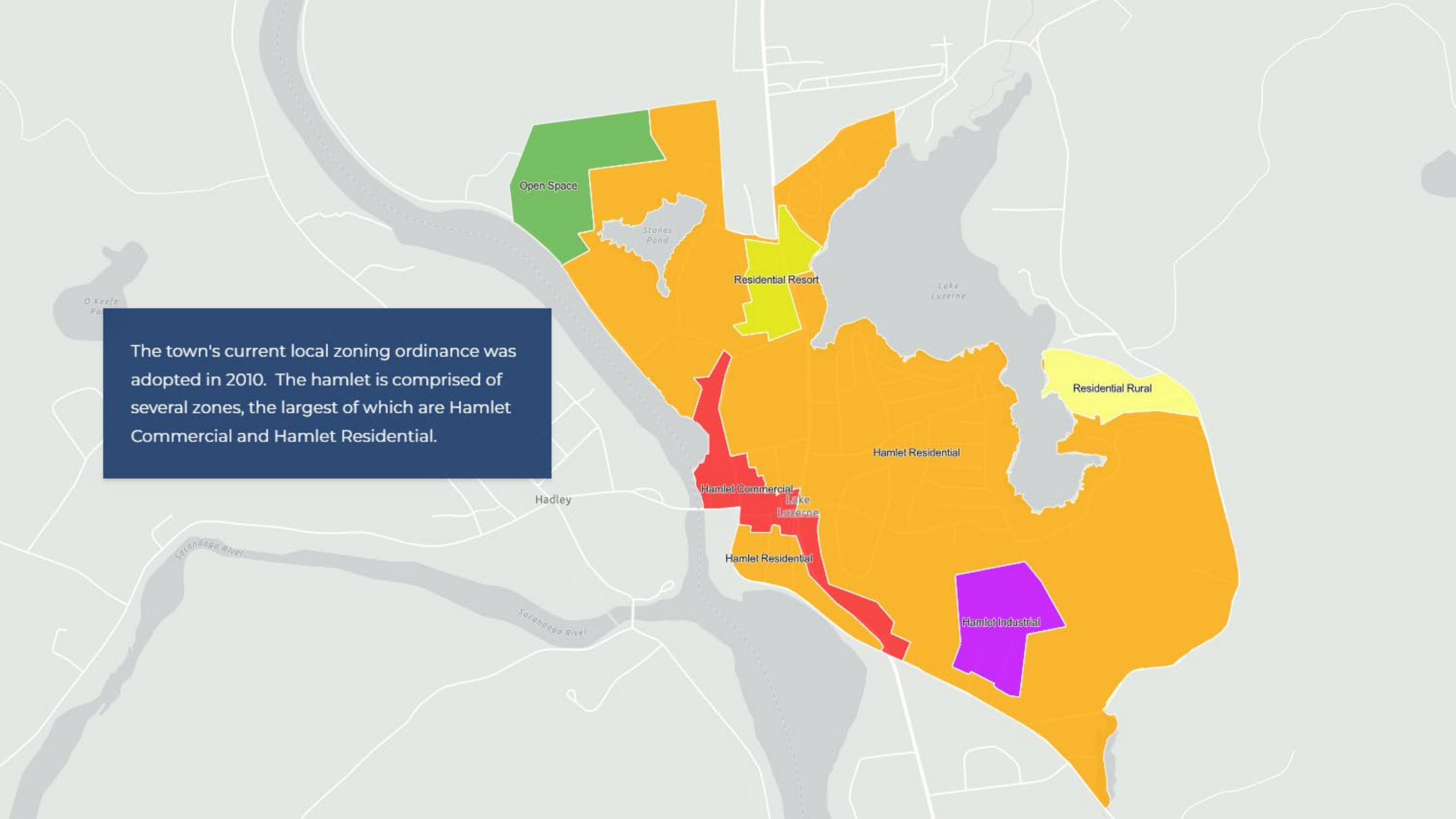


Parcels: WCNY Master View Layer

- Private
- Public Water
- None



The town's current local zoning ordinance was adopted in 2010. The hamlet is comprised of several zones, the largest of which are Hamlet Commercial and Hamlet Residential.



Hamlet Commercial

As of 2025, 41 parcels in the hamlet fell wholly or partially within the Hamlet Commercial (HC) zone. This zone includes much of the commercial development along Main Street, Bridge Street and School Street.

The HC zone is described in the ordinance as "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."

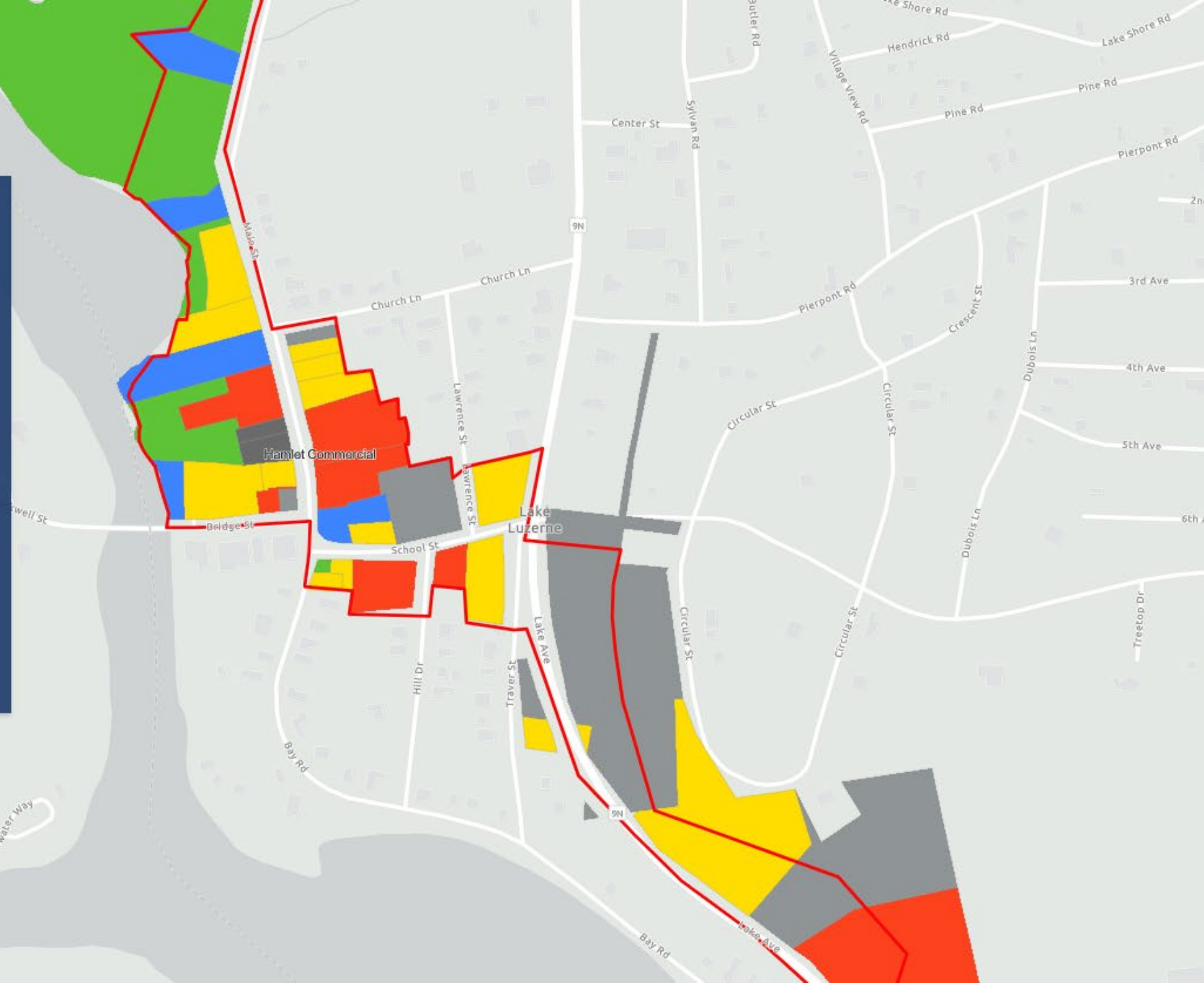


Hamlet Commercial

Of the 41 parcels in the Hamlet Commercial district:

- 12** are **single family residential**
- 10** are **vacant and/or dilapidated**
- 10** are **parks and town/community use**
- 7** are **commercial use or mixed use**
- 2** are **multi-family residential**

Approximately 3.6 acres, or **7%**, of the 48.8 acres of land in the Hamlet Commercial zone, are in commercial or mixed commercial use.



Hamlet Commercial

Required minimum lot width in the hamlet commercial zone is 75'. Required front setbacks are 30', although they may vary based on the setbacks of adjoining properties.

Minimum lot size requirements vary by use type and by whether a lot is serviced by public sewer and/or water. The minimum lot sizes in the table below reflect the availability in the hamlet of public water but not public sewer.

Use	Min Lot Size
1-family residential	15,000sqft
multi-fam residential	20,000-30,000sq ft
vehicle repair	1 acre
retail use, office	15,000sq ft
public, semi-public facility, institution	30,000sq ft



Hamlet Commercial

Of the 41 parcels within the Hamlet Commercial zone, 20 do not meet minimum lot size requirements.



Hamlet Commercial

9 do not meet minimum width requirements,



Hamlet Commercial

and T1 do not meet minimum setback requirements.



Hamlet Commercial

In total, 25 of the 41 parcels in the hamlet, or 61%, are non-conforming lots.

Of the 10 currently vacant or vacant/dilapidated parcels that may be available for redevelopment, only 3 would meet the current minimum lot size requirements for development.

However, it should be noted that the zoning code does allow for development on a non-conforming lot without requiring a variance if all setback requirements can be met.



A map of the Hamlet Residential zone in Lake Luzerne, NY. The zone is highlighted in orange and covers a large area of residential parcels. The map shows a network of streets including Church Ln, Levanter St, Church St, Main St, 1st Ave, 2nd Ave, 3rd Ave, 4th Ave, 5th Ave, 6th Ave, 7th Ave, 8th Ave, 9th Ave, 10th Ave, 11th Ave, 12th Ave, 13th Ave, 14th Ave, 15th Ave, 16th Ave, 17th Ave, 18th Ave, 19th Ave, 20th Ave, 21st Ave, 22nd Ave, 23rd Ave, 24th Ave, 25th Ave, 26th Ave, 27th Ave, 28th Ave, 29th Ave, 30th Ave, 31st Ave, 32nd Ave, 33rd Ave, 34th Ave, 35th Ave, 36th Ave, 37th Ave, 38th Ave, 39th Ave, 40th Ave, 41st Ave, 42nd Ave, 43rd Ave, 44th Ave, 45th Ave, 46th Ave, 47th Ave, 48th Ave, 49th Ave, 50th Ave, 51st Ave, 52nd Ave, 53rd Ave, 54th Ave, 55th Ave, 56th Ave, 57th Ave, 58th Ave, 59th Ave, 60th Ave, 61st Ave, 62nd Ave, 63rd Ave, 64th Ave, 65th Ave, 66th Ave, 67th Ave, 68th Ave, 69th Ave, 70th Ave, 71st Ave, 72nd Ave, 73rd Ave, 74th Ave, 75th Ave, 76th Ave, 77th Ave, 78th Ave, 79th Ave, 80th Ave, 81st Ave, 82nd Ave, 83rd Ave, 84th Ave, 85th Ave, 86th Ave, 87th Ave, 88th Ave, 89th Ave, 90th Ave, 91st Ave, 92nd Ave, 93rd Ave, 94th Ave, 95th Ave, 96th Ave, 97th Ave, 98th Ave, 99th Ave, 100th Ave. Other streets shown include Church St, Main St, 1st Ave, 2nd Ave, 3rd Ave, 4th Ave, 5th Ave, 6th Ave, 7th Ave, 8th Ave, 9th Ave, 10th Ave, 11th Ave, 12th Ave, 13th Ave, 14th Ave, 15th Ave, 16th Ave, 17th Ave, 18th Ave, 19th Ave, 20th Ave, 21st Ave, 22nd Ave, 23rd Ave, 24th Ave, 25th Ave, 26th Ave, 27th Ave, 28th Ave, 29th Ave, 30th Ave, 31st Ave, 32nd Ave, 33rd Ave, 34th Ave, 35th Ave, 36th Ave, 37th Ave, 38th Ave, 39th Ave, 40th Ave, 41st Ave, 42nd Ave, 43rd Ave, 44th Ave, 45th Ave, 46th Ave, 47th Ave, 48th Ave, 49th Ave, 50th Ave, 51st Ave, 52nd Ave, 53rd Ave, 54th Ave, 55th Ave, 56th Ave, 57th Ave, 58th Ave, 59th Ave, 60th Ave, 61st Ave, 62nd Ave, 63rd Ave, 64th Ave, 65th Ave, 66th Ave, 67th Ave, 68th Ave, 69th Ave, 70th Ave, 71st Ave, 72nd Ave, 73rd Ave, 74th Ave, 75th Ave, 76th Ave, 77th Ave, 78th Ave, 79th Ave, 80th Ave, 81st Ave, 82nd Ave, 83rd Ave, 84th Ave, 85th Ave, 86th Ave, 87th Ave, 88th Ave, 89th Ave, 90th Ave, 91st Ave, 92nd Ave, 93rd Ave, 94th Ave, 95th Ave, 96th Ave, 97th Ave, 98th Ave, 99th Ave, 100th Ave. The map also shows Lake Luzerne, Lake Tour Rd, Phillips Dr, Music Row, and various other roads and landmarks.

Hamlet Residential

As of 2025, 512 parcels fell wholly or partially within the Hamlet Residential (HR) zone.

HR is described in the zoning ordinance as "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 Residential

Of the 512 parcels in the Hamlet Residential district:

248 are **single-family homes or modulars**

126 are **seasonal residences**

94 are **vacant**

14 are **public recreation**

13 are **multi-family or multiple residences**

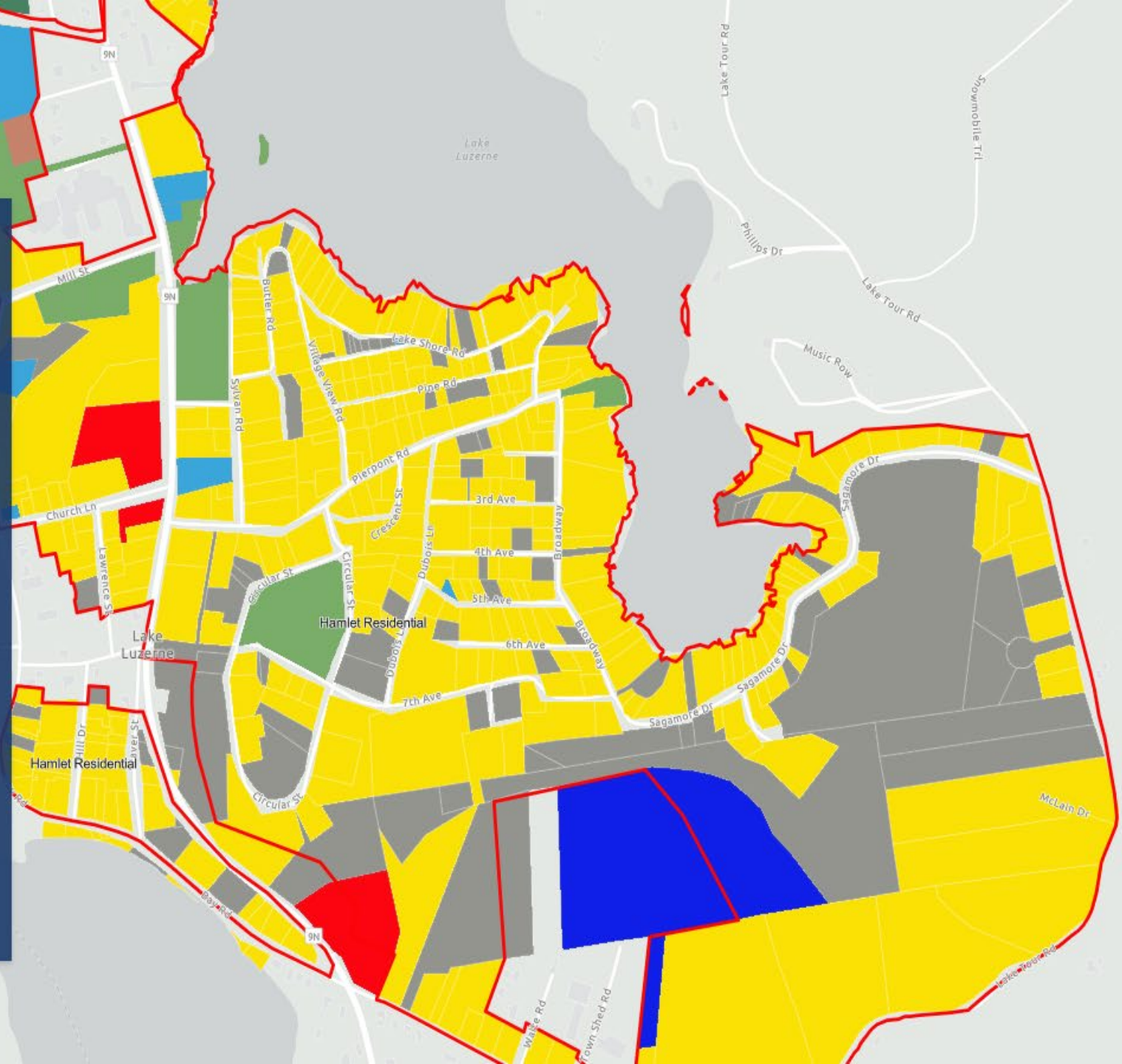
10 are **municipal/cultural/ education
/religious**

3 are **commercial**

2 are **private forest**

2 are **water supply**

241 acres, or **31.6%**, of the 761.7 acres in the HR zone is in residential use.

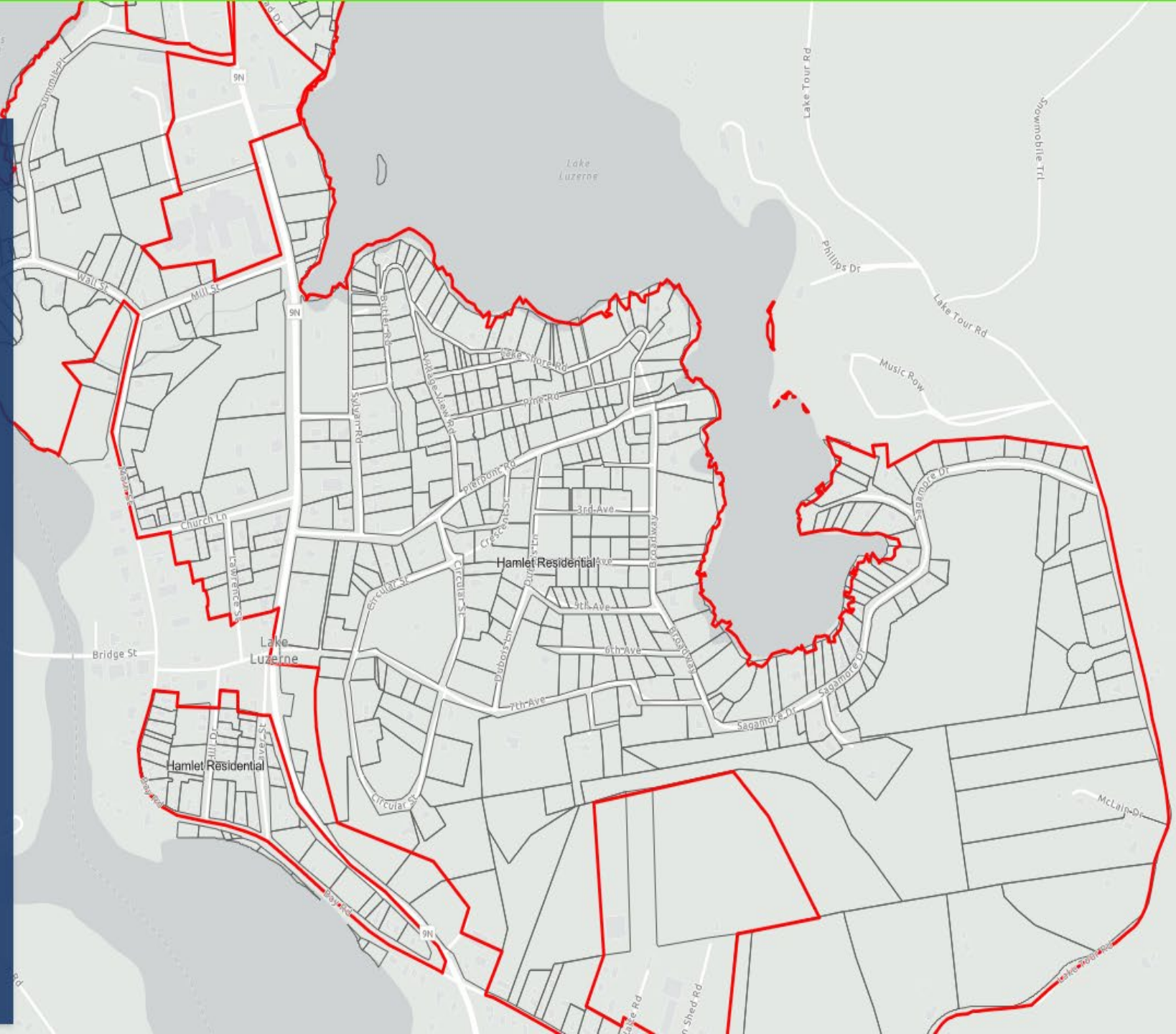


Hamlet Residential

Required minimum lot width in the hamlet residential zone is 100'. Required front setbacks are 60', although they may vary based the setbacks of adjoining properties.

Minimum lot size requirements vary by use type and by whether a lot is serviced by public sewer and/or water. The minimum lot sizes in the table below reflect the availability in the hamlet of public water but not public sewer.

Use	Min Lot Size
1-family residential	20,000sq ft
two-family residential	30,000sq ft
multi-family residential	30,000-60,000sq ft
Bed&Breakfast.Inn	30,000sq ft
public, semi-public facility, institution	1 acre
senior housing	45,000sq ft



Hamlet Residential




Of the 512 parcels in the Hamlet Residential district, 344 do not meet minimum lot size requirements.

It is worth noting that of these 344 parcels, 149 (shown in turquoise on the map) would meet minimum lot size requirements if public sewer was available.

Hamlet Residential Outline



HC Non Conforming Lot Size


-  Non Conforming
-  Non Conforming but would be conforming with Sewer
-  Other





Hamlet Residential

199 parcels do not meet minimum lot width requirements.

Hamlet Residential Outline



HR Non Conforming Width

-  Non conforming
-  Other

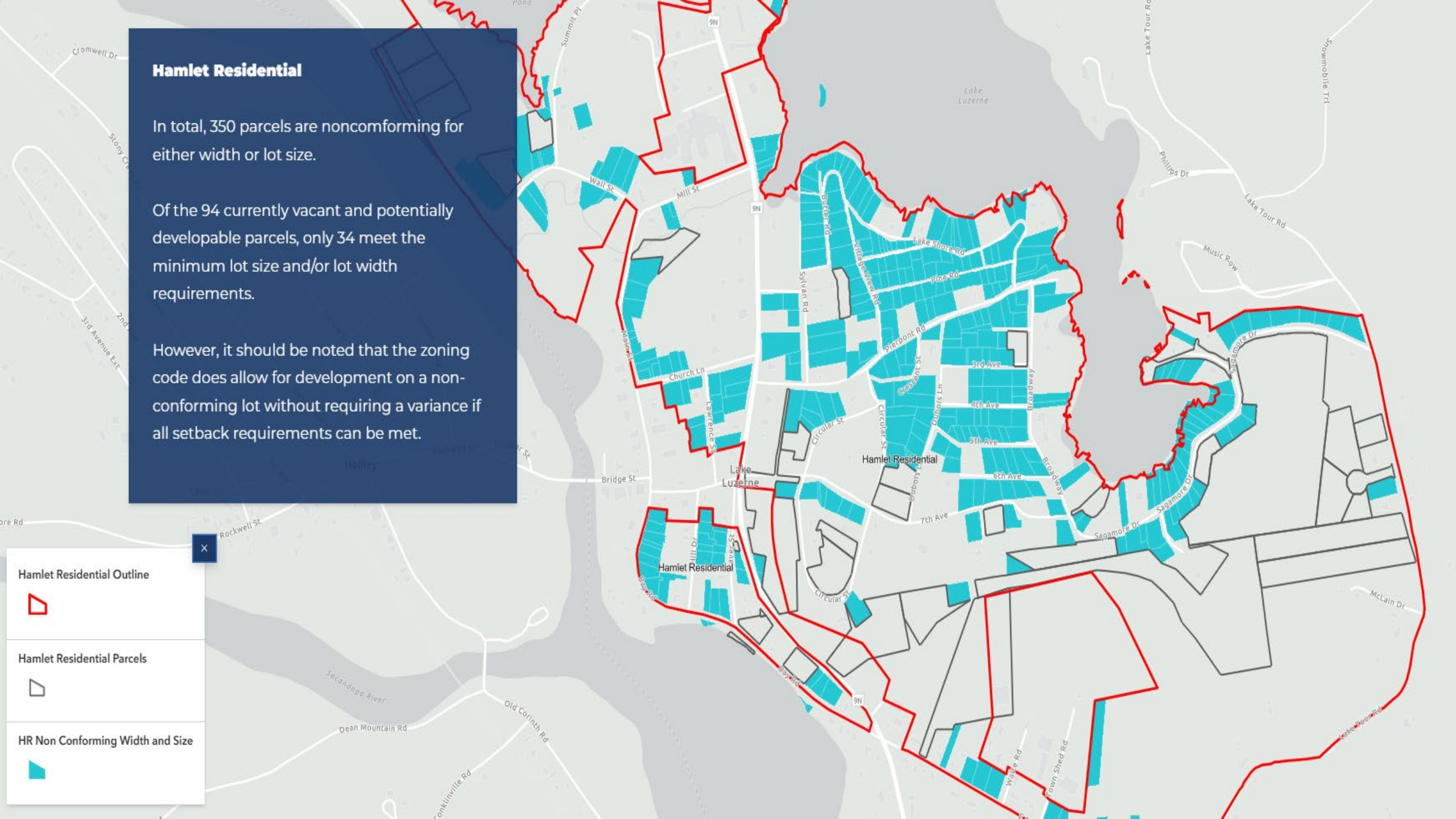


Hamlet Residential

In total, 350 parcels are nonconforming for either width or lot size.

Of the 94 currently vacant and potentially developable parcels, only 34 meet the minimum lot size and/or lot width requirements.

However, it should be noted that the zoning code does allow for development on a non-conforming lot without requiring a variance if all setback requirements can be met.



Hamlet Residential Outline



Hamlet Residential Parcels



HR Non Conforming Width and Size



Existing Zoning Analysis Takeaways

- There is a remarkable percentage of non-conforming lots – **68%**
- It would be illegal to build the hamlet to look like it did historically. Existing zoning regulations do not support the town's goals as outlined in their comp plan.

Next question: can lot size minimums be lowered and still accommodate septic requirements?

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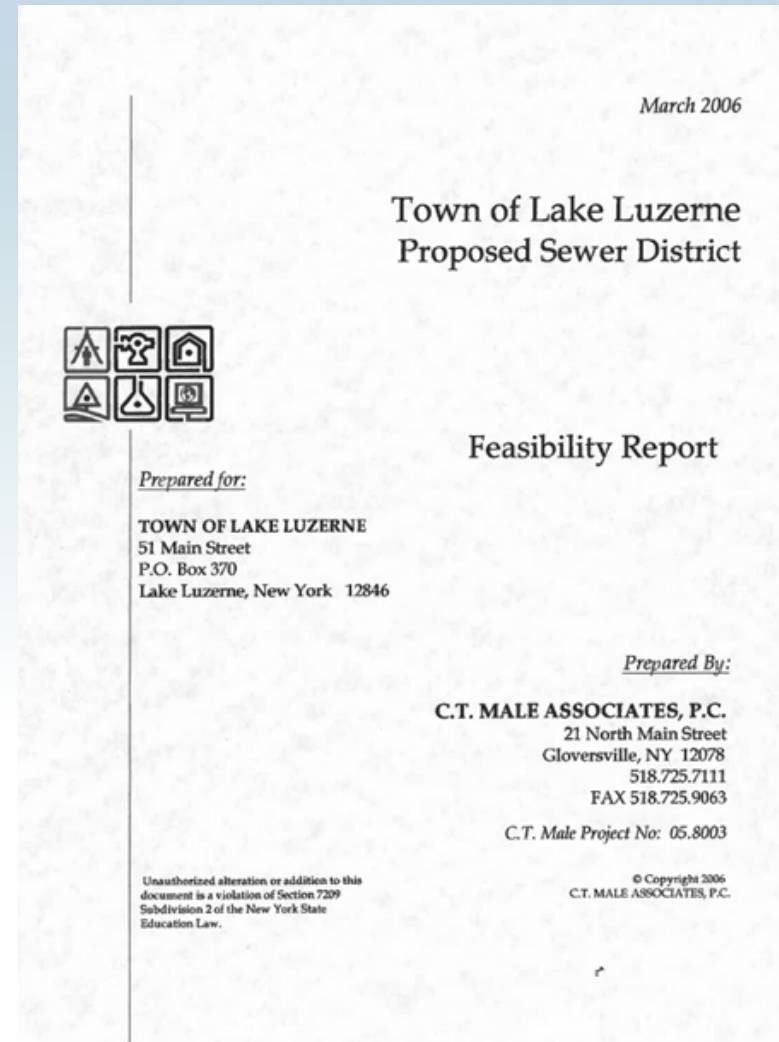


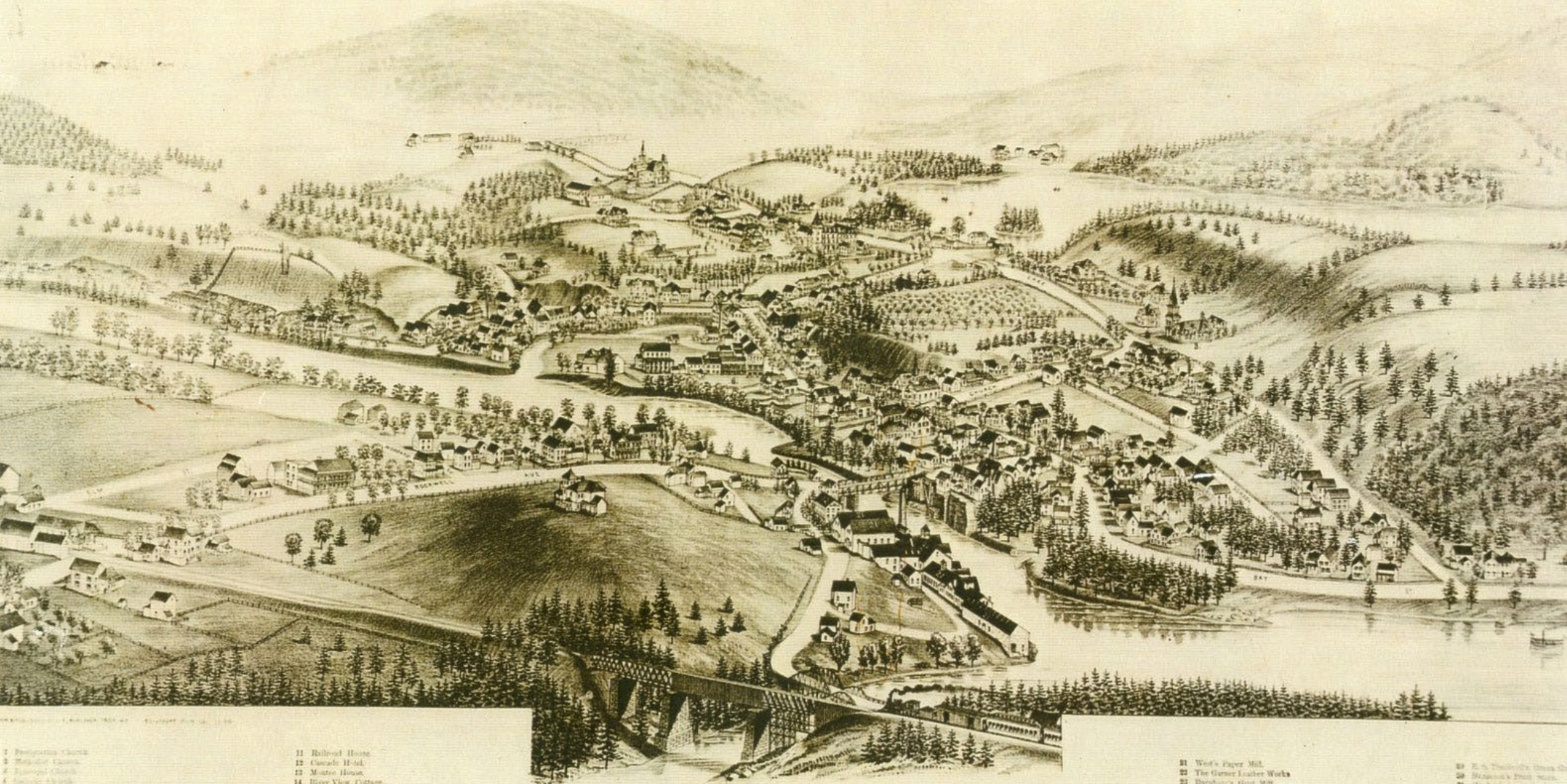
Infrastructure Analysis

- Hired engineer to complete a desktop analysis of existing conditions and propose minimum lot sizes required to accommodate septic for various use types
- Engineer confirmed that generally existing lot size minimums **cannot be reduced** and still accommodate septic

Infill Analysis: Two Scenarios

1. Onsite Septic
2. New Sewer System
(potential connection to
Hadley?)





1888

LUZERNE, N. Y. AND Hadley.

- 1. Presbyterian Church
- 2. Methodist Church
- 3. Episcopal Church
- 4. Catholic Church
- 5. Town Hall
- 6. School House
- 7. "The Academy"
- 8. School House
- 9. The Gazette Office
- 10. Post Office

- 11. Railroad House
- 12. Cascade Hotel
- 13. Munro House
- 14. River View Cottage
- 15. Rockwell House Livery Stable
- 16. O'Keefe's Livery Stable
- 17. Wisley's Boot House
- 18. Post House of H. Conkling
- 19. Luzerne Post Office
- 20. Railroad Station, Hadley

- 21. Wet's Paper Mill
- 22. The Garret Leather Works
- 23. Durbin's Glass Mill
- 24. Merrill Wagon Shop
- 25. Geo. W. Sykes & Son's Foundry Shop
- 26. C. W. Wagon Shop
- 27. Coty's Blacksmith & Wagon Shop
- 28. Lawrence Horse Shop
- 29. Denton's Shop

- 30. E. S. Thayer's Green Glass Works
- 31. Bishop's Brick Works
- 32. High Mountain Sawmill
- 33. Murray's Blacksmith
- 34. W. A. Wagon Shop
- 35. Conner's General Store
- 36. Gillet's Pharmacy
- 37. Kappan's Store
- 38. Hadley Post Office
- 39. Rockwell's Store



BRIDGE

MAIN





MAIN

BRIDGE



Infill Analysis Site 1:

Bridge St/Main St

Comp Plan Goal 6:

“Identify alternatives for the development of dilapidated, underutilized, and vacant properties on Main St. and Bridge St.”

Infill Site 1: Bridge St/Main St

1881



Infill Site 1: Bridge St/Main St

1950s



Infill Site 1: Bridge St/Main St

2026





Infill Site 1: **Bridge St/Main St**

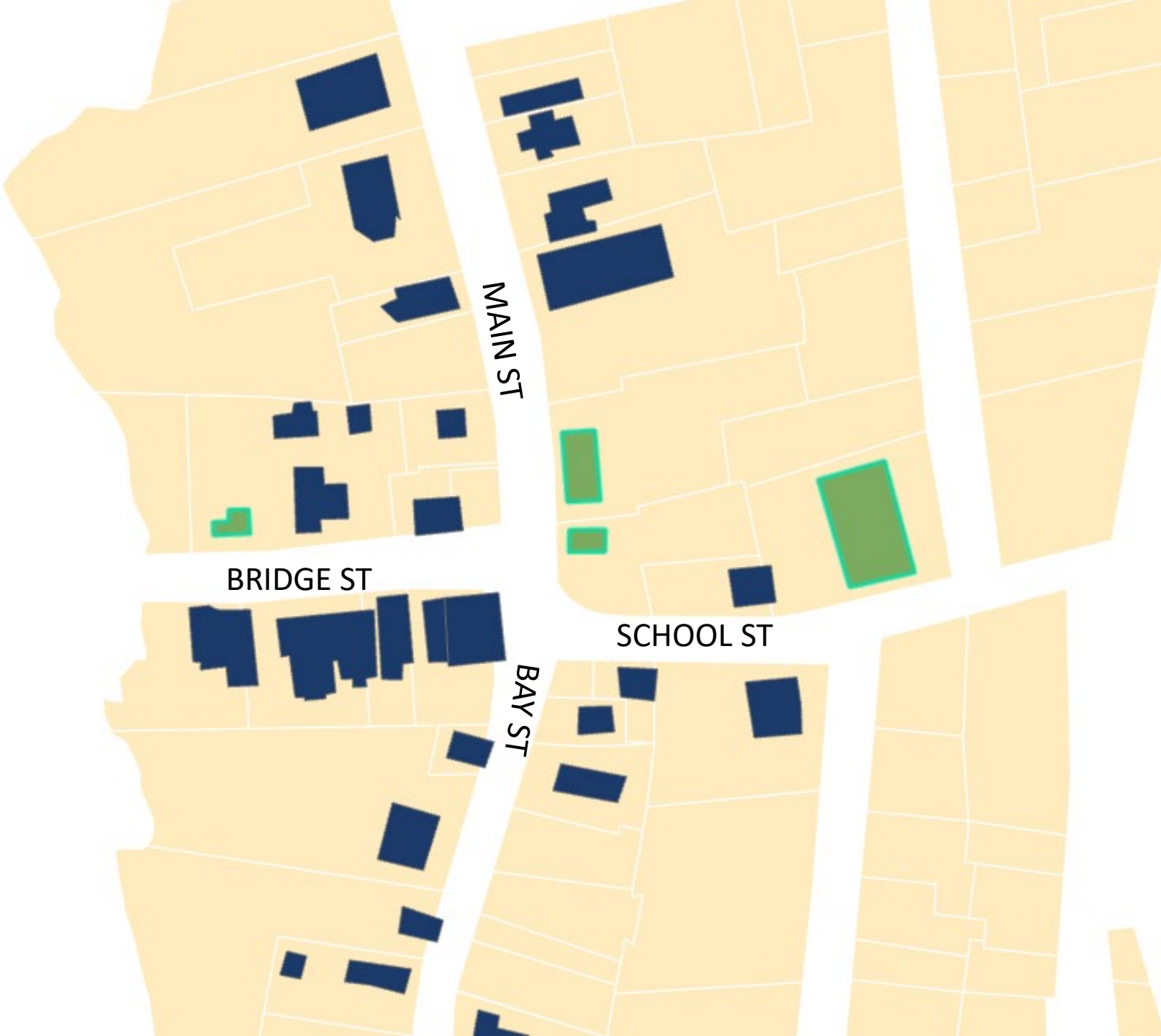
Created a partial “digital twin” using ArcGIS Pro, ArcGIS Urban, SketchUp, and ESRI CityEngine



Infill Site 1:

Bridge St/Main St

Created a partial “digital twin” using ArcGIS Pro, ArcGIS Urban, SketchUp, and ESRI CityEngine



Infill Site 1:

Bridge St/Main St

SCENARIO 1:

Modeled potential infill using existing lot size and coverage minimums to accommodate septic



Infill Site 1: Bridge St/Main St

SCENARIO 2:

**New sewer system
enabling density more in
keeping with historic
development patterns**







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GENERAL STORE

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LUZERNE
MARKET

















Rockwell Scoops

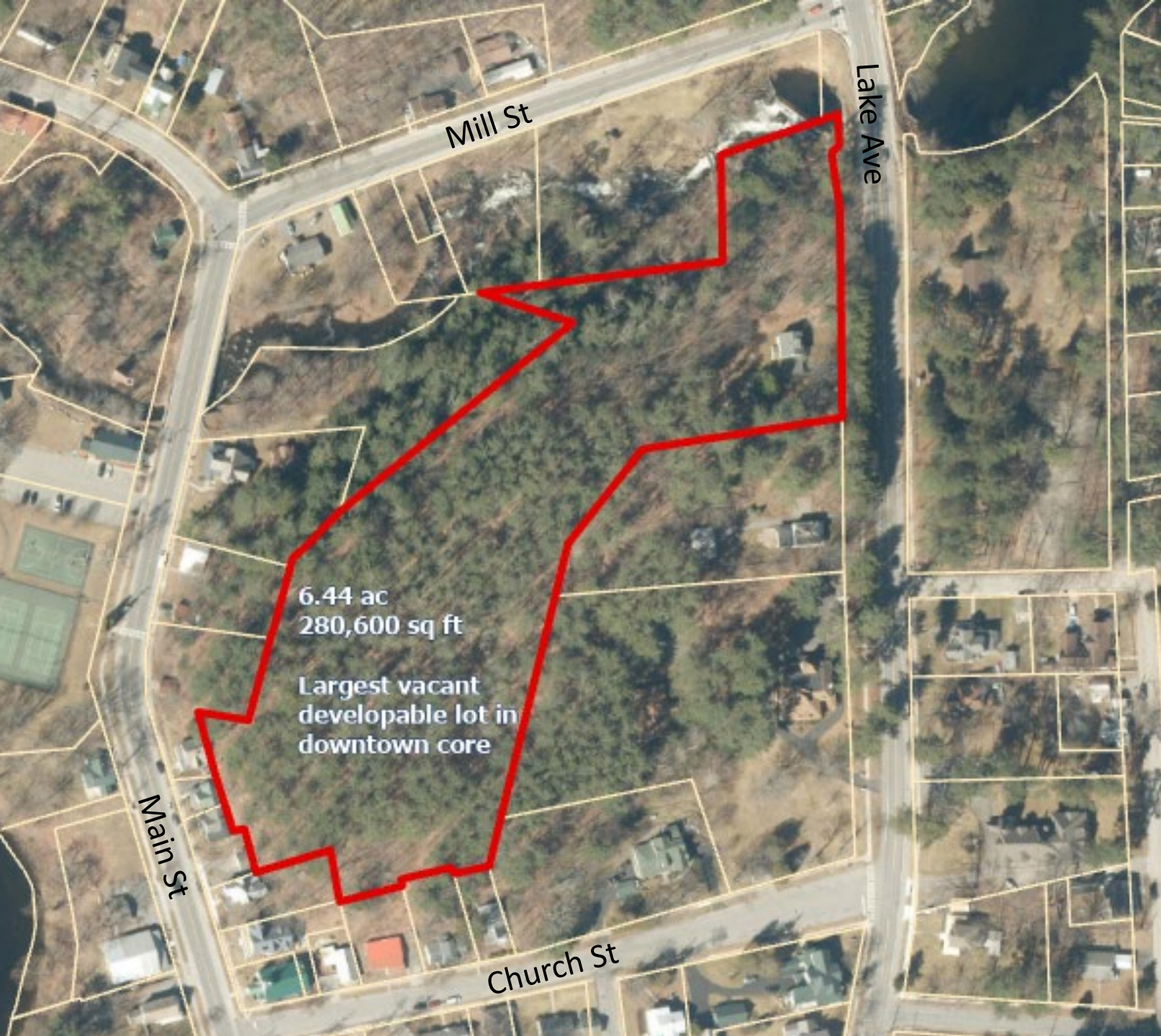
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Infill Site 2:

Lake Ave

Comp Plan Goals:

- “Encourage Young Families to Become Residents – Identify opportunities for the development of additional residential and mixed-use rental units”
- “Encourage the development of attainable working-class family housing”



Infill Site 2:

Lake Ave

- Historic subdivision from 1930's, never built
- Right across the street from the school, the park and the beach
- Walking distance to hamlet commercial
- In line with comp plan goals for walkable, affordable starter homes for families and workers



Infill Site 2:

Lake Ave

Existing



Infill Site 2:

Lake Ave

With existing lot minimums
(20,000sq ft for single
family residential)



Infill Site 2:

Lake Ave

With lots as originally planned (assuming sewer)

North Creek: A Different Challenge

Lake Luzerne

- Small lots
- Septic constraints
- Limited land

Challenge:

How to enable development?

North Creek

- New sewer
- Growth center
- Clear policy direction

Challenge:

Is zoning ready to support this growth?

Different conditions → Different planning questions





Takeaways

- We've had the vision, now we need implementation.
- New tools make action more possible than ever before.
- Zoning and infrastructure are the key local levers.
- Better information leads to better conversations—and better decisions.

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Thriving
HAMLETS



Thank You

Ethan Gaddy, AICP, County Planner
Sara Frankenfeld, GIS Administrator



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