Appendix A
Application

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NEW YORK STATE OF OPPORTUNITY. | Adirondack Park Agency

MA No. _MA2026-01_____
(to be completed by Agency)

APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP

Pursuant to Section 805(2), Adirondack Park Agency Act
Article 27, New York State Executive Law

INTRODUCTION

Private lands within the Adirondack Park are classified into six different land use areas by the Adirondack Park Land Use and Development Plan. These land use areas (Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use) are shown on the Official Adirondack Park Land Use and Development Plan Map.

Section 805 of the Adirondack Park Agency Act and Part 583 of Agency regulations set forth criteria and procedures for amendment of the Official Map. In general, except for a "Technical" amendment, the Agency must find the amendment reflective of the legislative findings and purposes of the Adirondack Park Agency Act. The proposal must also be consistent with the Adirondack Park Land Use and Development Plan, the statutory character description, and the statement of purposes, policies, and objectives of the land use area to which amendment is sought. The Agency is required to consider the natural resources and open space qualities of the land in question, as well as public, economic, and other land use factors including any comprehensive master plan prepared by the town or village as may reflect the relative development amenability and limitations of those lands. The Agency must also amend the Map using the same type of "regional scale" boundaries (railroads, streams, Great Lot lines, etc.) used in its original preparation. A copy of the relevant parts of Section 805 of the Adirondack Park Agency Act is attached.

The Agency also refers to the "land use area determinants" used in making the original map, as presented in Appendix Q-8 of the Agency regulations.

The Agency amendment process is one which encourages public involvement in a number of ways. When an application is received, notification is sent to representatives of affected local governments requesting their advice and comments. Public hearings on the proposed amendment are usually required. When a date is set for a hearing, notification is sent to adjoining and affected landowners, local and regional government

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officials, and any other person who asks to receive notice. In addition to the APA Act process, the Agency must follow the State Environmental Quality Review Act, which provides for public notice and comment, assessment of the impacts of any proposed action, and if there is a potential for an adverse significant environmental impact, preparation and circulation of an environmental impact statement. Comments or statements related to the statutory determinants for a map amendment received from interested parties and/or the applicant, either prior to or at the public hearing, constitute part of the information the Agency will use to determine whether or not to approve the map amendment.

Map amendments may be initiated by a local government, individual landowner, or both acting concurrently. The time period for review of the proposed amendment will begin upon Agency determination that the application is complete.

Pre-Application Meeting

Map amendment applicants are strongly encouraged to contact the Agency to schedule a pre-application meeting with staff prior to submission of the Map Amendment Application. Staff are available to explain the application process, help focus the map amendment proposal, and answer questions. Please contact the Agency's Planning Division to schedule a pre-application meeting.

Application Parts

- ✓ **PART A**
  Required only if the landowner is requesting the Map Amendment
- ✓ **PART B**
  Required if the local government is requesting the Map Amendment or is a co-applicant with the landowner
- ✓ **PART C**
  Required for all applications
- ✓ **PART D**
  Required for all applications
- ✓ **REFERENCES**

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PART A (to be filled out only by a landowner requesting a change in the Official Map)

1. OWNER OF RECORD

Name Watershed(s) LLC | D. Loren Tennent - Partner

Address [redacted]

Phone (Daytime) [redacted]

Email Address [redacted]

2. APPLICANT'S REPRESENTATIVE

Name Please use contact information above

Address _____

Phone (Daytime)_____

Email Address _____

3. THE LANDOWNER MUST SUBMIT THE INSTRUMENT OF TITLE (USUALLY A DEED)

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PART C (to be filled out by all applicants)

1. GENERAL DESCRIPTION OF LAND

A. Town Bolton County Warren

Village (if applicable) _____

B. What is the size of the parcel/area to be considered? 2.1 acres

C. Current Land Use area classification(s)

☐Hamlet ☐Moderate Intensity Use ☑Low Intensity Use
☐Rural Use ☐Resource Management ☐Industrial Use

D. Requested classification(s)

☑ Hamlet | The Open Field below ridgeline

2. ADIRONDACK PARK AGENCY HISTORY

(to be filled out by landowner/applicant only)

A. Tax Map Designation

Section 171.15 Block 1 Parcel 94

Additional

(if necessary): _____

B. Has this property been a part of any previous agency permit, letter of non-jurisdiction, map amendment or enforcement action? ☑Yes ☐No

If Yes:

Number and date of permit _____

Number and date of non-jurisdictional letter Jurisdictional Determination J2024-1114 | 04.14.25

Map Amendment number _____

Enforcement File number _____

Other/Additional _____

3. Environmental Assessment Form Part 1

Please submit a completed Environmental Assessment Form (EAF) Part 1.
If the proposed map amendment would permit the construction of 50 or more additional principal buildings than presently allowed by the Official Map, or if the proposal includes a request for a change to Hamlet, a Full EAF Part 1 - Project and Setting form is required. For map amendments, applicants must answer "No" to Full EAF Question C-1.

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The Full EAF Part 1 - Project and Setting form is available here: https://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf

A Short EAF Part 1 - Project Information form may be used if the proposed map amendment would permit the construction of fewer than 50 additional principal buildings than presently allowed by the Official Map. For map amendments, applicants must answer "No" to Short EAF Question 1. The Short EAF Part 1 - Project Information form is available here: https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf

If you are unsure of which form to use, please contact the Agency to schedule a pre-application meeting with staff.

4. Park Character Impacts

A. Travel Corridors

Public highways play an important role in establishing the park image to the majority of park users. Is any section of the proposal adjacent to a public highway? ☐Yes ☑No

If Yes, will the map amendment potentially result in the substantial alteration of the present character of these travel corridors?

B. State Land

Are any areas of the proposed map amendment area within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas? ☐Yes ☑No

If Yes, will the map amendment potentially threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designations?

Is any component of the map amendment area an inholding surrounded by State Land? ☐Yes ☑No

If Yes, what is the classification of the State Land?

☐Wilderness ☐Canoe Area ☐Primitive ☐ Wild Forest

☐Intensive Use ☐Historic ☐State Administrative

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Request for amendments must be accompanied by maps of a sufficient scale to allow the Agency to identify the boundaries of the requested amendment area. Copies of the Tax Map(s) delineating the area will suffice.

5. SPECIFIC INFORMATION MUST BE PROVIDED IF APPLICABLE

A. Public infrastructure[1]

Attach a map showing existing water and/or sewer lines and the boundaries of existing water and/or sewer district(s).

B. Public Service

Attach a map delineating:

1. Nearest fire department
2. Nearest public schools
3. Nearest police (local or State)
4. Public road network within two-mile radius

C. Existing Development

Attach a copy of the current Tax Map(s) within a one-half mile radius of the parcel(s) being proposed for reclassification. Note on this map(s) the location and type of existing development on each lot.

D. Soils Information

Attach a map delineating the current available U.S. Department of Agriculture Natural Resource Conservation Service soils mapping and accompanying soils unit forms for the area(s) proposed for reclassification. Soil maps can be found at http://websoilsurvey.nrcs.usda.gov/

E. Topography and Water Resources

Attach appropriate United States Geological Survey or New York State Department of Transportation 7.5 Minute Series (1:24,000 scale) Topographic map for the area(s) proposed for reclassification.

F. Wild and Scenic Rivers

Does the proposal site include any lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation?

☐ Yes ☑ No

If Yes, please include a map of these areas.

G. Flood Hazard

Attach a map delineating the current Federal Emergency Management Agency (F.E.M.A.) identified flood hazard zone for the area(s) proposed for reclassification. This can be obtained from the County SWCD office or the Cornell Cooperative Extension Agent. Maps can also be obtained through F.E.M.A's website: www.fema.gov/flood-maps

[1] USGS or NYS Department of Transportation 7.5' (1:24,000 scale) map will suffice.

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H. Agriculture District

Attach a map showing any active or proposed agriculture district involving all or a portion of the parcel(s) proposed for reclassification. See your County Soil and Water Conservation District (SWCD) or NYS Department of Agriculture and Markets for this information.

I. Wetlands

In counties with Official Freshwater Wetland Maps (Hamilton, Warren, Essex, Clinton, Lewis and Oneida), attach a copy of the Official Freshwater Wetlands Map with the parcel(s) requested for reclassification. This information may be obtained from the County Clerk's office or by contacting the Agency.

J. Vistas

Can the map amendment area be seen from any of the Adirondack Park vistas identified in the State Land Master Plan? ☐ Yes ☑ No

If Yes, please attach a map identifying the map amendment area and the relevant vista(s).

K. Historic Sites

Attach a map of all structures within the proposed map amendment area that are 45-years old or more. Provide digital photographs of each such structure and any out-structure associated with relevant structure.

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PART D JUSTIFICATION

Based upon the specific information in the previous section, state why the lands involved more accurately reflect the character description and the purposes, policies and objectives (as set forth in Section 805 of the Adirondack Park Agency Act attached hereto) of the requested classification. Please use additional sheet(s) if necessary.

Justification Attached to Packet

Applicant's Signature _____ dotloop verified 06/18/26 5:52 PM EDT TRFM-ZQLA-VEQ8-6LFQ

~~Applicant's Representative Signature (if applicable)~~ _____

~~Local Official Signature (if necessary)~~ _____

~~Local Official Title (if necessary)~~ _____

Date _____

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Watershed(s)

Project Location (describe, and attach a general location map):
Tax Parcel ID: 171.15 - 1 - 94

Brief Description of Proposed Action (include purpose or need):
See Justification/Brief Description attached to packet

Name of Applicant/Sponsor:	Telephone: [redacted]
Watershed(s) - D. Loren Tennent - Co Founder	E-Mail: [redacted]

Address: [redacted]

City/PO: [redacted]	State: [redacted]	Zip Code: [redacted]

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	APA - Map Amendment Application - Zoning	June | 2026
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

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C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
2003 & 2025 Comprehensive Plan & Warren County Thriving Hamlet | Bolton

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Including Hamlet for the Open Field

C.4. Existing community services.

a. In what school district is the project site located? Bolton Central School District

b. What police or other public protection forces serve the project site?
Town of Bolton, Warren County Sheriff Department and New York State Troopers

c. Which fire protection and emergency medical services serve the project site?
Bolton Fire and Rescue Squadron

d. What parks serve the project site?
Veterans Memorial Park, Rogers Park, Bolton Conservation Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential

b. a. Total acreage of the site of the proposed action? 4.2 acres Currently Low Intensity
b. Total acreage to be physically disturbed? 2.1 acres Currently Low Intensity
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.1 acres Whole Parcel

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes, ☑ TBD
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ TBD ☐ Yes ☐ No
i. If No, anticipated period of construction: TBD months
ii. If Yes:
- Total number of phases anticipated TBD
- Anticipated commencement date of phase 1 (including demolition) TBD
- Anticipated completion date of final phase TBD
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: TBD - If APA Map Amendment gets Approved. We will then work with the Town of Bolton Board of Zoning for approvals for development in the town of Bolton

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f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed. TBD

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes, TBD
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
If Yes:
i .What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: From Horicon Avenue - Town of Bolton Sewer and Water
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Public Sewer / Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Town of Bolton Sewer and Water
- Name of district: Town of Bolton
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? Access from Horicon Avenue ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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- Do existing sewer lines serve the project site? Access from Horicon Avenue ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.75 acres (impervious surface)

_____ Square feet or 4.2 acres (parcel size)

ii. Describe types of new point sources. Already a well established Pervious Grass Field | Objective: Low Impact Development Initiatives focusing on On-site water management

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- Currently: 2.1 Acre Grass Field. On-Site Storm Water Management | Objective is to abide by Low Impact Development Standards/Guidelines keeping as much stormwater absorbs (Pervious) into parcel

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction: TBD

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

___Downward Facing Light | In Accordance to Town of Bolton requirements_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

dotloop signature verification: dtlp.us/DbWo-X5Wz-4JEI

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.75	1.75
• Forested	2.1	2.1	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.1	2.1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

dotloop signature verification: dtlp.us/DbWo-X5Wz-4JEI

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Bolton Central School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

dotloop signature verification: dtlp.us/DbWo-X5Wz-4JEI

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Unknown feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Pg	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 15 feet

e. Drainage status of project site soils:

☑ Well Drained:	70 % of site
☑ Moderately Well Drained:	30 % of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Stewart Brook Classification Stream
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

dotloop signature verification: dtlp.us/DbWo-X5Wz-4JEI

m. Identify the predominant wildlife species that occupy or use the project site: Unknown

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

dotloop signature verification: dtlp.us/DbWo-X5Wz-4JEI

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☑ No

F. Additional Information

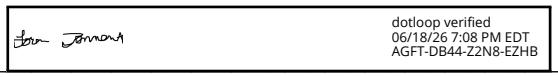
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name David Loren Tennent Date _____

Signature  Title Watershed(s) | Co-Founder

PRINT FORM

Justification |Brief Description

Watershed(s) LLC wishes to develop our parcel in accordance with Section 801 of the
Adirondack Park Agency (APA) Act, which states: “The basic purpose of this article is to insure optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack park.” APA Agency employees consider these unique resources in evaluating map amendment requests. We understand that our specific development goals cannot be considered in this map amendment decision. Additionally, we do not feel this request is consistent with the term “spot zoning”, as the delineated rezoning request is consistent with land use of the surrounding area and regional scale. We are requesting this amendment to expand the hamlet zone within our parcel to an additional, contiguous area that was cleared prior to 1973. This area is flat, easily accessible, below ridgelines, protected by vegetative and topographical buffers, and meets recommended criteria for zoning changes presented in the current Town of Bolton Comprehensive Plan.

Per Section 805(2)(c)(5) of the APA Act, the Agency must consider the 2003 and 2025 Bolton Landing comprehensive master plans, as they reflect the relative development amenability and limitations of the land in question, such as soils, slopes and wetlands. The Bolton Landing Town Comprehensive Plan is consistent with and derived from the same sources that the Agency will use in its review. We have included 5 pages of excerpts from the 2025 Town of Bolton Comprehensive Plan later in this application, and would like to emphasize several Key Actions that were recommended including:

- Key Action 1: Advance Housing Action
- Key Action 2: Regulate Hillside Development
- Key Action 13: Implement Priority Zoning Updates
    - “This Plan describes many zoning strategies that could be implemented to align land use policies with the Guiding Principles and Goals. Therefore, this action includes efforts to bring forward select zoning upgrades that stakeholders choose as short-term priorities, as well as setup for others that can be structured after a first essential round of policy implementation planning is undertaken.”

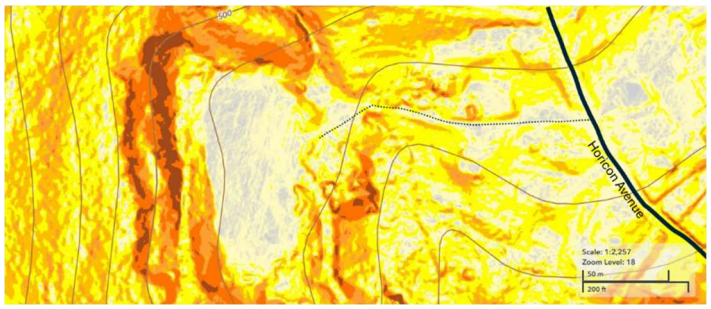
The town of Bolton Landing is one of the most scenic and beautiful places in the entire Adirondack Park. As thousands of acres of ridgeline, sensitive wetlands, and tributaries draining into Lake George continue to be preserved, land use regulations have lagged in transferring density from these protected areas into more suitable locations that exist in the hamlet and hamlet adjacent areas. This has led to fewer available building lots, a lack of housing for year-round residents, and a declining and aging town population without any senior housing. These trends were recently presented in the 2023 Warren County Housing Study.

We believe our request aligns with the Town of Bolton comprehensive plan and satisfies the APA 9-part test. Additionally, we believe the information within the 9 Part Test demonstrates that the portion of our parcel under review is appropriate to be defined as hamlet vs low intensity use. We appreciate APA’s involvement in this process and want to ensure APA’s mission is satisfied, while at the same time allowing for appropriate and necessary zoning updates in the Town of Bolton.

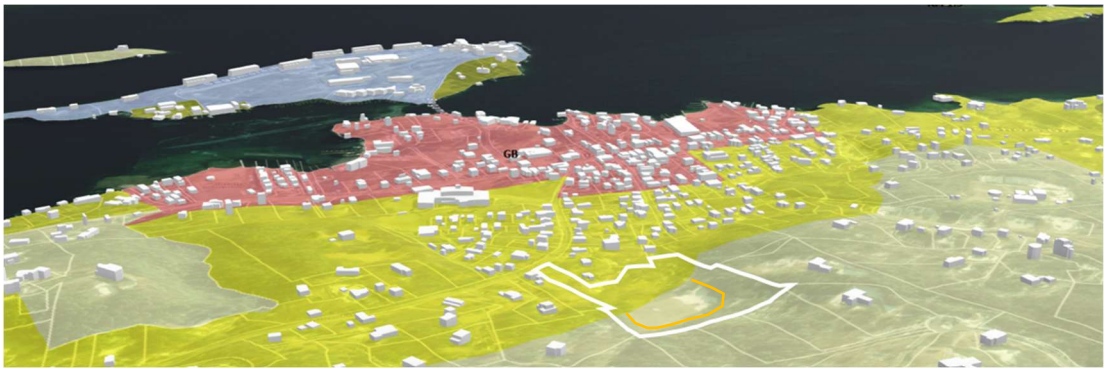
The 9 determinants are:

A. Soil: Pg: Pits, Sand and Gravel.
B. Topography: You can see the area of proposed hamlet expansion is completely flat as it was an old gravel pit, and surrounding steep ridgelines and slopes would remain outside the area of proposed change.
(See Image(s) Below)





C. Water: Per APA JIF assessment there are no jurisdictional wetlands present.
D. Fragile Ecosystem: No per JIF assessment.
E. Vegetation: The area of proposed expansion was previously cleared and highly developed prior to the formation of the APA. The proposed map amendment would allow all vegetative buffers to surrounding properties and roadways to remain intact and any development to be clustered on the previously cleared open field.
F. Wildlife: No issues were identified on JIF application inspection of property.
G. Park Character: Our parcel is partially zoned hamlet and the area of expansion to hamlet is consistent with the surrounding neighborhood development as shown in map below.



(C Shape **Orange** Area of Requested Map Amendment)

H. Public Facility: There is no impact to public facilities and has access to sewer and water located at Horicon Avenue.
I. Existing Land Use: The area of proposed hamlet expansion is adjacent to current hamlet zone and is flat, surrounded by natural vegetation and topographical buffers, and meets all criteria of Hamlet designation per Section 805 of the APA Act.

WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: October 31, 2024

GRANTOR: **Mountain Aire Management LLC**
P.O. Box 787
Bolton Landing, NY 12814

GRANTEE: **Watershed(s) LLC**
P.O. Box 34
Bolton Landing, NY 12814

THIS WARRANTY DEED made between Grantor and Grantee on the deed date stated above **WITNESSES THAT GRANTOR** in consideration of

----------One Dollar ($1.00)----------

lawful money of the United States and other good and valuable consideration, paid by Grantee,

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his assigns forever all that property located at:

Horicon Avenue
Town of Bolton
County of Warren
State of New York
TAX MAP #: 171.15-1-94

(THE PROPERTY IS DESCRIBED MORE FULLY IN SCHEDULE "A" ATTACHED)

BEING a portion of the same premises conveyed by Moonlight Management Ltd to Mountain Aire Managment LLC by Deed dated November 21, 2003 and recorded in the Warren County Clerk's Office November 26, 2003 in Book 1354 at Page 164.

THIS GRANT IS MADE:

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises granted by this Warranty Deed unto the Grantee and his assigns forever.

AND THE GRANTOR COVENANTS as follows:

FIRST: That Grantee shall **QUIETLY ENJOY** said premises;

SECOND: That Grantor will forever **WARRANT** the title to said premises;

THIRD: That this conveyance is made subject to the trust fund provisions of section thirteen of the lien law.

If there are more than one Grantor or Grantee, the words "Grantor" and "Grantee" used in this deed includes them.

IN WITNESS OF THIS CONVEYANCE, Grantor has executed this **WARRANTY DEED** on the deed date stated above.

IN PRESENCE OF

Mountain Aire Management LLC

_____(L.S.)

BY: Jeffrey Tennent, Sole Member

STATE OF NEW YORK)
) ss.:
COUNTY OF WARREN)

On the 01st day of October in the year 2024, before me, the undersigned, personally appeared Jeffrey Tennent, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

SUZANNE L SPECTOR-TOUGAS
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02SP5042852
Qualified in Warren County
Commission Expires May 01, 2027

SCHEDULE "A"

ALL that parcel or land in the Town of Bolton, Warren County, New York, and being Lot 9 as shown on a map entitled "MAP of a Proposed Subdivision to be known as LAKE RIDGE SUBDIVISION," survey and map by D.L. Dickinson, Surveyors and Engineers, map dated March 15, 2001, last revised July 10, 2003, approved by the Town of Bolton Planning Board on July 21, 2003, map filed July 25, 2003, in Plat Cabinet B, Folder 230 in the Warren County Clerk's Office.

SUBJECT to the boundary line agreement dated September 8, 2010 and recorded December 13, 2010 in the Warren County Clerk's Office in Book 4145 at Page 200.

ALSO SUBJECT to the boundary line agreement dated September 8, 2010 and recorded December 13, 2010 in the Warren County Clerk's Office in Book 4145 at Page 204.

ALSO SUBJECT to the boundary line agreement dated September 8, 2010 and recorded December 13, 2010 in the Warren County Clerk's Office in Book 4145 at Page 208.

ALSO SUBJECT to the boundary line agreement dated August 30, 2011 and recorded September 1, 2011 in the Warren County Clerk's Office in Book 4318 at Page 217.

Subject to all boundary line agreements, rights of way, covenants and restrictions of record.

R&R:

26. **NO ORAL CHANGES**: This Mortgage may only be changed by a written instrument signed by the parties.

27. **HEIRS AND SUCCESSORS**: This Mortgage is binding on the heirs, successors and assigns of the parties.

28. **PARTIES AND OBLIGATIONS**: The term "Mortgagor" refers to anyone who signs this Mortgage, whether male or female or more than one person. Each person who signs this Mortgage is obligated, separately and individually, to perform all the covenants in it.

29. **AUTHORIZATION**: If Mortgagor is a corporation, Mortgagor warrants that the giving and execution of this Mortgage has been duly authorized pursuant to applicable law.

30. **SEVERABILITY**: Each provision of this Mortgage is severable and distinct from every other provision hereof. If any provision hereof is declared void by a court of law, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, Mortgagor has signed this Mortgage as of the date stated at the beginning of this Mortgage.

WITNESS

Watershed(s) LLC

By: David Loren Tennent, Member

By: Blair Ciccarelli, Member

By: Cullen Debourgknecht

STATE OF New Hampshire)
) ss.:
COUNTY OF Rockingham)

On the 22 day of October in the year 2024, before me, personally appeared David Loren Tennent, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Juan C. Borges
NOTARY PUBLIC
State of New Hampshire
My Commission Expires December 20, 2028

STATE OF New York)
) ss.:
COUNTY OF Warren

On the 24 day of October in the year 2024, before me, personally appeared Blair Ciccarelli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

SUZANNE L SPECTOR-TOUGAS
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02SP5042852
Qualified in Warren County
Commission Expires May 01, 2027

STATE OF New Hampshire)
) ss.:
COUNTY OF Rockingham

On the 22nd day of October in the year 2024, before me, personally appeared Cullen Debourgknecht, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

KYLE D BACHE
STATE OF
-MY-
COMMISSION
EXPIRES
JUNE 30, 2026
NEW HAMPSHIRE
NOTARY PUBLIC

NEW YORK STATE | Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

April 14, 2025

David Loren Tennent – Via Email to [redacted]
PO Box 34
Bolton Landing, NY 12814

RE: Jurisdictional Determination J2024-1114
Tax Map Parcel: 171.15-1-94
Land Use Area: Low Intensity Use and Hamlet
Town of Bolton, Warren County

Dear David Loren Tennent:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on November 29,2024.

The zoning laws for the Town of Bolton have been approved by the Adirondack Park Agency pursuant to § 807 of the Adirondack Park Agency Act. This means that certain permitting requirements of the Adirondack Park Agency Act are administered by the Town.

The construction of 18 rental dwellings described in your submission and depicted on the map titled “Concept Plan” and dated November 14, 2024, does not require Agency approval; instead, review of this proposal will occur pursuant to the Town’s zoning laws. Please be sure to contact the Code Enforcement Officer or Zoning Administrator for the Town of Bolton to determine compliance with all requirements. This letter makes no representation as to the approvability of your project under the Town’s laws.

During a site visit on April 10, 2025, an Agency staff biologist determined that there are no wetlands jurisdictional to the Agency located on the property. This determination may be relied upon for a period of three years following issuance of this letter. Please see the attached Freshwater Wetlands flyer for additional information regarding wetlands in the Adirondack Park.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional

information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. No structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local. Again, we recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Matthew Brown

Matthew Brown
Project Administrator

Attachments: Freshwater Wetlands flyer

cc: Town of Bolton - via email



TOWN OF
BOLTON
WARREN COUNTY, NEW YORK

EXCERPTS FROM 2025

Town of Bolton Comprehensive Plan

Smart Growth Principles (Page 24)

This Plan is also designed to fit with and advance smart growth. The following Smart Growth Principles established by the New York State Department of State in 2021, embody land use planning and development concepts that can influence the creation of livable, sustainable, and equitable communities. They are designed to advance the Town of Bolton toward a resilient future which provides for sensible utilization of public resources and provides insurance from changes in the environment and helps to avoid damage caused by more powerful storm events.

These fifteen (15) Smart Growth principles that serve as benchmarks for development of this Plan are as follows:

1. **Mixed Land Uses:** A mix of land uses can convey substantial fiscal and economic benefits by placing commercial uses near residential areas as a critical component of achieving viable places to live for those who use and depend upon the area's commerce.

   - The Hamlet of Bolton Landing is a vital General Business Zone which is a destination and central place where business services and varied housing types coincide within higher densities. The location has high-order infrastructure, adjoins and overlooks Lake George, and serves multiple modes, including people walking between various land uses. The Town has identified ways to enhance this Hamlet through placemaking and infill. There are also strategies to provide compatible commercial development and housing action in the Huddle Hamlet and along Route 9N, south of Bolton Landing.

2. **Range of Housing Opportunities and Choices:** Provide quality housing with efficient access to jobs, resources, and amenities for people of all income levels, ages, and races.

   - The Town of Bolton is focused on increasing the supply of year-round rental housing and enabling broader housing choices for people with middle-incomes and who are active in the workforce, particularly through adding housing stock within the zones that overlay and are immediately adjacent to the developed hamlet cores consistent with the Adirondack Park framework.

3. **Development and Redevelopment in Existing Communities:** Smart Growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and to conserve open space and irreplaceable natural resources on the urban and metropolitan fringe.

This Plan promotes zoning and various code updates that will protect Bolton's special qualities and reinforce existing patterns of development, consistent with Smart Growth Principles, the current general plan, subject-specific plans including the Local Waterfront Revitalization Program (LWRP), and regional frameworks, such as the County's Hazard Mitigation Plan and Housing Needs Study. Bolton is focusing on growth as well as investment in infrastructure in and around its hamlets and the Route 9N corridor as it promotes the avoidance of sprawl and the conservation of vital open spaces. To protect the irreplaceable Lake environment, infrastructure investments can be provided strategically in order to achieve better wastewater treatment, modernize sewer conveyance systems, and upgrade stormwater systems, which in addition to protecting public health can support targeted

new development and infill around the hamlet cores and consistent with goals and objectives for zoning to enable limited new development immediately adjacent to where infrastructure already exists which will also help reduce the cost of extending utilities–improving and protecting environmental quality.

4. **Distinctive, Attractive Communities with a Strong Sense of Place:** Smart Growth encourages communities to set standards for development and construction that respond to community values of architectural aesthetics, neighborhood-friendly design, and human-scale planning, as well as expanded choices in housing and transportation.

   The Town's remarkable sense of place derives from its vast open spaces, the waterfront, and its vistas and overall scenic qualities. The preservation of defining character hinges on the maintenance of forests, natural character, and the protection of areas that surround parklands and conserved lands. Fostering the vitality of built development in Bolton Landing and along Route 9N through updates to the Hamlet Plan and updated architectural and site design guidelines, will create space for and facilitate vital community growth. The Town will also foster distinct and attractive growth through the utilization of Low Impact Development and the deployment of green infrastructure. There will be enhancements to parks, beaches, streetscapes, and hamlet gateways, as well as improved wayfinding, trailheads and access to the water. To sustain the character of the built environment, this Plan also promotes the conservation of historic structures and distinctive features of the Bolton's landscape when development is proposed.

5. **Well-Planned and Well-Placed Public Spaces:** The public realm plays a prominent role in the Smart Growth paradigm. Smart public spaces increase walkability, social interaction, livability, a sense of place, and neighborhood aesthetics.

   The Plan provides strategies that recommend the inclusion of enhanced wayfinding, furthers enhancements of the Town's trailheads and trail environments, and reinforces waterfront public access. It also provides for the continued improvement and promotion of Town parks and beaches and recommends adopting a Complete Streets resolution that will help provide for optimization of Bolton's streets and sidewalks.

6. **Density:** Compact communities are more land- and energy-efficient; provide the critical mass for neighborhood retail, commercial development, and mass transit; protect natural resources; and promote walkability. Concentrating and directing growth in designated centers reduces the demand for use of green fields for sprawling new development on the metropolitan fringe, thus saving open space and farmland and protecting natural resources. Growth in centers maximizes the use of existing infrastructure, avoiding costly municipal expenditures on the extension and maintenance of new infrastructure.

   The Plan concentrates on infilling areas already designated for growth as it reinforces compact community form, sustains concentrated investments in infrastructure, and focuses housing action in Bolton Landing and south along Route 9N Lake Shore Drive. In this area, the Town promotes commercial development through the General Business and Page 25 Bolton Comprehensive Plan Residential-Commercial Hamlet Zoning Districts. This compact area is also connected with the community's higher density street grid, where it is recommended to form a Complete Streets Plan and promote greater walkability. This is the same corridor where there is a focus on advancing regional transit and workforce mobility improvements.

Goals & Strategies for Housing Choices (Page 39)

HC1 - Promote housing options for seniors to age in place.

Strategies:

- *Explore interest and ways to advance a cohousing pilot program.*
- *Assess the feasibility of leveraging smaller-scale development of housing or small independent living facilities for older persons.*
- *Consider zoning changes and programs that promote housing or housing support for seniors.*

(Note: Many land use regulation upgrades proposed in this Plan require Adirondack Park Agency (APA) review and approval. They also will require County Planning referrals. It is implied that such parties must be involved in these legislative processes and the assessment of options, as well as the designation of mitigation if appropriate.)

HC2 - Establish significant new workforce and middle-income housing opportunities.

Strategies:

- Add middle-income housing units within larger projects, such as five or more units, to support the local workforce.
- Establish a subset of housing units that are affordable to the workforce and middle-income residents.

HC3 - Provide for a greater variety of housing units.

Strategies:

- Consider allowing accessory dwelling units on lots with principal owner-occupied residences and updating and even incentivizing the standards for this type of housing creation.
- Allow and encourage a broader range of housing types.
- Identify locations/ sub-areas to target infill through landowner engagement and multi-party collaboration.
- Modify zoning to encourage a mix of housing based on local and regional housing plans.

The Plan (Page 125)

Key Actions

Based on multiple goals and strategies put forth under the six Plan elements, the following Key Action prescriptions are identified which draw upon and advance the body of these recommendations. Generally, these are program actions that are suggested for assisting Plan implementation. These are formed based on public outreach and relate to themes which are important to the community. Often, they are inter-related actions and multiple Plan goals and strategies. Acting on these is consistent with and can advance this Plan. The **Future Land Use and Key Actions Map** identifies how these key projects relate to Bolton's landscape.

Key Action 1: Advance Housing Action & Affordability (Page 125)

It is a smart growth principle to create an adequate range of housing opportunities and choices. In Bolton, high housing costs and limited year-round supply are prompting strong community support for enabling the development of housing that can be rented or purchased by families with middle to median incomes. Consistent with this, residents want better affordability and are concerned that limited options for families are causing ripple effects, such as worker shortages and a scarcity of young families. This translates into strong demand for establishing a supply of housing that is reachable for working families and those that may earn from 60 to 100 or 120 percent of area median

income. Also, since half of Bolton is over age 55, which is significantly more than in a surrounding area, there is interest in addressing the unique housing and service needs relating to this group.

Meanwhile, Warren County examined housing market characteristics and gaps and County Supervisors appear ready to consider measures to leverage the existing housing supply and help stimulate construction, including middle income options. Acting locally, and in concert with regional efforts that may emerge, the Town can assign a point person, or committee, focused on housing planning and implementation. This will assist next stage organizing of alternative policies or projects, and help engage parties in and outside Bolton who are instrumental in structuring local initiatives and advocating for action (models being deployed in Essex County have been noted as exemplary). Establishing this community collaboration and base of involvement will aid in the next stages of housing assessments or projects, including bringing forward zoning proposals that are intended to advance housing options and put this Plan in motion. As plans for action around housing advance, it is recommended to examine adjusting the types and scales of housing that can be built in the Low Intensity Zoning District, or crafting a new overlay zone that covers portions of this base Zone, when lots are served by either public water or sewer. It is also recommended to examine the potential to readily enable connections of all parcels in the hamlet to sewers as way to enhance potential for constructing housing within this focal area.

Key Action 2: Regulate Hillside Development (Page 126)

With the adoption of any comprehensive plan, changes to zoning may be required as a part of implementation. In Bolton, there is concern for regulating construction on steep slopes and on plateaus and ridgelines in order to protect natural systems and maintain distinctive landscape character on the mountains towering above Lake George. Local planners seek zoning upgrades and development guidelines that provide for compatible building which fits and blends with its surroundings. Such standards could be included as specific aspects of site plan review, which require attention to visual and other impacts of ridgeline development. To protect the Lake environment for future generations, zoning standards should define what are preferred forms of site arrangement that limit potential severe impacts and require mitigation when building occurs. By clarifying application requirements, how these will be analyzed, specifying what is and is not allowed, defining how and when street and driveway access and building can proceed, and by describing good practices and showing examples of desirable treatments, local land use review bodies will be better equipped to achieve smart and sustainable growth.

Key Action 13: Implement Priority Zoning Updates (Page 133)

This Plan describes many zoning strategies that could be implemented to align land use policies with the Guiding Principles and Goals. Therefore, this action includes efforts to bring forward select zoning upgrades that stakeholders choose as short-term priorities, as well as setup for others that can be structured after a first essential round of policy implementation planning is undertaken. Importantly, a number of zoning and land-use law changes were made in response to the 2003 Bolton Comprehensive Plan; however, other changes were drafted but not implemented. This, leaves a substantial set of recommendations from the 2003 Plan that were not advanced and may serve as base and reference within ensuing deliberations regarding the organization and techniques that can be used as part of potential zoning refinements. With this upcoming comprehensive plan update, the Town is seeking to complete and implement these pending zoning and land-use law changes.

Since the relationship of planned development to the waterfront environment is a prime consideration in all growth planning in Town, it is also recommended to incorporate Local Waterfront Revitalization Program (LWRP) standards and criteria into local codes and to codify LWRP review thresholds and processes within zoning updates. As part of this, given rapid environmental changes

and rising temperatures, it is also urged that planning staff and stakeholders collaborate on defining how to facilitate increased resiliency of future development to extreme weather events.

Finally, there have been some calls for enhanced enforcement mechanisms to be incorporated in land development regulation proposals that may follow after the adoption of this Plan. However, it is notable that in the last five years the Town has established strong enforcement clauses in laws that have been adopted. Moreover, there has been a sea change in the local public administration due to significant upgrades in staffing. This provides a greatly enhanced capacity for undertaking strategic planning as well enforcement. The addition of planning staff means that personnel are available to take involvement in crafting effective land development regulations, land use decisions, as well as confirming compliance consistent with adopted Town policy standards and resulting land use decisions

Key Action 14: Focus on Bolton's School (Page 134)

Bolton's school system is prominent in the life of this community. The Bolton Central School District provides an excellent academic environment, which is the central purview of the Board of Education. Still, during formation of this Plan, there was a lot of commentary about how there is an increasingly aging population and how families with children often face affordability issues which can make it challenging for many working families to reside here. This is influencing declining rates of young households, plummeting enrollments, and worker shortages. The Comprehensive Planning Committee (CPC) identifies a need for a stronger community dialogue about the school's future and its role in Bolton's identity and development. While academics and school services is the focus of the School Board, they foresee potential benefits from planning for optimizing possible community use of the school and collaboration on the potential offering of community services. This Plan advocates for exploring ways the Town, private and non-profit actors can collaborate with School officials to ensure that the resources, organization, and policies of school system are harnessed in support of a quality community and sustainable growth. One positive recent development was the School Superintendent's expression of interest in working with Town officials in order to establish protocols for the community use of the school's parking lots when the facility is closed, such as in summer. Since the school sits prominently downtown, community-based planning for the future of the school can involve examining its potential role in, for example, addressing community health and wellness, daycare, or other programming such as in summer. It can also involve examining possible joint use of school assets for recreation, in summer and on weekends, or for as yet undefined objectives.

BOLTON CENTRAL SCHOOL

26 HORICON AVENUE, P.O. BOX 120
BOLTON LANDING, N.Y. 12814

October 14, 2025

To Whom It May Concern:

I would like to put into words my appreciation and support of the proposed work in the town of Bolton Landing by Mr. David Loren Tennent and Mr. Blair Ciccarelli, Watershed(s), LLC. During the fall of 2024, they paid a visit to the school to help me better understand and troubleshoot an issue on campus relating to stormwater washout behind our maintenance and transportation facilities. They offered a great suggestion on how to improve this area that would help aid in the management of stormwater, as well as improve the area for pedestrian access to campus and the downtown area.

This September, I learned of their proposed project for housing within the town of Bolton Landing that takes into account the unique watershed situation and proposes a minimal impact plan. This project is valuable to our community, as it will bring a supply of housing to potential families. Something that our community is woefully lacking. As a school district, we feel this additional housing will greatly benefit our programs and the school as a whole.

It gives me a great sense of optimism that Mr. Tennent and Mr. Ciccarelli are investing in our community based on its true needs. I fully support and commend their efforts. If there is any more information I can provide, please do not hesitate to contact me.

Sincerely,

Chad Shippee
Superintendent of Schools
cshippee@boltoncsd.org

BOLTON LANDING

History

Nestled on the western shores of Lake George, just two miles north of the hamlet of Bolton, Bolton Landing has evolved from a modest lakeside settlement in the early 19th century into a vibrant and sought-after resort community. In its early years, Bolton Landing was a quiet, scenic location primarily known for its natural beauty, with a small but growing population of settlers who relied on the area's fertile land and the abundance of resources from Lake George.

The arrival of steamboats in the mid-1800s transformed Bolton Landing into a bustling hub for tourism. The steamboats provided a vital connection between the village and other communities along the lake, making it easier for visitors outside the region to access the area. As word spread about the lake's serene beauty and the growing infrastructure, including hotels and lodges to accommodate tourists, Bolton Landing quickly became a popular vacation destination. The village's strategic location along the lakefront, combined with its scenic vistas and proximity to nearby attractions, made it a prime sport for travelers seeking leisure, recreation, and a retreat from the bustling cities.

By the late 19th and early 20th centuries, Bolton Landing had firmly established itself as a premier resort community. The village grew in size and sophistication, attracting a variety of visitors, from wealthy vacationers seeking a peaceful summer escape to families looking for outdoor adventures. The area's natural surroundings, including the crystal-clear waters of Lake George, became a backdrop for a wide range of recreational activities, such as boating, fishing, hiking, and swimming. This surge in tourism continued throughout the 20th century, as the village continued to the meet the demand with more hotels, cottages, and lodges.

Today, Bolton Landing remains one of the most popular summer destinations in the region, drawing visitors from near and far. The charming downtown area retains much of a historic character, offering a picturesque setting with a variety of shops, restaurants, and cafes.

BOLTON LANDING

Planning Context

The **Town of Bolton Draft Comprehensive Plan (2025)** contains six separate themes that have their own individual goals and strategies that align with the overall vision. Within the Housing Choices theme, the stated goal is to “Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all” (Pg.23). There are a number of strategies contained within this goal, including the following:

- Consider zoning changes and programs that provide housing or housing support for seniors.
- Modify zoning to encourage a mix of housing based on local and regional housing plans.
- Consider allowing accessory dwelling units on lots with principal owner-occupied residences and updating and even incentivizing the standards for this type of housing creation.
- Allow and encourage a broader range of housing types.
- Identify locations/sub-areas to target infill though landowner engagement and multi-party collaboration.

Within the Implementing Placemaking category of the plan, action items include language encouraging updating the zoning code, better understanding building impact in density increased in the hamlet, and updating the hamlet plan.

Key Projects include advancing housing action & affordability, developing zoning standards to define preferred forms of site arrangement for hillside development, and implementing priority zoning updates.

BOLTON LANDING

Planning Context, Continued

The local zoning districts somewhat follows the APA-designated hamlet boundaries in certain locations and contain a number of zone districts within the designated hamlet area.

GB 5000 General Business- Principally permitted uses include retail stores, restaurants, motels, hotels, and rooming houses, theatres, offices, and accessory uses as specified. Multiple family dwellings, detached single family dwellings, and certain commercial uses are permitted by site plan review.

RCH 5000 Residential-Commercial Hamlet- Principally permitted uses include single family dwellings, offices, motels, inns, rooming houses, and accessory uses as specified. Retail stores, multiple-family dwellings, restaurants, and certain commercial sues are permitted by site plan review.

RM 1.3 Residential Medium Density- Principally permitted uses limited to detached sing-family residences and accessory uses as specified. Uses permitted by site plan review include commercial uses, multifamily dwellings, motels, inns, and boarding houses, day-care centers, community facilities, and schools.

RL 3 Residential Low Density- Detached Single Family residence is principally permitted and accessory uses as specified. Multiple-family dwellings are permitted by site plan review.



Warren County Thriving Hamlets

HAMLET OF BOLTON LANDING

Town of Bolton



103 Parcels with Septic

554 Parcels with Public Sewer

44 **Vacant Parcels**
53.2 total acres

Adirondack Park Agency Approved Local Land Use Plan? Yes

Population: ~350 [1]

Land Area: **369 acres**

Major Roads: **NYS Route 9N**

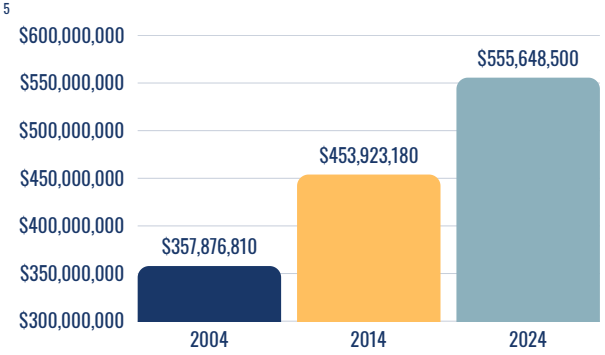
Major Waterbodies: **Lake George**

Median household income:[3] **$115,933**

Median value of a single family home:[4] **$479,200**

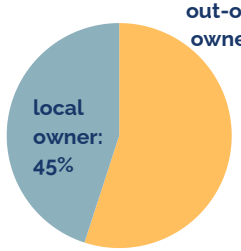
Housing Units: **605**

Full Market Value of All Parcels in Hamlet 2004-2024 adjusted for inflation [5]



Housing Median Year Built: [4] **1965**

Parcel Ownership



Acreage by Land Classification 2004-2024 [2]

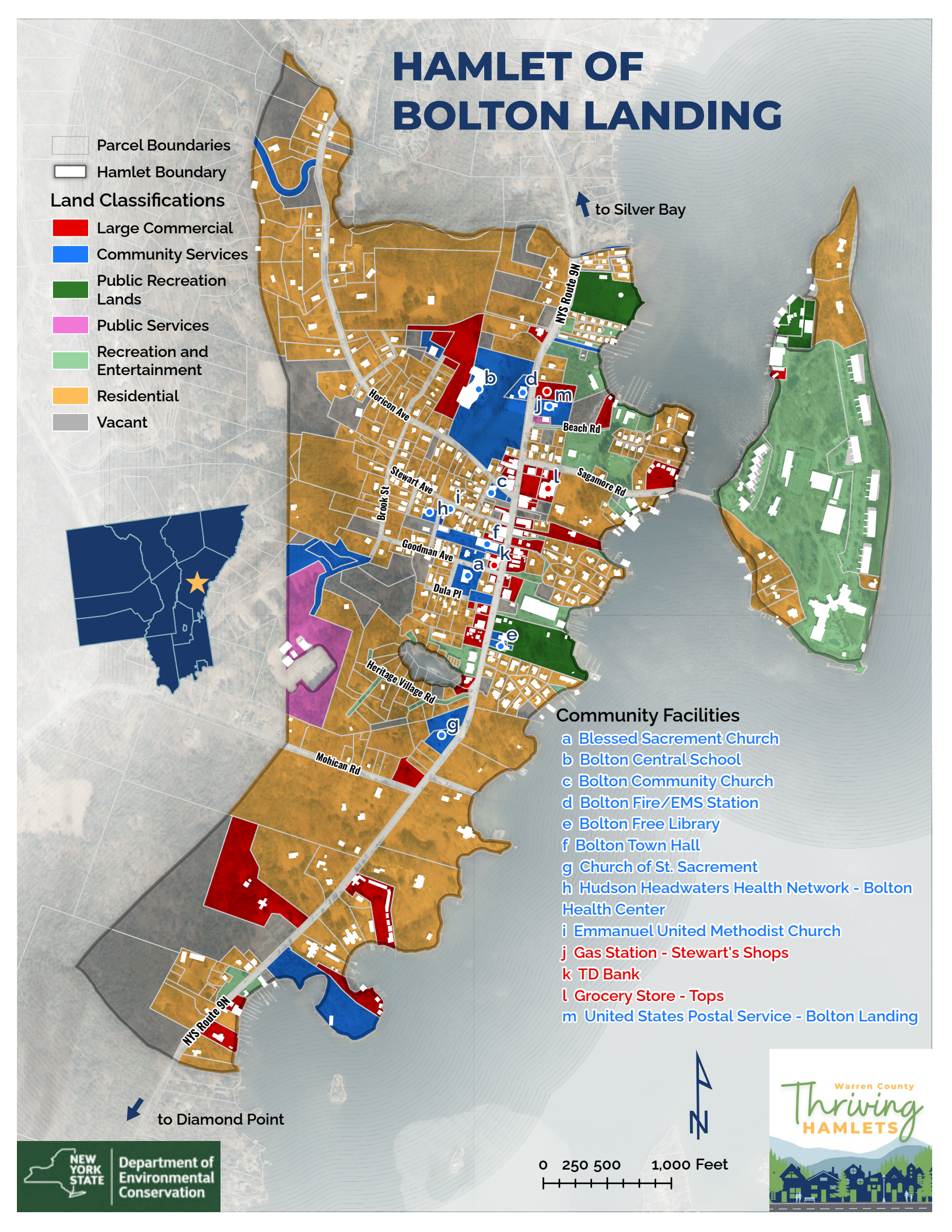


Community Services

- Bolton Landing Post Office
- Bolton Central School District
- Bolton Landing Fire and EMS
- Bolton Free Library
- Grocery Store - Tops Friendly Markets
- No Pharmacies
- Bolton Health Center
- Sewer District
- Water District
- Sidewalks
- Streetlights
- Multiple Parks
- No 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. [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.

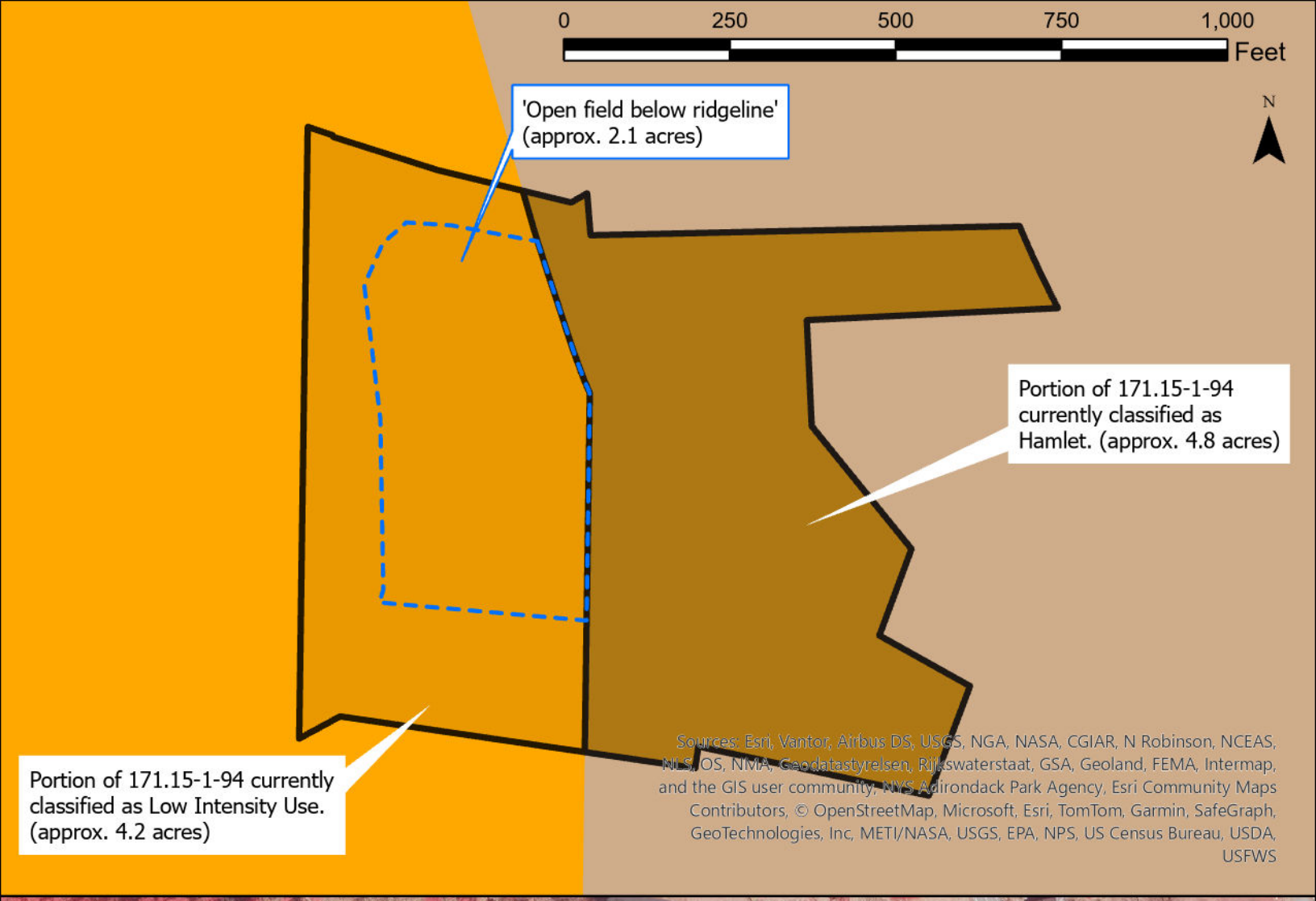
HAMLET OF BOLTON LANDING

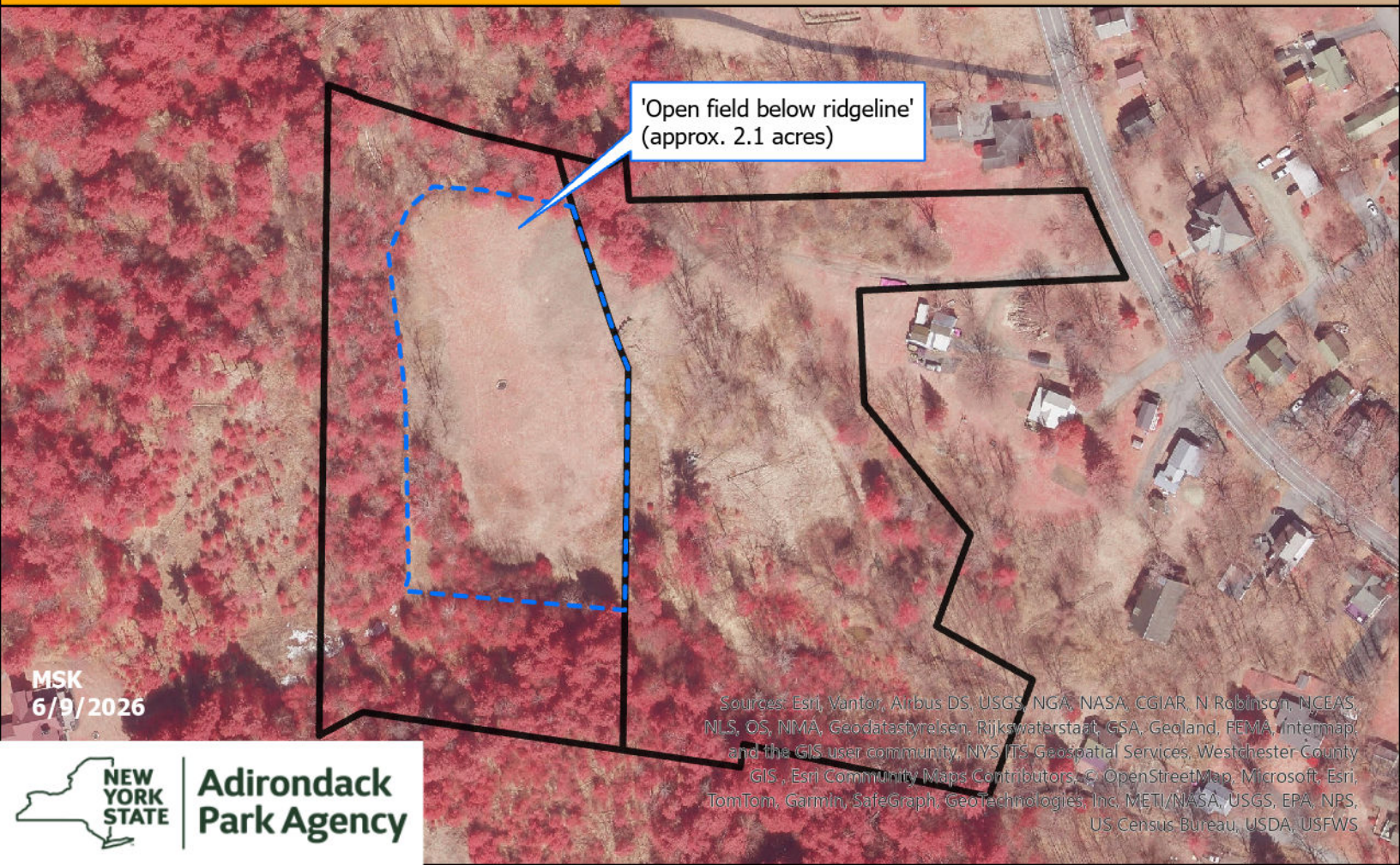


NEW YORK STATE Department of Environmental Conservation

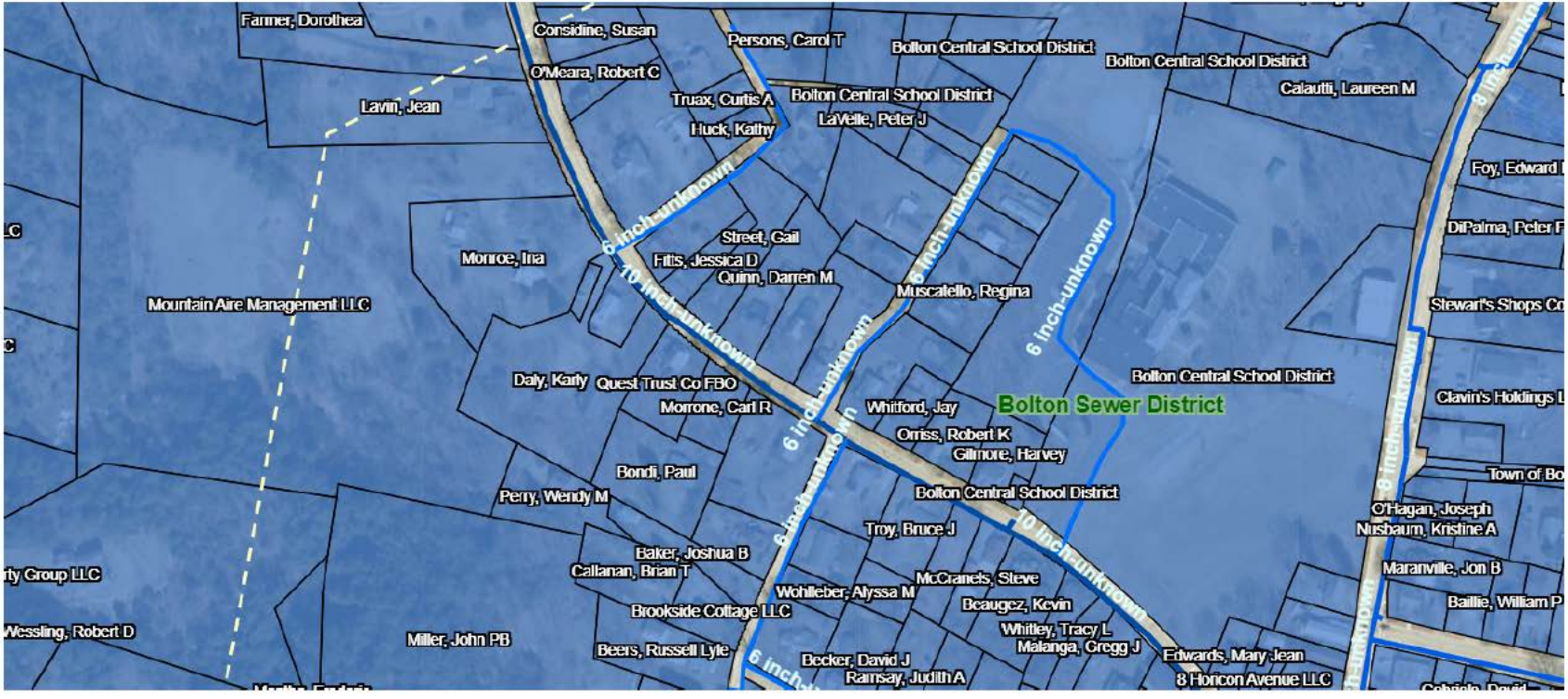
Warren County Thriving HAMLETS

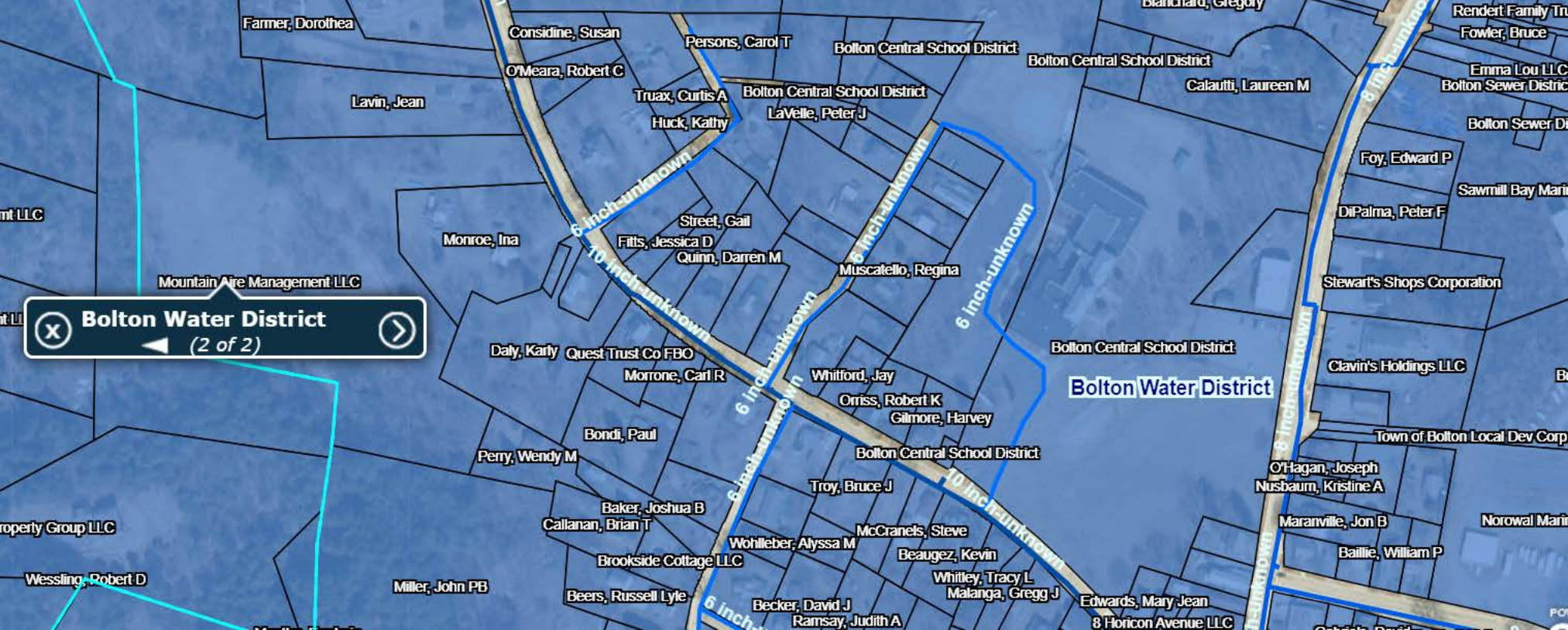

GB

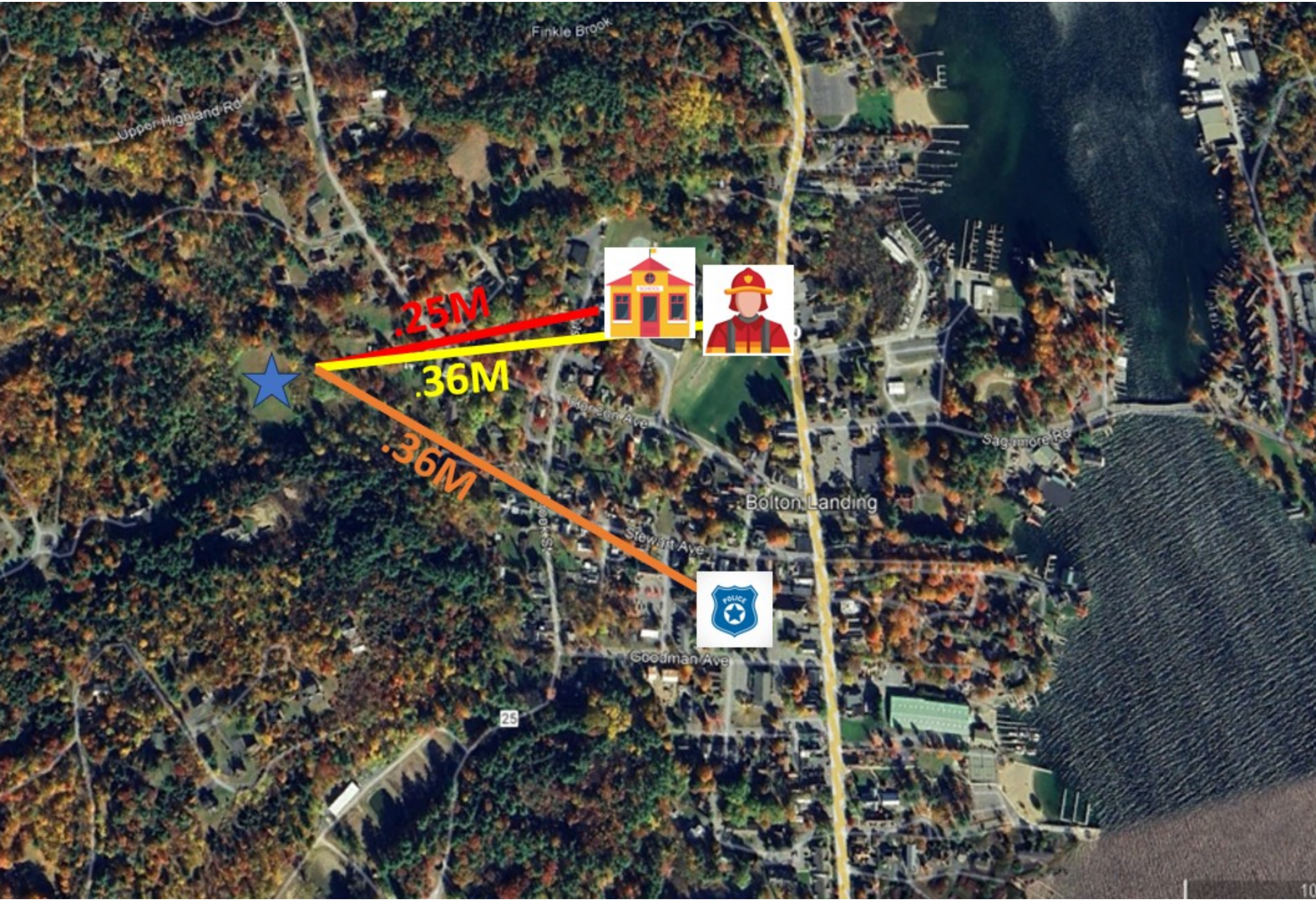


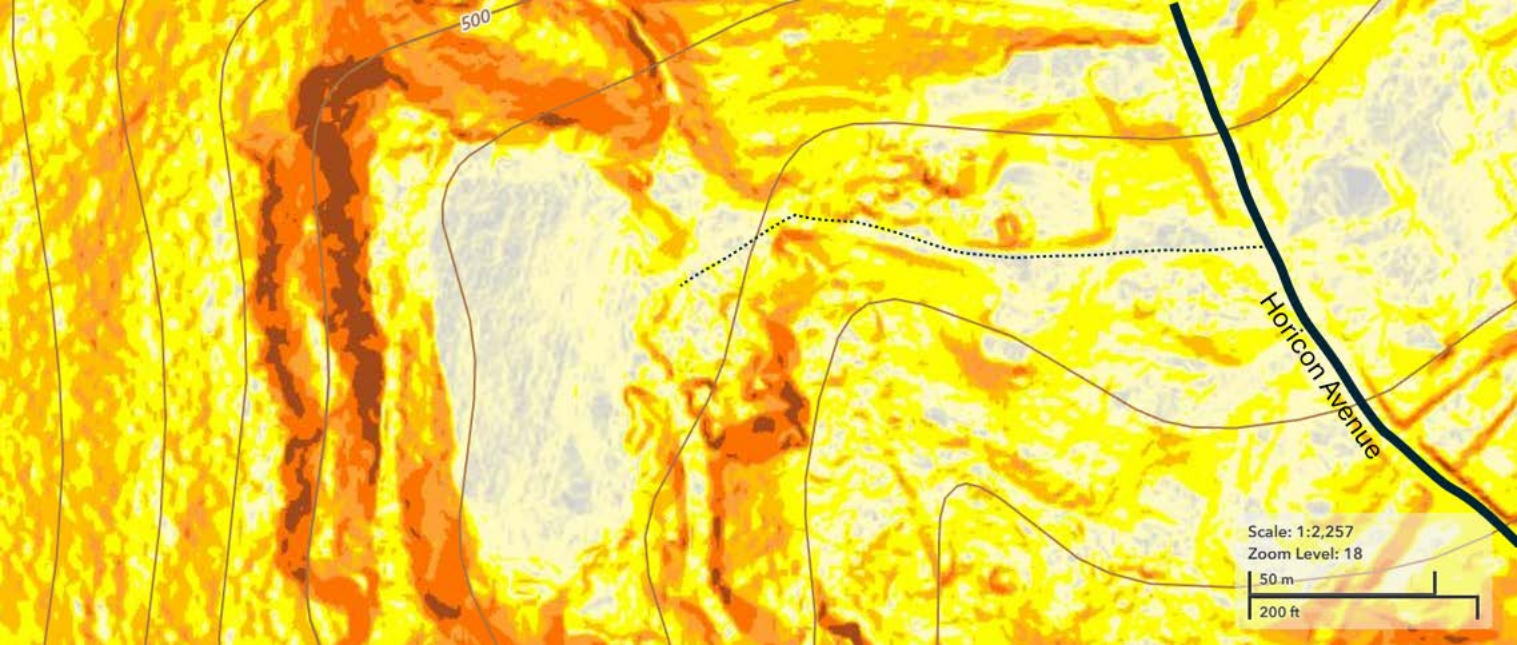


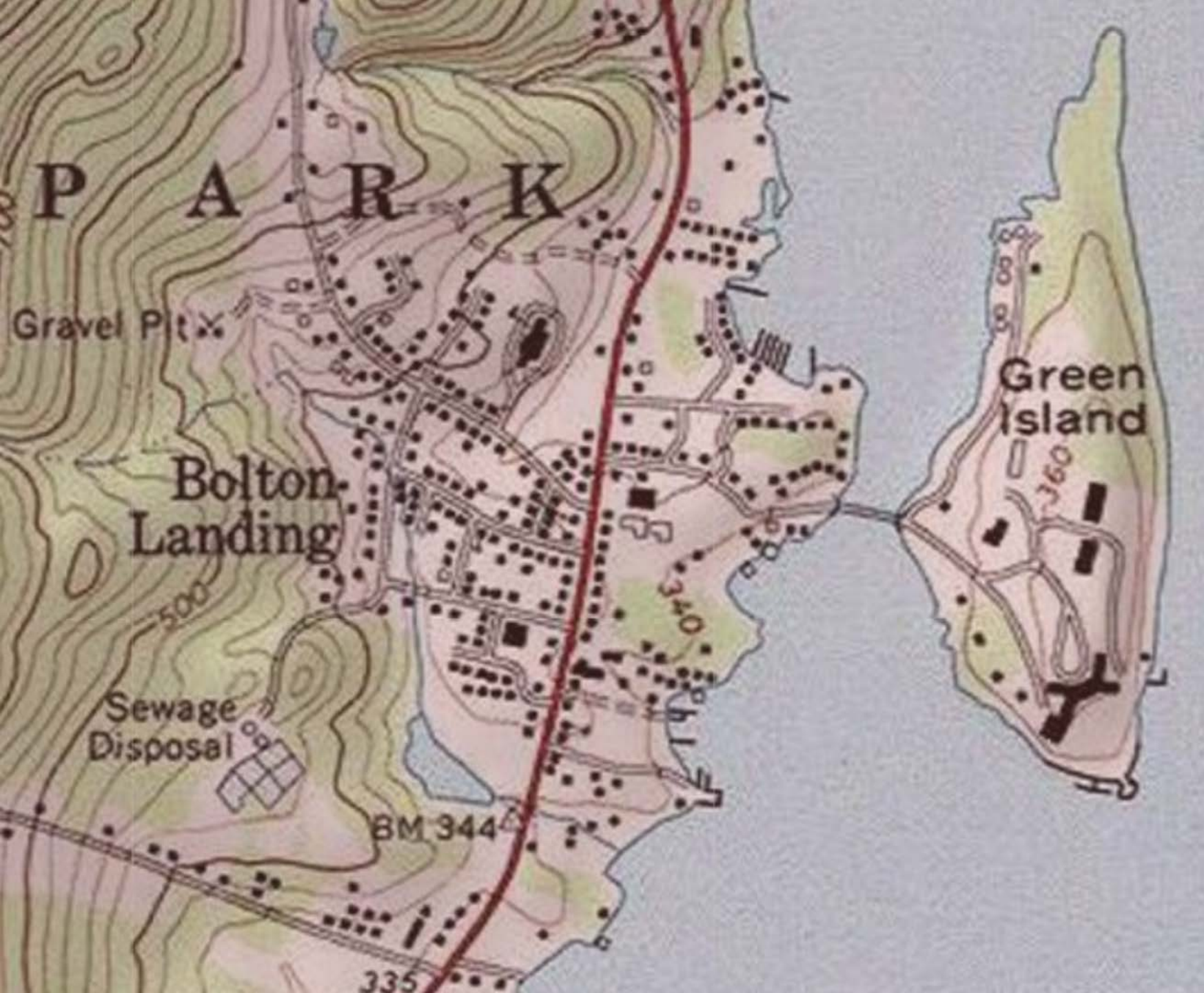
NEW YORK STATE | Adirondack Park Agency

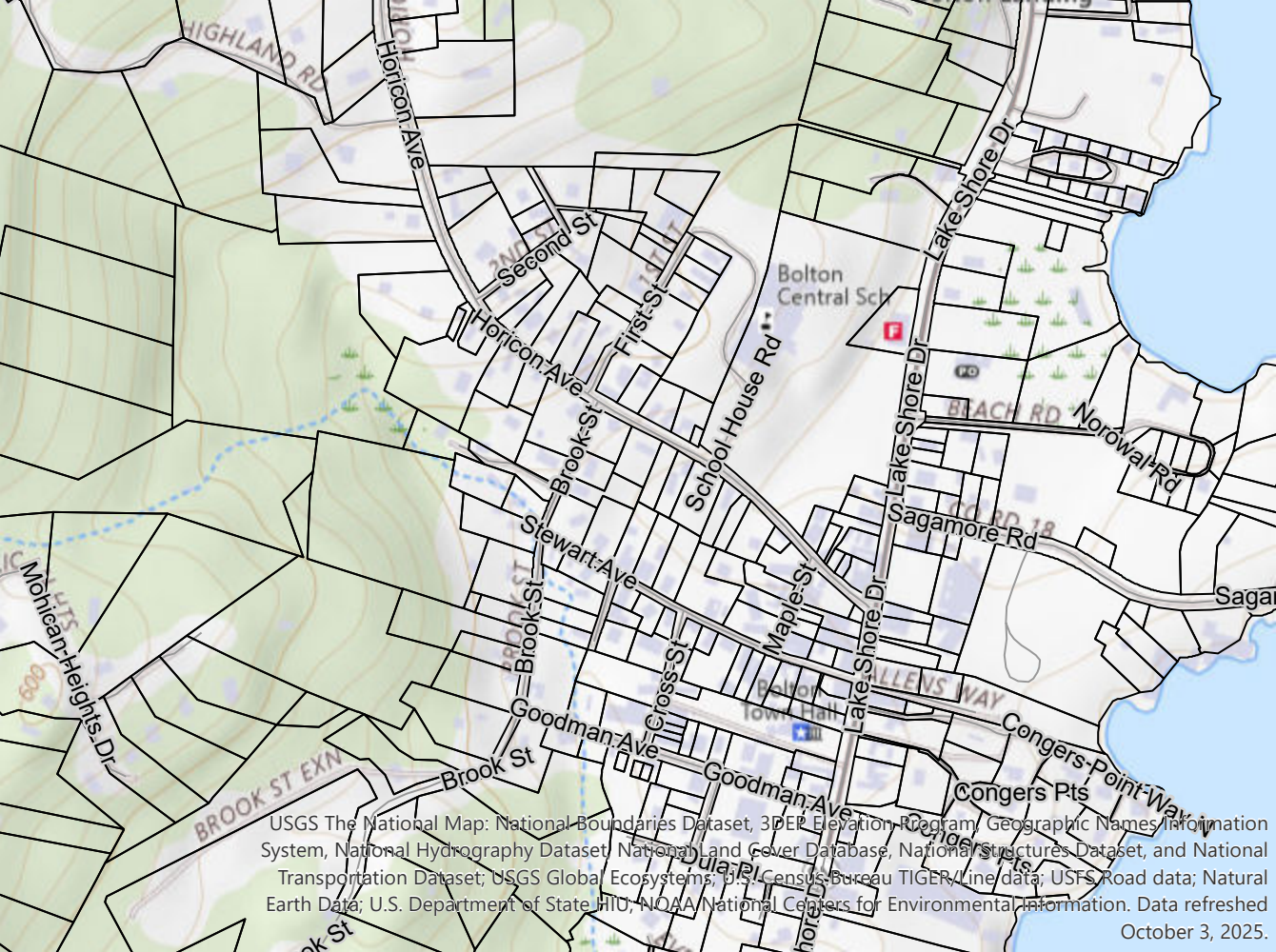

Farmer, Dorothea
Considine, Susan
Persons, Carol T
Bolton Central School District
Bolton Central School District
O'Meara, Robert C
Calautti, Laureen M
Truax, Curtis A
Bolton Central School District
Lavin, Jean
LaVelle, Peter J
Huck, Kathy
6 inch-unknown
Foy, Edward
Street, Gail
Monroe, Ina
Fitts, Jessica D
Quinn, Darren M
10 inch-unknown
6 inch-unknown
DiPalma, Peter
Muscatello, Regina
Mountain Aire Management LLC
6 inch-unknown
Stewart's Shops Co
Bolton Central School District
Daly, Karly
Quest Trust Co FBO
Morrone, Carl R
Whitford, Jay
Bolton Sewer District
Clavin's Holdings L
6 inch-unknown
Orriss, Robert K
Gilmore, Harvey
Bondi, Paul
Town of Bo
Perry, Wendy M
Bolton Central School District
O'Hagan, Joseph
Troy, Bruce J
Nusbaum, Kristine A
10 inch-unknown
Baker, Joshua B
Callanan, Brian T
McCranels, Steve
Maranville, Jon B
Wohlleber, Alyssa M
Beaugez, Kevin
Baillie, William P
Brookside Cottage LLC
Wessling, Robert D
Whitley, Tracy L
Miller, John PB
Malanga, Gregg J
Beers, Russell Lyle
Edwards, Mary Jean
Becker, David J
Ramsay, Judith A
8 Horicon Avenue LLC
6 inch-unknown
8 inch-unknown


Bolton Water District
(2 of 2)
Bolton Water District
Farmer, Dorothea
Considine, Susan
Persons, Carol T
Bolton Central School District
O'Meara, Robert C
Truax, Curtis A
Bolton Central School District
Lavin, Jean
Huck, Kathy
LaVelle, Peter J
Calautti, Laureen M
Emma Lou LLC
Bolton Sewer District
Foy, Edward P
Sawmill Bay Marina
DiPalma, Peter F
Street, Gail
Monroe, Ina
Fitts, Jessica D
Quinn, Darren M
Muscatello, Regina
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Town of Bolton Local Dev Corp
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Baker, Joshua B
Callanan, Brian T
Maranville, Jon B
McCranels, Steve
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Malanga, Gregg J
Beers, Russell Lyle
Edwards, Mary Jean
Becker, David J
Ramsay, Judith A
8 Horicon Avenue LLC
6 inch-unknown
10 inch-unknown
8 inch-unknown


Finkle Brook
Upper Highland Rd
.25M
.36M
.36M
Horicon Ave
Sagamore Rd
Bolton Landing
Stewart Ave
Goodman Ave
25


500
Horicon Avenue
Scale: 1:2,257
Zoom Level: 18
50 m
200 ft


P A R K
Gravel Pit
Bolton
Landing
500
Sewage
Disposal
BM 344
335
340
360
Green
Island



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State INIU; NOAA National Centers for Environmental Information. Data refreshed October 3, 2025.

An official website of New York State. Here's how you know

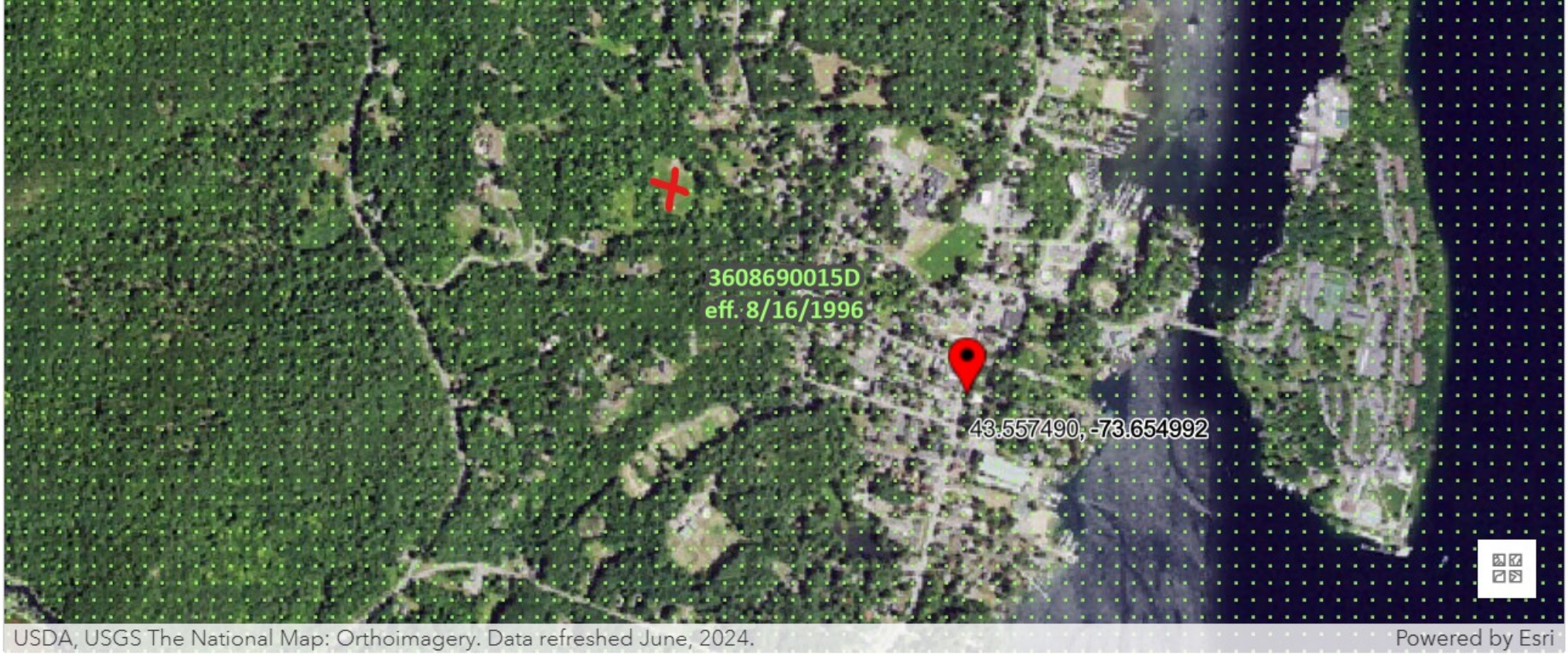
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: Satellite with Labels Using this map

- Search
- Tools
- Layers and Legend
- **Wetland Layers**
  - Freshwater Pond
- Reference Layers
- Tell Me More...
- Need A Permit?
- Contacts





PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) *Zone A, V, A99*
With BFE or Depth
Regulatory Floodway *Zone AE, AO, AH, VE, AR*
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
Future Conditions 1% Annual

OTHER FEATURES
20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

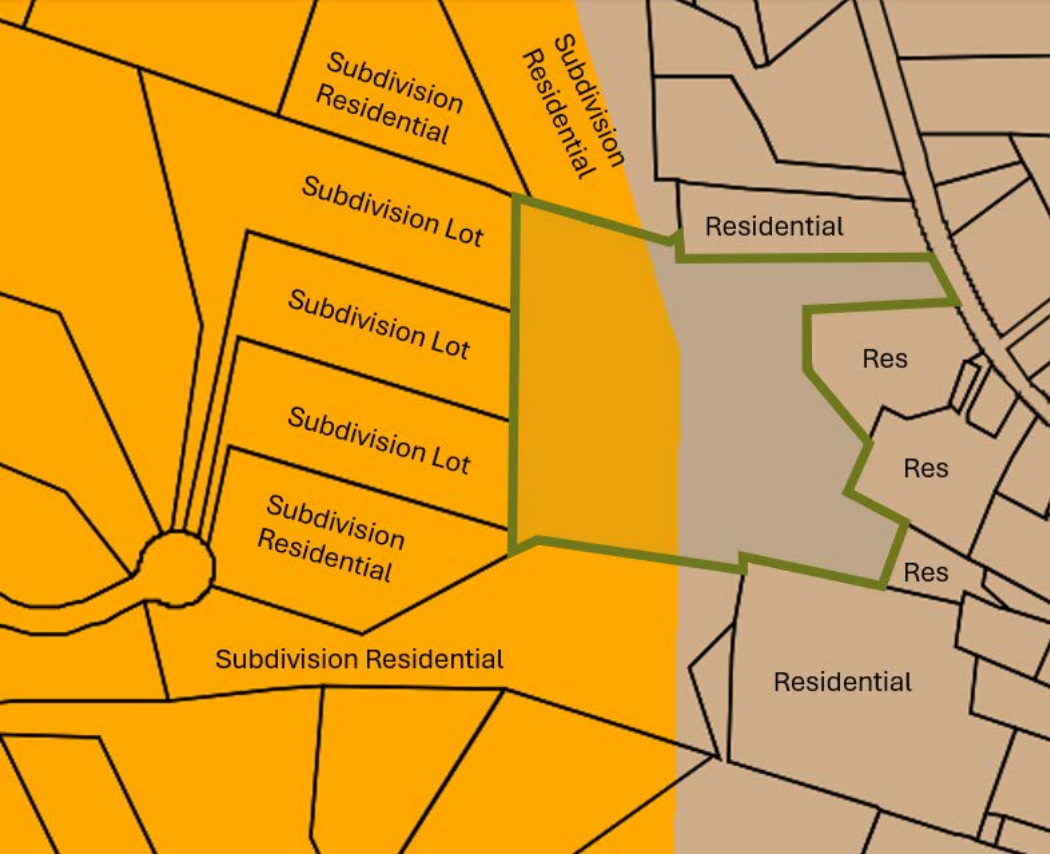
Warren County, New York (NY113)

Warren County, New York (NY113)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdC	Bice very bouldery fine sandy loam, sloping	0.4	2.0%
HpE	Hinckley-Plainfield complex, steep	4.5	22.9%
Pg	Pits, sand and gravel	4.4	22.3%
PlC	Plainfield loamy sand, 8 to 15 percent slopes	6.4	32.4%
Ud	Udorthents, smoothed	4.0	20.4%
Totals for Area of Interest		**19.6**	**100.0%**



Warning: Soil Map may not be valid at this scale.


Subdivision Residential
Subdivision Residential
Subdivision Lot
Subdivision Lot
Subdivision Lot
Subdivision Residential
Subdivision Residential
Residential
Res
Res
Res
Residential

171.15-1-94 | Watershed(s)LLC
THE NAMES AND ADDRESSES OF BOTH THE ADJOINING LANDOWNERS AS WELL AS THOSE WITHIN AND NEARBY THE AREA BEING REQUESTED FOR RECLASSIFICATION,

・Parcel Tax ID: 171.15-1-31

Ina Monroe | Mailing Address: [redacted] – Residential Home

・Parcel Tax ID: 171.15-1-28

Karly Calzada | Mailing Address: [redacted] – Residential Home

・Parcel Tax ID: 171.15-1-22

Wendy Perry | Mailing Address: [redacted] – Residential Home

・Parcel Tax ID: 171.15-1-17

John Miller | Mailing Address: [redacted] – Residential Home

・Parcel Tax ID: 171.14-1-5.4

Lake Ridge Property Group LLC | Mailing Address: [redacted] – Subdivision

・Parcel Tax ID: 171.14-1-5.5

Thomas Drake | Mailing Address: [redacted] – Subdivision

・Parcel Tax ID: 171.14-1-5.6 & 171.14-1-5.7

Drake, Mimi K | Mailing Address: [redacted] – Subdivision

・Parcel Tax ID: 171.14-1-5.8

North Star Victory Family Trust | Mailing Address: [redacted] – Subdivision

・Parcel Tax ID: 171.14-1-6

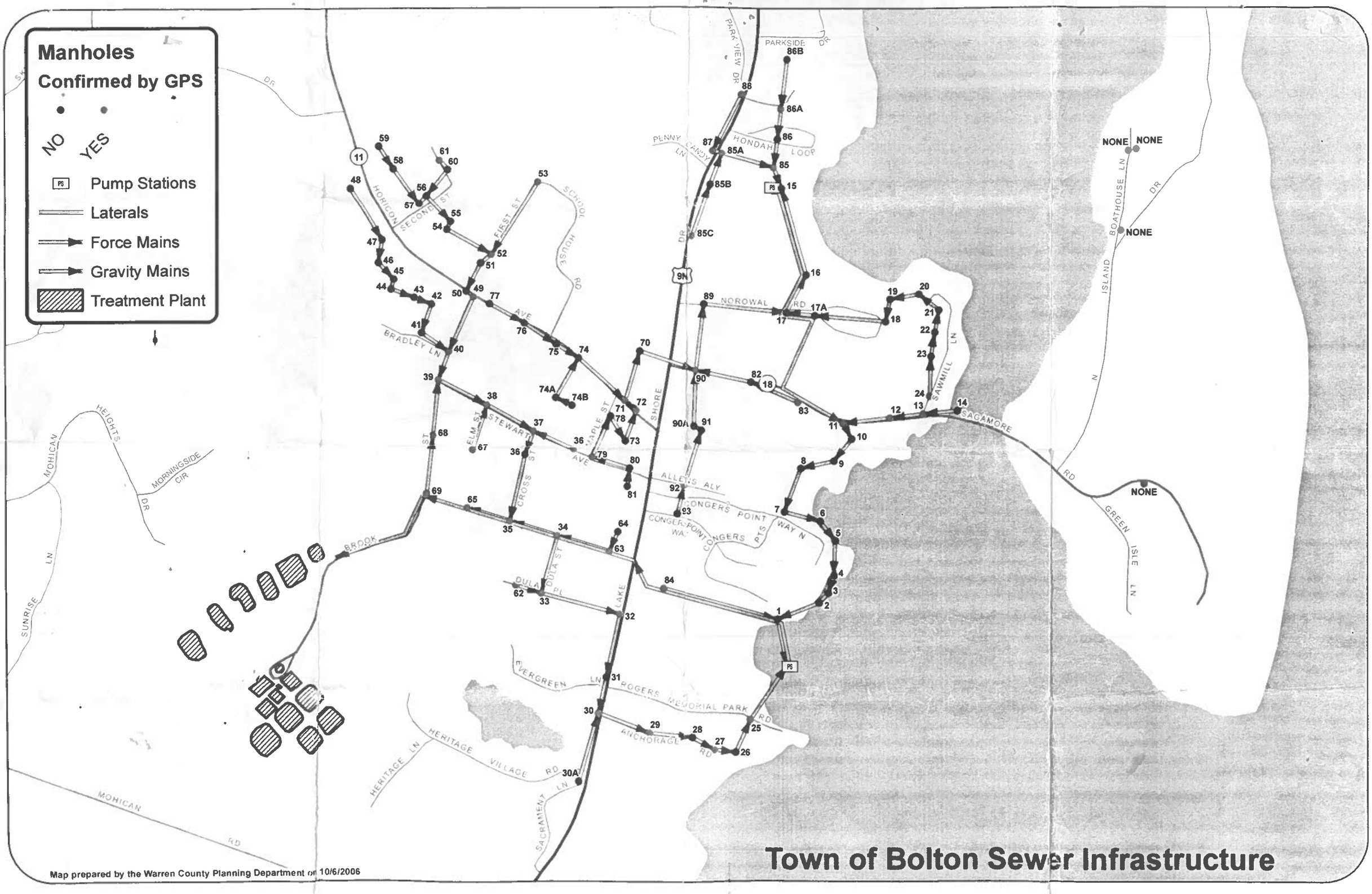
Ray Family Trust | Mailing Address: [redacted] – Subdivision

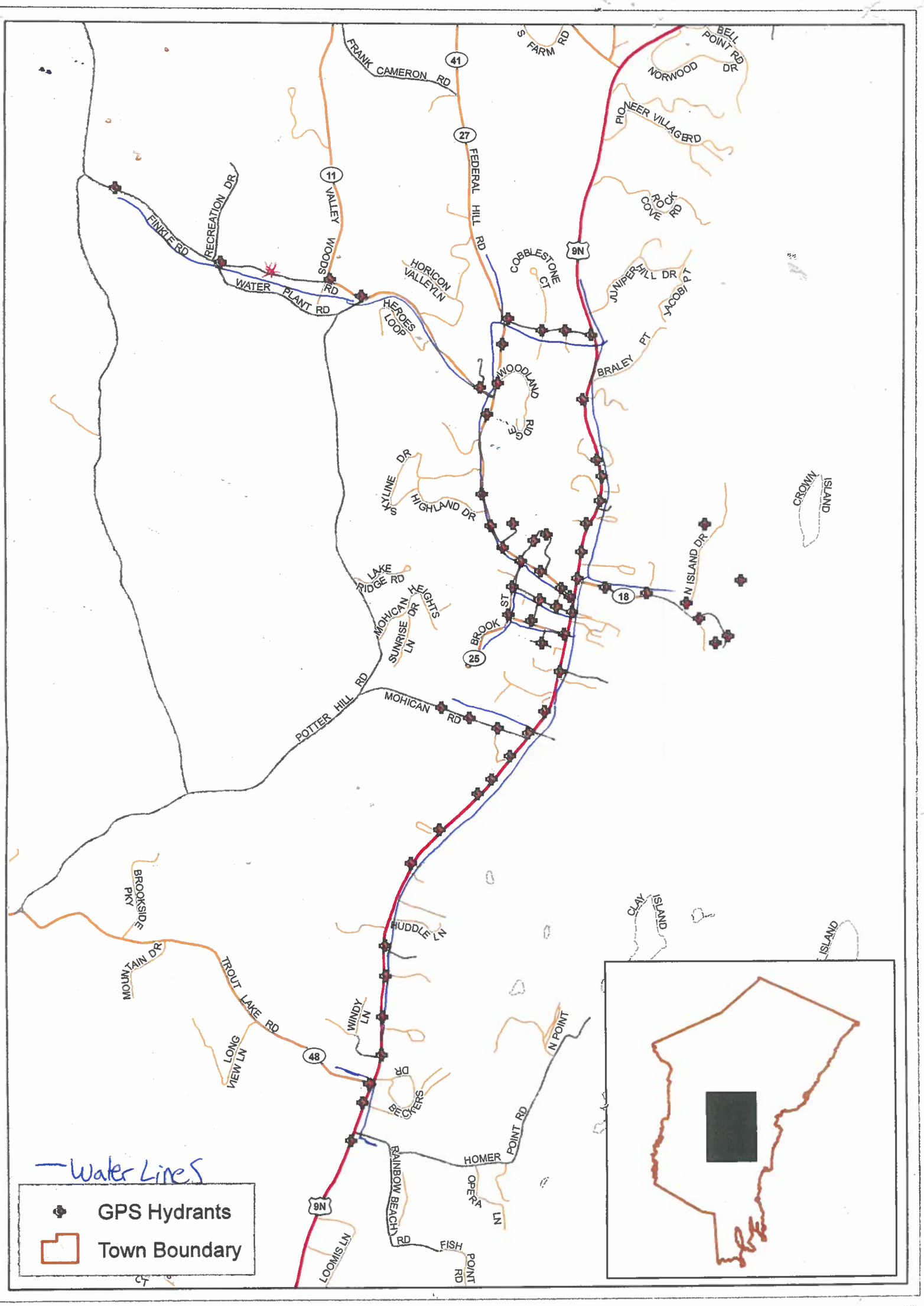
・Parcel Tax ID: 171.15-1-35

Waller Family Trust, Richard & Wauneata | Mailing Address: [redacted] - Subdivision

・Parcel Tax ID: 171.15-1-32

Jean Lavin | Mailing Address: [redacted] – Residential Home


Manholes
Confirmed by GPS
NO
YES
Pump Stations
Laterals
Force Mains
Gravity Mains
Treatment Plant
PARKSIDE DR
PARK VIEW DR
PENNY CANDY LN
HONDAH LOOP
NONE
NONE
NONE
NONE
BOATHOUSE LN
ISLAND DR
HORICON
SECOND ST
FIRST ST
SCHOOL HOUSE RD
BRADLEY LN
AVE
9N
NOROWAL RD
SAWMILL LN
SAGAMORE RD
STEWART AVE
ELM ST
MAPLE ST
SHORE
CROSS ST
ALLENS ALY
CONGERS POINT WAY N
CONGERS PT
DULA PL
DOTA ST
LAKE
BROOK
EVERGREEN LN
ROGERS MEMORIAL PARK RD
ANCHORAGE RD
HERITAGE LN
HERITAGE VILLAGE RD
SACRAMENT LN
MOHICAN RD
MOHICAN HEIGHTS
MORNINGSIDE CIR
SUNRISE LN
GREEN ISLE LN
Town of Bolton Sewer Infrastructure
Map prepared by the Warren County Planning Department on 10/6/2006



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Map prepared by Warren County Planning Department

TOWN OF BOLTON, NY

Water Infrastructure

0 0.25 0.5 1 Miles

Map created in July 2007

DATA SOURCES:
Town of Bolton