Appendix E
Town of Bolton Local Waterfront Revitalization Plan

TOWN OF BOLTON
LOCAL WATERFRONT REVITALIZATION PROGRAM

Adopted:

Town of Bolton, Town Board, November 1, 2016

Approved:

NYS Secretary of State, Rossana Rosado, February 27, 2018

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
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ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

February 27, 2018

Honorable Ronald F. Conover
Supervisor
Town of Bolton
4949 Lake Shore Drive
P.O. Box 698
Bolton Landing, NY 12814

Dear Supervisor Conover:

I am pleased to inform you that I have approved the Town of Bolton Local Waterfront Revitalization Program (LWRP), pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act.

Everyone who participated in the preparation of the LWRP is to be commended for developing such a comprehensive management program that promotes the balanced preservation, enhancement, and utilization of valuable waterfront resources around Trout Lake, Edgecomb and Conservation Park ponds, Northwest Bay, Indian and Finkle brooks, and the western side of Lake George. Congratulations on a job well done.

I will be notifying all State agencies that I have approved the Town of Bolton LWRP, and advising them that agency activities must now be undertaken in a manner consistent, to the maximum extent practicable, with the LWRP.

The approved Town of Bolton LWRP will be available on the website of the Department of State, at http://www.dos.ny.gov/opd/programs/WFRevitalization/LWRP_status.html.

If you have any questions, please contact Renee Parsons, the LWRP Coordinator within the Office of Planning, Development & Community Infrastructure, at (518) 473-2461.

Sincerely,

Rossana Rosado
Secretary of State

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RESOLUTION #243

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize a Resolution to Adopt Town of Bolton Local Waterfront Revitalization Program (LWRP) and Submission of the Local Waterfront Revitalization Program to the Secretary of State for Approval:

WHEREAS, the Town of Bolton initiated preparation of a Local Waterfront Revitalization Program in cooperation with the New York State Department of State, pursuant to Article 42 of the Executive Law; and

WHEREAS, a Draft Local Waterfront Revitalization Program and Waterfront Consistency Review Law were prepared and circulated by the Department of State to potentially affected State, Federal, and Local agencies in accordance with the requirements of Executive Law, Article 42; and

WHEREAS, the Town of Bolton as lead agency, filed a Negative Declaration-Notice of Determination of Non-Significance on May 5, 2015 for preparation of the Local Waterfront Revitalization Program and Waterfront Consistency Review Law, pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act; and

WHEREAS, all meetings of the Town's Local Waterfront Revitalization Program Advisory Committee were open to the public, and a public hearing was advertised and held by the Town Board on May 5, 2015 to receive and consider comments on the Draft LWRP; and

WHEREAS, modifications were made to the Draft Local Waterfront Revitalization Program in response to comments received,

NOW, THEREFORE, BE IT RESOLVED, that the Town of Bolton Local Waterfront Revitalization Program (LWRP) and Waterfront Consistency Review Law are hereby adopted, and that the Supervisor Ronald Conover is authorized to submit the LWRP to the New York State Secretary of State for approval, pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. All in Favor. Motion Carried.

CERTIFICATE OF RECORDING OFFICER

That the attached is a true and correct copy of Resolution # 243 of 2016 as adopted at a legally convened meeting of the Town Board of the Town of Bolton duly held on the 1st day of November, 2016; and further that such a resolution has been fully recorded in the Town Minute Book in my office.

In witness thereof, I hereunto set my hand this 8th day of November, 2016.

Jodi Connally

SIGNATURE OF RECORDING OFFICER

Town Clerk

TITLE OF RECORDING OFFICER

The Town of Bolton Local Waterfront Revitalization Program was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

The development of this LWRP made possible through the efforts of the following people and organizations:

Bolton Town Board

Ron Conover, Supervisor
Robert G. MacEwan
Susan Wilson
Timothy Coon
Cheryl Bolton

Bolton LWRP Advisory Committee

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Executive Summary

The Town of Bolton Waterfront Revitalization Program (LWRP) is a locally prepared, comprehensive land and water use plan for the Town's natural, public, and developed waterfront resources, which seeks to provide a balance of environmental, recreational, and economic development actions, while aspiring to coordinate local and state policies for a sustainable revitalization of the local waterfront and preservation of its unique character. The LWRP provides a comprehensive framework within which critical waterfront issues can be addressed and waterfront improvement projects can be pursued and implemented. The LWRP includes recommendations of the Bolton Comprehensive Plan and Hamlet Strategic Plan adopted in 2003 and the Bolton Hamlet Sustainability Plan approved in 2008, and builds on the rules and regulations of the Lake George Park Commission[1] and the Adirondack Park Agency[2].

The LWRP was prepared with assistance from the New York State Department of State (NYSDOS), which also administers the statewide Local Waterfront Revitalization Program pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act, Article 42 of the Executive Law. The program was created to promote development and provide protection for critical resources in accordance with statewide approaches as adapted to fit local needs and objectives.

The Town of Bolton LWRP refines and supplements the policies of the Waterfront Revitalization of Coastal Areas and Inland Waterways Act by reflecting local needs, issues, and objectives. This LWRP contains seven sections and six appendices.

Section 1 - Waterfront Revitalization Area Boundary

This section provides a detailed narrative and graphic description of the Bolton waterfront revitalization area (WRA) boundary.

Section 2 - Inventory and Analysis

This section describes the existing natural and man-made environments and conditions within the Bolton WRA and the community, as well as an analysis of opportunities and constraints to WRA development.

Section 3 - Waterfront Revitalization Policies

This section refines the Waterfront Revitalization of Coastal Areas and Inland Waterways Act by reflecting the unique conditions within Bolton WRA.

These policies reflect the economic, environmental, and cultural characteristics of the Town of Bolton waterfront area, and represent a balance between economic development and preservation, which will permit beneficial use of, and prevent adverse effects on, Bolton's waterfront resources. These policies serve as the basis for local and State consistency determinations for activities affecting the WRA. Such activities may include, but not be limited to, permitting and funding. No policy shall be viewed as being more significant than another. These policies are also reflected in the specific standards of the relevant Town of Bolton local laws.

[1] Lake George Park Commission Regulations - http://www.lgpc.state.ny.us/Regs.html

[2] Adirondack Park Agency Act - http://www.apa.ny.gov/Documents/Laws_Regs/APAACT.PDF

Section 4 - Proposed Land and Water Uses and Proposed Projects

This section describes proposed long-term land and water uses for the community and proposed short- and long-term projects that the Town will pursue in order to enhance its waterfront and revitalize its economy consistent with the policies of the Bolton LWRP.

Section 5 - Local Implementation Techniques

This section describes the local laws necessary to guide each future action within the WRA in a manner consistent with the policies and proposed uses set forth in Sections III and IV of the LWRP.

Section 6 - State Programs Likely to Affect Implementation of the LWRP

This section consists of a list of State actions and programs which must be undertaken in a manner consistent with the Bolton LWRP, as well as a description of specific State actions necessary to further implementation of the LWRP.

Section 7 - Local Commitment and Consultation

The implementation of the Town of Bolton LWRP will affect and be affected by the actions of adjacent municipalities, State, regional, and county agencies. This section summarizes the efforts made by the Town to involve and/or inform other agencies regarding the development of its LWRP. This section also summarizes the actions taken by the Town to obtain local input and support for its LWRP.

Appendix A contains the Waterfront Consistency Review Law, which will ensure that all local actions proposed to take place within the WRA are consistent with the policies of the LWRP.

Appendix B includes excerpts of Part 646 of the Lake George Park Commission Regulations[3], which controls surface water uses on Lake George.

Appendix C includes a Priority Projects Implementation Chart, to assist the Town in setting priorities for implementing projects proposed in the LWRP.

Appendix D includes a List of Resources utilized to develop the LWRP.

Appendix E includes a narrative describing the municipal boundary of the Town of Bolton and excerpts of supporting historic documents.

Appendix F includes relevant excerpts from other local and regional plans.

[3] http://www.lgpc.state.ny.us/rules_regs/646_1.html

SECTION 1 LOCAL WATERFRONT REVITALIZATION AREA BOUNDARY

Bolton Waterfront Revitalization Area Boundary

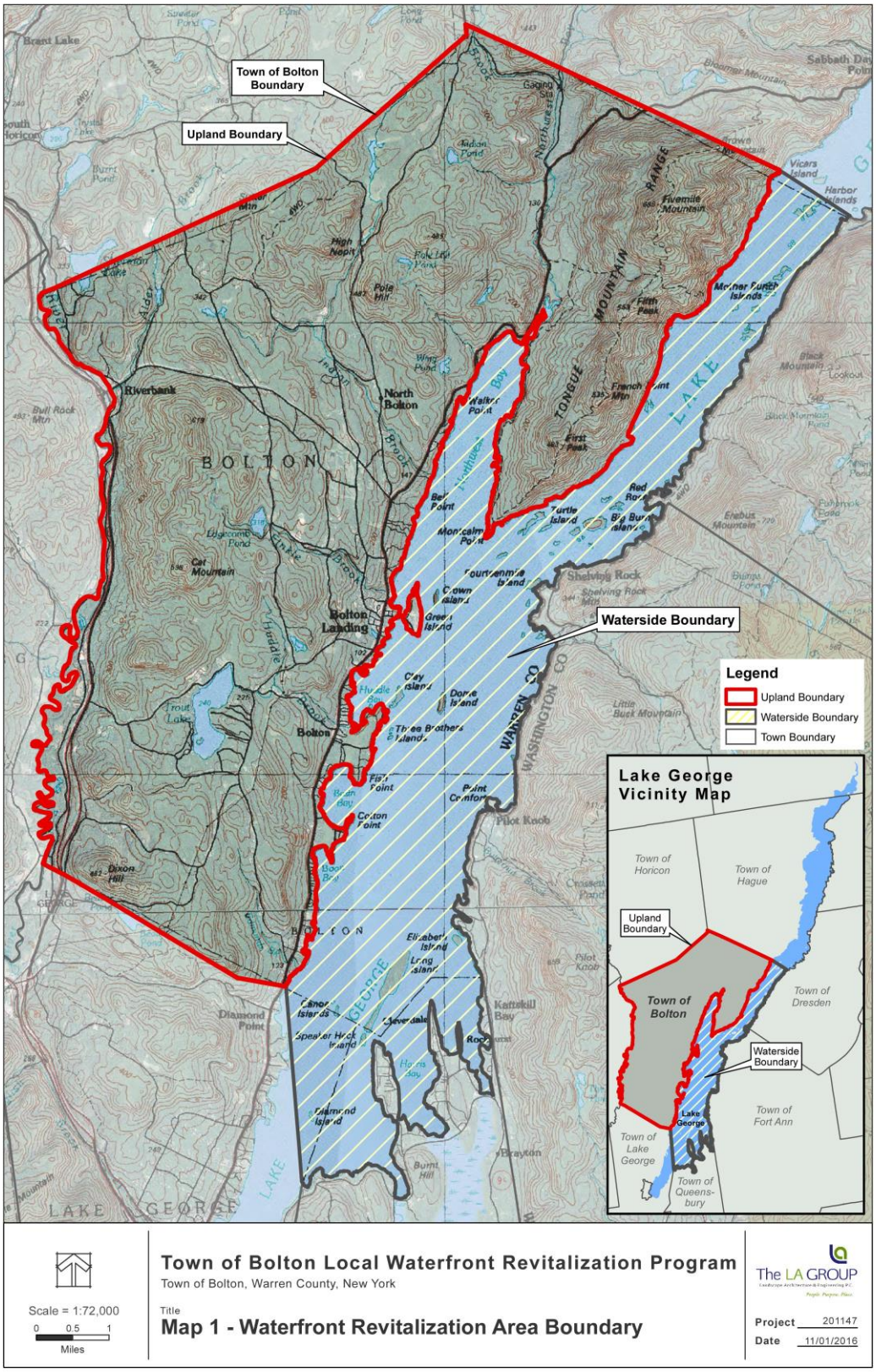
The boundary of the Town of Bolton Waterfront Revitalization Area (WRA), covered by this LWRP, encompasses all of the land and water areas within the town's municipal boundary, as shown on **Map 1 - Waterfront Revitalization Area Boundary**, and described below. The incorporation of the entire upland area of the Town was prompted by the local topography and surface-water hydrology and its impact on the quality and quantity of the local freshwater resources.

Upland Boundary

The Upland Boundary of the WRA includes the entire land area within the Town of Bolton. The Bolton WRA eastern boundary begins at the ordinary low water mark of the western shoreline of Lake George at the Town of Bolton southern municipal boundary with the Town of Lake George, and proceeds in a westerly direction along the municipal boundary with the Town of Lake George to the eastern shoreline of the Schroon River. The western Bolton WRA boundary proceeds along the Schroon River until reaching the boundary with the Town of Horicon. The Bolton WRA continues in a northeasterly direction along the Horicon municipal boundary until the intersection with the Town of Hague municipal boundary. The Bolton WRA then proceeds in an easterly direction until reaching the shores of Lake George. At this point the Bolton WRA drops south and follows the ordinary low water line of Lake George to the point where it intersects with the municipal boundary of the Town of Lake George.

Waterside Boundary

The waterside boundary of Bolton WRA begins at the intersection of the Town of Bolton and the Town of Lake George and the ordinary low water line of Lake George. The waterside boundary then proceeds south along the municipal boundary of the Town of Bolton, over the surface of Lake George, to the intersection with the boundary at the shoreline of the Town of Bolton and Town of Queensbury. Then, it continues north along the shoreline of the east side of Lake George abutting the Towns of both Fort Ann and Dresden in Washington County to Peterson Point in the Town of Dresden, where it then crosses Lake George in a westerly direction along the municipal boundary of the Town of Bolton and the Town of Hague to the point where it intersects with the ordinary low water line of the Town of Bolton. The boundary proceeds south along the shoreline of Lake George until it intersects with the southern municipal boundary of the Town of Lake George.


Town of Bolton Boundary
Upland Boundary
Waterside Boundary
Legend
Upland Boundary
Waterside Boundary
Town Boundary
Lake George Vicinity Map
Town of Horicon
Town of Hague
Upland Boundary
Town of Bolton
Town of Dresden
Waterside Boundary
Lake George
Town of Fort Ann
Town of Lake George
Town of Queensbury
BOLTON
LAKE GEORGE
Riverbank
North Bolton
Bolton Landing
Bolton
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
Title
Map 1 - Waterfront Revitalization Area Boundary
The LA GROUP
Project 201147
Date 11/01/2016

SECTION 2 INVENTORY AND ANALYSIS OF RESOURCES

Summary of Issues and Opportunities

Issues and opportunities were identified for each of the topics in the WRA by the LWRP Advisory Committee. These were reviewed and augmented during the public meetings held throughout the drafting of the Bolton LWRP.

- Bolton residents and visitors place great value on the Town's natural resources. Protecting ridgelines, hillsides, and steep slopes from development helps to preserve unique environmental qualities, retain aesthetic qualities, and protect water quality from increased erosion and sedimentation. While there is community support to maintain existing vegetated ridge and unencumbered ridge views, there is also a strong desire from homeowners for unobstructed views of the lake, and control of further development and cutting of vegetation on steep ridges and ridge tops. One of the tools the town will consider is Low Impact Design (LID), a sustainable stormwater practice that works with natural forces to manage stormwater as close to its source as possible.
- The Town of Bolton struggles attracting and retaining young families. The increasing number of retired residents also presents a challenge in terms of maintaining a high quality of life that provides them with appropriate activities and services, a variety of retail choices, and low property taxes while preserving current property values. Most visitors come to the Town during the summer season, businesses opened during the tourist season tend to shut down through the late fall, winter, and early spring months. Bolton's economy could prosper if the Town will find ways to extend its tourist season.
- As many families are visiting Lake George looking for active ways to recreate, it is necessary to provide a greater level of guidance about where it is appropriate for them to hike and bike. Also, many more bicycle touring groups are coming to Lake George for racing events and to train in the challenging terrain. The Town of Bolton can take advantage of this opportunity by creating a Recreational Trail System[4] with signed on-road bicycle routes, off-road mountain biking routes, a system of interconnected hiking trails, and a public directory of resources for canoe/kayak access points.
- The hamlet of Bolton Landing is a walkable community and attracts numerous visitors. To upgrade the local pedestrian environment, pedestrian connections between the Sagamore

[4] Trails Master Plan for the West Side of Lake George, 2013 - http://www.boltonnewyork.com/upload_files/public-notices/201207%20Lake%20George%20Trails%20Master%20Plan%20Draft_2013-04-17_Draft%20FinalRED.pdf

Resort, Town Boat Launch at Norowal Marina, Town parks, Bolton Central School, Darrin Fresh Water Institute (DFWI), and the business district need to be addressed.

- In order to ensure the continued success of the Bolton economy for decades to come, the Lake George watershed must be protected from adverse impacts to water quality. The protection of the waters to which thousands of people flock each year to enjoy, should be the highest priority for the community. The implementation and continued enforcement of the Stormwater Management Plan is essential to improved water quality, as is the modification of the zoning ordinance to minimize shoreline and hillside development, and the education of the community and its visitors of water quality issues.
- The primary issues associated with the municipal water supply are the concern of overdue maintenance and aging transmission system, the potential for plant system and transmission failures, the impending retirement of employees, and the fact that many private lines are not up to code and are leaking leading to considerable water losses. The Town recently completed an analysis of water rates and adjusted rates as necessary and made rate adjustments to allow for fairness and consistency. The Town is also continuing the conversion of mechanical water meters over to electric water meters throughout the water district. The relatively small size of the district makes it difficult to manage operational costs. The Town is continuing to review the most efficient use of manpower with the goal of improving the financial condition of water operations.
- Many of the sewer service lines have been converted from combined sewer and stormwater. This resulted in high levels of infiltration from aging pipes, leaking manholes, and inflow from sump drains. This condition improved significantly with the lining of just over two miles of sewer lines. Sewage capacity at the Bolton Wastewater Treatment Plant (BWWTP) has also increased slightly due to both the new alum process and the new dome constructed over the aeration process. Future equipment and improvements needed at the plant include a new primary clarifier, digester, mixing pit, and sludge pumps. Improvements in the collection system include remaining pipe slip lining, targeted manhole replacement, and improvements to various inflow and infiltration sites.
- Permitting for onsite wastewater treatment systems is only required when the system is initially constructed or if it is being replaced. System failure can occur any time in between construction and replacement and there are no provisions for inspection or require the replacement of that system.
- The Town continues to improve the efficiency of the transfer station and convenience for the public. Programs that would improve services for residents include the addition of a regional composting facility and a recycling program which accepts items that are currently not accepted at the Town Transfer Center.
- The current heating fuel supply for the Town of Bolton is primarily fuel oil and propane gas. Obtaining access to natural gas would translate into significant savings for residents and businesses, and encourage reinvestment at existing businesses and recruitment of new businesses. At the request of the Town and the Sagamore Resort, National Grid will be conducting a survey of property owners along the NY Route 9N corridor to ascertain the level of

interest in bringing natural gas north from its termination point at Morris Lane in the Town of Lake George to the Sagamore Resort.

- Photovoltaic solar cells over the past 20 years have become significantly more efficient and reliable with cost per KW of supplied electricity approaching the cost of conventionally generated and supplied electricity. It is anticipated in the relatively near future that solar generated electricity, as the technology and manufacturing techniques get more refined, will become less expensive than conventionally generated electricity that rely on fossil fuels. The town is a significant user of electricity. Investigating and implementing solar technology as a means of controlling future escalating electric costs would prove beneficial.
- The Town believes that state-of-the-art telecommunications technology available throughout the town will provide opportunities for remote businesses, encourage year round population growth, and improve emergency communications. It is therefore working to expand these broadband and other resources by identifying the primary uses and potential demand for telecommunications technology. Finding effective ways to meet these needs is essential if any area is to remain economically competitive, however, the rural nature of the community continues to provide an obstacle to this goal.
- Lake George surface use issues primarily relate to boat noise and speed, anchoring, and conflicts of use. Boat noise and speed is regulated by the LGPC but the rules are not enforced in all places at all times.
- Because the LGPC manages lake surface use, the Town is not involved with issues of boat anchoring in Red Rock Bay, Log Bay, and Sandy Bay. The Northwest Bay Brook area permits the launching of all car top boats, including those with motors. Some motorboats are permitted to go into the brook, which does not permit enough safe distance between motorized and non-motorized boats. Also, the entire brook is shallow and boat motors stir up the bottom disturbing fish and wildlife habitat and water clarity. To protect the wetland environment, sensitive wildlife, and the potential conflict with kayaks and canoes, the Town will prohibit boats that are too large from entering Northwest Bay Brook.
- To monitor the water quality in Trout Lake, an important natural resource in the community, the Town is interested in participating along the Lake George Association in the Citizens Statewide Lake Assessment Program (CSLAP), a nationally recognized lake monitoring program that organizes and trains volunteers to collect lake water samples, participate in special studies, and promote statewide lake stewardship.
- The primary concern regarding Bolton soils are the areas with a thin layer of soil over bedrock, which creates an unfriendly environment for septic system development and the absorption of stormwater, and promotes the erosion of soils on the hillsides and shoreline of Lake George and increase pollution levels of Lake George.
- Surface runoff contributes large amounts of erosion sediments to the Lake George waters that cause a rapid growth of deltas at the outflow of major tributaries, which alter habitats for native plant and animal species, hinders navigation, and encourages the establishment of invasive species. Research in the Lake George watershed indicates that maintaining intact natural stream

corridors is essential in improving the quantity and quality of stormwater before it enters streams. Mitigating stream corridors that are compromised is a critically important initiative that the Town of Bolton entirely supports.

- The slow incremental destruction of wetlands and vernal ponds due to filling and dredging activities, erosion, and the invasion of non-native species, has led to the loss of critical habitat and the loss of the function as an important water filter before water reaches Lake George. One of the most effective ways of protecting these lands is through the purchase of conservation easements.
- Education[5] and outreach is used in a number of forms and formats to raise the awareness of the invasive species problem, and to reduce the chance of unintentional introduction of invasive species. This educational program relies on all lake users to limit the spread of aquatic invaders. Targeted efforts are believed to be successful at reaching a percentage of the boating population on Lake George. Another strategy is the implementation of a mandatory boat inspection and boat wash program. Another tool for managing invasive species will be the DEC update of New York's Aquatic Invasive Species Plan.
- Bolton's historic buildings, landscapes, and estates all contribute to the Town's unique character and identity. While some have been preserved through historic designation or easement, many buildings, landscapes, and estates important to Bolton's character remain unprotected. One of the ways the Town can protect historic resources is through a historic preservation planning and regulations.

Geographic Setting and History

The Town of Bolton is located along the western shore Lake George, in Warren County and the eastern portion of the Adirondack Park. Bolton lies north of the Town of Lake George, south of Hague and Horicon, and east of Warrensburg, occupying the largest segment of Lake George waterfront. The shoreline of this Adirondack community extends approximately 27 miles. The west side of the Town is bordered by the Schroon River, of which this entire reach is designated as "Recreational" by the New York State Department of Environmental Conservation (NYSDEC). From the shore of Lake George to the uplands, the topography builds into more developed grounds, reaching heights of as much as 2,256 feet at Five Mile Mountain.

Located approximately 150 miles north of New York City and 55 miles north of the City of Albany, Lake George is enjoyed by tourists for its outstanding water-related recreational resources and for its heritage. The Lake has a south-north orientation with the south end forming the southern gateway into the Adirondack Park. The Adirondack Park is a 6.1 million acre environmental and recreational paradise, the largest state-protected area in the contiguous United States, which includes the largest area of wilderness east of the Mississippi River. Lake George flows south to north into the La Chute River which flows into Lake Champlain.

[5] Invasive Plans: A Landowner's Guide to Managing Invasive Plants; Adirondack Park Invasive Plant Program - http://www.boltonnewyork.com/upload_files/community/Landowner%20Guide%20to%20Managing%20Invasive%20Plants%202013.pdf

The Lake was a significant travel and trade corridor for Native Americans, the French, and the British, and a strategic site for the historic battles of the French and Indian War, and of the Revolutionary War. After the Revolutionary War, the Crown lands passed to the people of New York State. Needing money to discharge war debts, the new government sold nearly all the original public acreage - some 7 million acres - for pennies an acre[6]. When land was cheap and settlement required very little capital, the region's populations started to grow. Most of the settlements developed on the western side of the Lake doubled in size in the early 1800s. Not until 1813 was Warren County formed, taking its name from Joseph Warren, a Revolutionary patriot who died a hero's death at Bunker Hill. The area of the current Town of Bolton was first settled in the late 1700s, and was part of the Town of Queensbury until 1792, when it became part of the Town of Thurman. By the mid-1790s, the majority of the land, which is now Bolton, had been parceled out as individual land grants. The first patents occupied the lands along the Schroon River. Later patents lie along the Lake George shoreline and back up the ridges to Trout Lake, Federal Hill, and Edgecomb Pond. The earliest settlers arrived in this wilderness from New England and homesteaded along the hilltops. Trout Lake was the site of the earliest gristmill, two sawmills, a store, and a cattle farm. As more people arrived in the area, the brook that drains Trout Lake became home to many other mills. A busy hamlet still known as the Huddle was located towards the bottom of the Trout Lake brook. Another small settlement known as the Indian Brook Settlement was established in 1799 near Federal Hill and North Bolton.

By the mid-nineteenth century, the Adirondacks were gaining a reputation as a destination for the wealthy. As the once very popular Saratoga, the Queen of the Spas began to run dry, and, as gambling attracted less morally desirable individuals to the City, the social elite ventured on to new summer getaways in the Adirondacks. High society flocked to the grand hotels of the time to socialize on the impressive porches, dine on fresh trout and venison, and enjoy the magnificent surroundings. Bolton was and still is home to some of these grand establishments.

The end of World War II brought many lifestyle changes to the area. The old hotels and mansions were torn down and replaced with motels and cottage colonies. With the construction of the interstate highway system travelers could reach Bolton in a few hours. Tourism and second home development flourished.

Today, Bolton's economy is predominately oriented toward tourism, recreation, and second home development. Many of the once large estates have long been subdivided and developed into resorts in the 1950's. Many were then later redeveloped into private homes or condominiums.

Bolton's waterfront is well developed, providing a multitude of residential properties. NY 9N runs north and south along the lakefront and is lined with small motels, restaurants, and shopping establishments to accommodate the influx of seasonal residents. As development pressures persist, more residential homes are being built along the mountain ridges. Today, an expanding trend is retirees with vacation homes in Bolton shifting their year round residency to the Town of Bolton.

[6] History of the Adirondack Park, New York State Adirondack Park Agency
http://www.apa.ny.gov/About_Park/history.htm

Local Planning Initiatives

The earliest effort to develop a long-term land use vision for the Town was in 1970. The resulting *Master Plan Report for the Town of Bolton, New York – Inventory and Recommendations* was a comprehensive investigation and analysis of the existing conditions and detailed recommendations for future development opportunities and land use controls to consider. The *Town of Bolton Background Studies* further developed the analysis of natural resources. These two reports set the foundation for the first zoning ordinance adopted 1979, and the Adirondack Park Agency[7]'s approval of Bolton's *Local Land Use Program*[8].

The hamlet of Bolton Landing became the focus of the next planning effort 15 years later. The Bolton Landing Hamlet Preservation Program, analyzed land use, circulation, condition of buildings and facades, aesthetics, and utilities in the hamlet, and set forth a revitalization program for the business district.

In early 2000, focus turned to the waterfront as the Town secured a grant from the New York State Department of State to examine how shoreline and lakefront uses could be enhanced for the purposes of economic development. The Town started drafting its *Local Waterfront Revitalization Program* in 2003. Since then, many its recommendations have been implemented. Concurrently, a *Comprehensive Plan and Hamlet Strategic Plan*[9] was developed based on extensive public outreach to develop a blueprint for updating regulations, parks and recreation, environmental protection, economic conditions, and community infrastructure and services. The *Bolton Landing Hamlet Sustainability Plan*[10] represented a concentrated analysis of the long-term function and efficiency of land use, parking, streetscape, underutilized buildings and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and public parks in the downtown business district. Based on the changing local conditions the Town makes a consistent effort to update its Zoning Ordinance. Table 1 below summarizes the planning initiatives undertaken since 1970.

Table 1 - Town of Bolton Planning Initiatives

Planning Report	Date
Master Plan Report for Town of Bolton	1970
Town of Bolton Background Studies	1978
Bolton Landing Hamlet Preservation Program	1985
Draft -Town of Bolton Master Plan Update	1986
Town of Bolton Comprehensive Plan	2003
Town of Bolton Hamlet Strategic Plan	2003
Bolton Landing Hamlet Sustainability Plan	2009
Town of Bolton Zoning Ordinance Update	2012
Stewart Brook/ Dula Pond Brook Watershed Assessment	2012
Town of Bolton Stormwater Retrofit Opportunities	2013
Source: LA Group.	

[7] Adirondack Park Agency (APA), State Land Master Plan - http://www.apa.ny.gov/
[8] Town of Bolton Ordinances - http://www.boltonnewyork.com/town-ordinances/
[9] Town of Bolton Comprehensive Plan and Hamlet Strategic Plan - http://www.boltonnewyork.com/upload_files/town-ordinances/Town%20of%20Bolton%20Comprehensive%20Plan.pdf
[10] Bolton Landing Hamlet Sustainability Plan, Master Plan Report - http://www.boltonnewyork.com/upload_files/town-ordinances/Bolton%20Sust%20Plan%20Report_10_01_09_final.pdf

A 2009 report showed degraded water quality or impairments in Stewart Brook. Stewart Brook Watershed is a relatively small watershed at approximately 450 acres located just south of the hamlet of Bolton Landing in Warren County. Many groups have expressed concern over the rate at which Dula Pond is filling in with sediment over the past decade or so, and this issue is a principal reason for this *Stewart Brook/Dula Pond Watershed Assessment*[11].

Regional Planning Initiatives

The Adirondack Park contains a vast amount of publicly protected land which is located within a day's traveling distance of 70 million residents of the United States and Canada. To conserve the natural resources within the Park's approximately 6 million acres of public and private lands, and to assure that development is well-planned, in 1971, the New York State Legislature adopted the Adirondack Park Agency Act (Act) and created the Adirondack Park Agency ("APA"). The Adirondack Park Agency (APA) is the regulatory agency[12] for the Adirondack Park. Through its long-range land use plans, the APA concurrently administers the Adirondack Park Agency Act, the New York State Freshwater Wetlands Act and the New York State Wild, Scenic and Recreational Rivers System Act[13]. The regulatory documents developed by the Town of Bolton to implement the goals and guidelines outlined in its plans have to be consistent with the Town's Local Land Use Program approved by APA, pursuant to Part 582 - Local Land Use Programs of the Adirondack Park State Rules and Regulations. .

In 1972, the APA, in cooperation with the NYS Department of Environmental Conservation (DEC), developed the *State Land Master Plan*[14], which guides the management of the Park's 2.5 million acres of public lands. This plan is periodically updated by the APA and by DEC. However, the APA does not manage these state lands; the care, custody and control of state lands is the responsibility of the DEC.

In 1973, the APA developed the *Adirondack Park Land Use and Development Plan*[15], which regulates the park's 3.5 million acres of private land. Development on private lands is controlled by the APA, based on a set of laws, rules and standards[16] aimed at protecting the character of the park as a wild, natural, and diverse habitat, as well as allowing for economic development. The *Adirondack Park Land Use and Development Plan* categorize private lands into six classes[17], termed land use areas. Each land use area is assigned a density guideline, expressed in principal buildings per square mile, applicable to new construction. In addition, this plan sets certain standards for new shoreline development, mandating specified minimum lot widths and shoreline building setbacks according to the land use area in which

[11] Stewart Brook/Dula Pond Watershed Assessment - http://www.warrenswcd.org/reports/Stewart_Brook.pdf

[12] About the New York State Adirondack Park Agency - http://apa.ny.gov/About_Agency/index.html

[13] Citizen's Guide to Adirondack Park Agency Land Use Regulations http://apa.ny.gov/Documents/Guidelines/CitizensGuide.pdf

[14] APA Laws, Regulations and Standards - http://apa.ny.gov/Documents/Laws_Regs_Standrds.html

[15] Adirondack Park Land Use and Development Plan and State Land Master Plan Map Facsimile - http://apa.ny.gov/gis/FacsimileMap.html

[16] The Adirondack Park Agency on-line library provides documents pertaining to laws, regulations and standards, as well as guidelines, reports and helpful flyers - http://apa.ny.gov/Documents/

[17] Land Use Classification Acreage and Percent of County within the Adirondack Park - August 2011 - http://apa.ny.gov/gis/stats/colc1108.htm

the proposed development lies. It also provides that specified types and sizes of projects, those deemed to be of more than purely local significance and accordingly regional projects require approval in order to be undertaken.

Any proposed project of regional significance or categorized as Class A, has to be consistent with the provisions of the local regulations, including zoning, and with the APA regulations.

Where the local government, such as the Town of Bolton, has adopted a zoning ordinance and other land use controls (or Local Land Use Program) which have been found by the Adirondack Park Agency to meet the standards set forth in the Adirondack Park Agency Act[18], the review and approval of Class B projects that might have a regional reach but impact just the Town, the APA delegated its authority to the local government,

In 1980, the Town of Bolton became one of only 18 current municipalities to have an Approved Local Land Use Program with the APA. The program serves as a formal connection between the Town and the APA in the review of local and regional land use and development projects. Having this status provides Bolton local authority over shoreline restrictions and Class B Regional Projects, which include most residential subdivision and small commercial projects that do not involve wetlands.

To have an approved plan the zoning densities in the Town must reasonably correspond with the APA's official Adirondack Park Land Use and Development Plan Map[19]**.** Table 2 indicates the break out of land classifications by acreage under the APA land classification system, while the zoning districts by acreage are listed in Table 3 and illustrated in the Town of Bolton Zoning Map.

Table 2 - APA Land Classification Acreage Statistics

Land Classification	Average Lot Size in Acres	Number of Acres
Hamlet	No Restrictions	569
Moderate Intensity	1.3	935
Low Intensity	3.2	7,430
Rural Use	8.5	10,535
Resource Management	42.7	9,116
Wild Forest	-	11,681
Intensive Use	-	178
State Administration	-	11,864
Open Water	-	14,400
Sources: APA GIS 2009; LA Group GIS 2012.		

The projects that are proposed in the LWRP and any future waterfront development will simultaneously have to comply with the APA Act and regulations and be consistent with the LWRP polices.

The Towns of Hague, Bolton, Lake George, Ticonderoga and the Village of Lake George have developed a detailed master plan for hiking and biking opportunities along the west side of Lake George with the goal to create hiking and biking destinations. The project unites 18 individual hiking and biking hubs in

[18] Adirondack Park Agency Act, http://www.apa.ny.gov/Documents/Laws_Regs/APA%20Act.pdf

[19] Adirondack Park Land Use and Development Plan and State Land Master Plan Map Facsimile - http://apa.ny.gov/gis/FacsimileMap.html

the study area to create a comprehensive and diverse trail system. The *Trails Master Plan for the West Side of Lake George* provides a wide range of physical trail improvements, programmatic and marketing opportunities for promoting and implementing the plan's recommendations.

Local Regulations and Guidelines

The Town of Bolton is governed by ordinances for zoning, site plan review, stormwater and erosion control, cluster provisions, Planned Unit Development (PUD), telecommunications, and regulation of adult entertainment. Supplementary regulations in the Zoning Ordinance address standards for shoreline, docks and boathouses, tourist accommodations, multiple family dwellings, agricultural uses, animal husbandry, cultivation, mining, storage of volatile liquids, soil erosion, mobile homes and campgrounds, parking and loading, signs, antennas and dishes, clearing, fences, and architectural review. A Sanitary Sewage Disposal Ordinance and Subdivision Regulations are additional regulatory documents.

Zoning

The Town of Bolton first adopted a Zoning Ordinance in 1979, with a subsequent update in 1988. Reflecting the APA regulations, the local zoning ordinance protects the steep ridges throughout Bolton by restricting development to very low densities in most steep areas, and only allowing few low impact uses.

The General Business (GB-5000) zoning district was created to encourage the orderly development of Bolton Landing as the commercial, governmental, and service center for the Town of Bolton. This zone allows seven units per acre. The permitted uses include retail stores, taverns, restaurants, motels, hotels, inns, rooming houses, theaters, and business and professional offices. Other accessory uses consist of off-street parking and loading, storage sheds, docks, and boat storage.

The Residential zones are divided into several categories based on density and commercial presence. Each of these zones is discussed below.

The Rural Residential Zoning Districts are divided into two different densities; the RR-10 zone allows one principal building every 10 acres and the RR-5 zone permits one principal building for every 5 acres. Permitted uses within these zones include detached single family residences, agricultural uses, forestry uses, and hunting/fishing camps under 300 square feet. Special use permits will allow several other uses under specific conditions. The purpose of these Rural Residential zones is to enhance the rural character of Bolton and the lifestyles of its peoples. Steep slopes, river basins, limited soils, and limited access to Hamlet areas make intense development difficult and expensive to service, warranting low- density restrictions. Those areas are also controlled by the APA Act.

The Residential Low Density (RL 3) zoning districts allow one principal building every three acres. The purpose of this zone is to enhance the natural setting of traditional low-density residential areas of Bolton; gentle slopes, tolerant soils and good access to Hamlet areas are characteristic of this zone.

The Residential-Commercial Low Density (RCL-3) zoning districts permit one principal building for every three acres, but the difference lies in the presence of commercial uses with residential uses. Permitted uses for both the RL 3 and RCL 3 include detached single family residences and seasonal hunting/fishing camps up to 300 square feet.

Riverbank is the only area in Bolton zoned Residential-Industrial Low Density (RIL-3). This zone allows one principal building for every three acres, and is designed to provide opportunities for industrial development accessible to the Adirondack Northway (I-87) while keeping in harmony with the surrounding low density residential areas of Bolton. Special Use Permits will allow timber harvesting, light manufacturing, warehousing, and sawmills, etc.

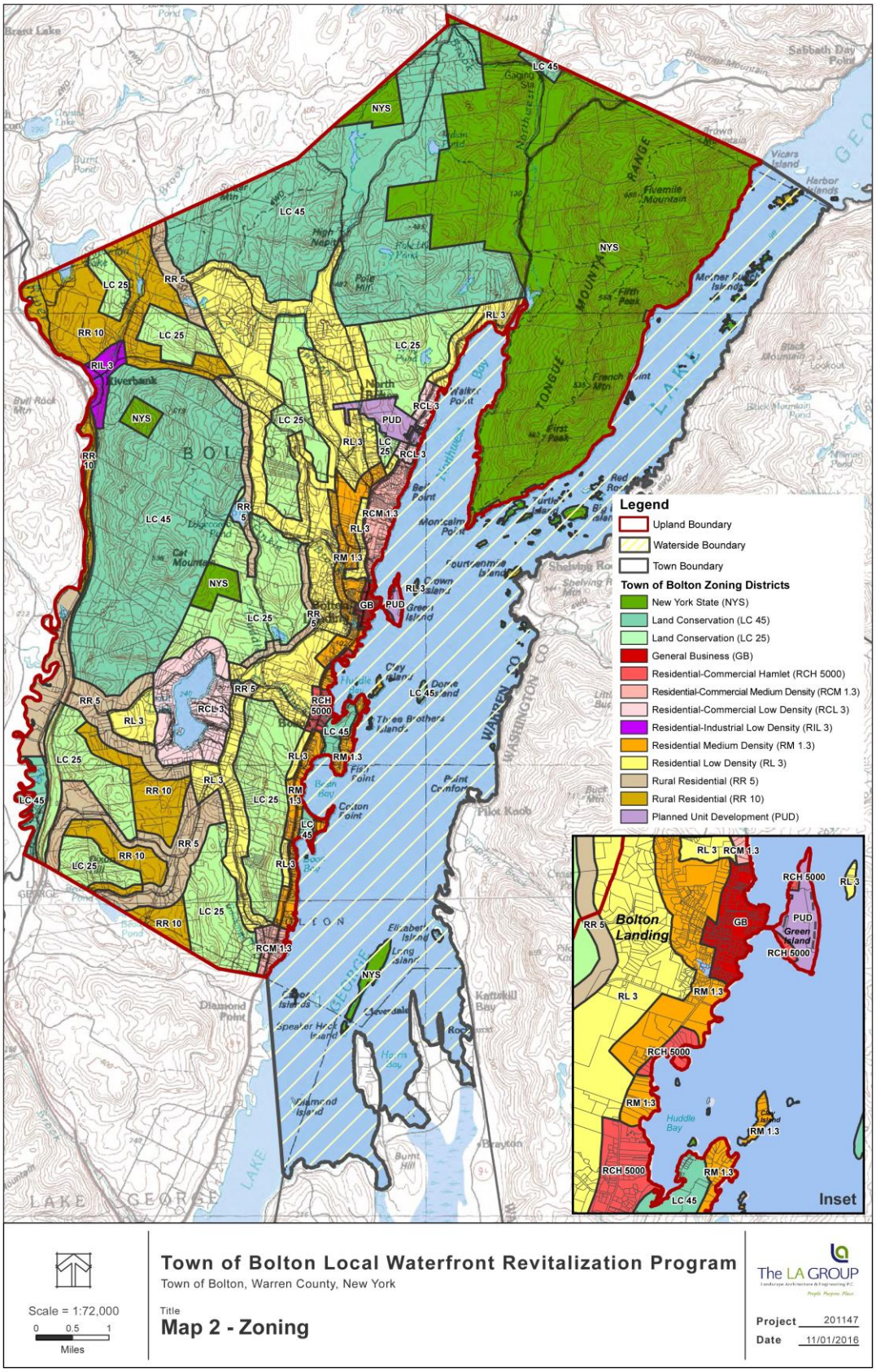
The Residential Medium Density (RM 1.3) Zoning Districts permit one principal building for every 1.3 acres. The purpose of these areas is to protect and enhance the character of Bolton's suburban neighborhoods. Permitted uses only include detached single family residences, although special use permits will allow some commercial use, motels, inns, and rooming houses, multi-family dwellings, and tourist accommodations, among several other special uses.

The Residential-Commercial Medium Density (RCM-1.3) zoning districts allows one principal building per 1.3 acres, but in addition will accommodate, by special use permits; marinas and boat launches, any land use within 250 feet of a lake shore, restaurants serving people seated at tables, and limited retail uses, among others. The purpose of the zone is to enhance the character of the recreation oriented commercial area along the shoreline of Lake George and encourage the orderly development of compatible uses.

The Residential-Commercial Hamlet (RCH 5000) zoning districts permit one principal building for every 5000 square feet. The permitted uses include single-family dwellings, business and professional offices, and motels, inns, and rooming houses. This zone was created to encourage the orderly development of areas of commercial character that also contain residential uses within proximity to Bolton Landing. These areas, such as the Huddle, are important recreational/residential oriented commercial centers with Hamlet characteristics.

The Land Conservation (LC 25 and LC 45) zoning districts were created to restrict development to very low densities in areas having serious physical limitations or unique characteristics. These zones are divided into two different densities - LC 25 which allows one principal building every 25 acres and LC 45 where one principal building is allowed every 45 acres. Permitted uses include any residence.

Table 3 indicates the minimum lot area and the number of acres in each under each district. **Map 2 – Zoning,** illustrates the various zones along the Bolton lakefront. The majority of the lakefront is zoned residential. Of the residential zones, most are classified as Residential Medium Density or Residential – Commercial Medium Density. The exceptions include the northern shoreline along Northwest Bay that is zoned Residential Low Density and Residential – Commercial Low Density, Bolton Landing's waterfront classified as General Business, and two pockets of Residential – Commercial Hamlet zones at The Huddle near the base of Trout Lake Road, and just north of The Huddle near Chic's Marina and the Algonquin Restaurant. There are three Land Conservation zones near the lakefront, all LC 45, two small zones are positioned in important wetland areas near Cotton Point and Fish Point, and the third much larger zone


Legend
Upland Boundary
Waterside Boundary
Town Boundary
Town of Bolton Zoning Districts
New York State (NYS)
Land Conservation (LC 45)
Land Conservation (LC 25)
General Business (GB)
Residential-Commercial Hamlet (RCH 5000)
Residential-Commercial Medium Density (RCM 1.3)
Residential-Commercial Low Density (RCL 3)
Residential-Industrial Low Density (RIL 3)
Residential Medium Density (RM 1.3)
Residential Low Density (RL 3)
Rural Residential (RR 5)
Rural Residential (RR 10)
Planned Unit Development (PUD)
Inset
Bolton Landing
Green Island
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
Title
Map 2 - Zoning
The LA GROUP
Project 201147
Date 11/01/2016

is located toward the north end of Bolton, just south of the State Forest Preserve. A small portion of the third zone fronts Northwest Bay and then widens westward and northward to the Town boundary.

Table 3 - Town of Bolton Zoning Districts

Zoning District	Minimum Lot Area	Number of Acres
New York State	-	11,859[20]
Land Conservation	45 acres	10,475.86
Land Conservation	25 acres	6,620.34
General Business	-	86.55
Residential - Commercial-Hamlet	5,000 sf	140.90
Residential - Commercial-Medium Density	1.3 acres	469.11
Residential - Commercial-Low Density	3 acres	1,138.87
Residential - Industrial Low Density	3 acres	189.92
Residential - Medium Density	1.3 acres	1,045.51
Residential - Low Density	3 acres	5,096.76
Rural Residential	5 acres	2,435.52
Rural Residential	10 acres	2,785.41
Planned Unit Development	-	274.62
		Source: APA and LA Group

No lands that are identified as “agricultural” exist within Bolton’s WRA. However, there are numerous small "hobby" farms that exist throughout the town. Hobby farming is a growing trend where homeowners grow crops on a small scale and/or raise livestock. The Town of Bolton wants to encourage these activities as small businesses that can develop and grow. There are zoning laws that should be examined to determine where there are obstacles to the development of hobby farms, such as fence height restrictions. Under the APA regulations, fences over 6 feet height require site plan review.

The Town of Bolton periodically updates its land use regulations in response to changing natural environment and evolving conflicts of use in the human environment. As of 2013, the Town is developing a draft comprehensive update to its zoning regulations.

Shoreline Protection

Despite existing regulations that address shoreline clearing, erosion control, fertilizer use, and management of stormwater runoff, the condition of the Bolton waterfront continues to be a water quality concern. Local environmental advocacy groups have produced many educational reports to raise awareness and provide a means to protect the natural shoreline of Lake George. Several manuals have been developed by other environmental advocacy groups in the Lake George watershed that assist municipalities in the development of a practical approach to shoreline protection through regulatory means[21]. These manuals promote standards for development in sensitive shoreline areas, and provide homeowners with tools with which to treat and control stormwater runoff before it negatively impacts

[20] APA 2009 estimation

[21] Regional Watershed Plan Governing Tree-cutting and Stream Corridor Protection - http://www.lgpc.state.ny.us/tree.html

water quality. The Town continues to encourage homeowners to adopt these recommended approaches for use on their individual properties.

Site Plan Review

Often it is valuable to provide an opportunity for review prior to the formal submission of a site plan application. The Town presently has an optional process for sketch plan review. This process affords applicants the opportunity to discuss and receive advice and assistance from the Planning Board on possible development sites and plans prior to formal submission. The Town is considering adding a mandatory provision for Pre-Application Review would provide valuable feedback to the applicant prior to making a significant investment in creating a site plan.

Conservation Subdivision Design

The approach mandates that all applications that propose to cluster lots in order to preserve open space be designed in a manner consistent with conservation principles. The Town is considering the replacement of the existing cluster provisions in both the Zoning Ordinance and Subdivision Regulations with conservation subdivision design standards.

Vegetation Removal and Clearing

Tree cutting and vegetation removal within 35 feet of the shoreline is addressed in the Supplementary Regulations of the Zoning Ordinance. Regulations are consistent with the APA's Rules and Regulations control the cutting of trees with enforcement provided by the Zoning Enforcement Officer. Additional regulations for land clearing are found in Chapter 125, the Stormwater and Erosion Control Ordinance. When tree cutting at the shoreline goes unmonitored, failure to enforce provisions of the Town's local land use program can become a serious problem.

Dark Sky Ordinance

Light pollution occurs when outdoor lighting is misplaced, misdirected, unshielded, excessive or unnecessary. A Dark Sky Compliant Lighting Study was conducted for the Town in 2010 and a proposed ordinance was developed as part of the study. It would require that all decorative fixtures should be selected with "good neighbor lighting" criteria. Initial development design guidelines shall select luminaries that reduce excessive light at night, glare, and light trespass.

Landowner Education

For new development or projects, applicants need access to information regarding existing codes and development standards before actually proposing and progressing plans. A brochure or series of brochures about land use expectations in Bolton would help avoid or reduce variances and environmental issues that are difficult or impossible to reverse.

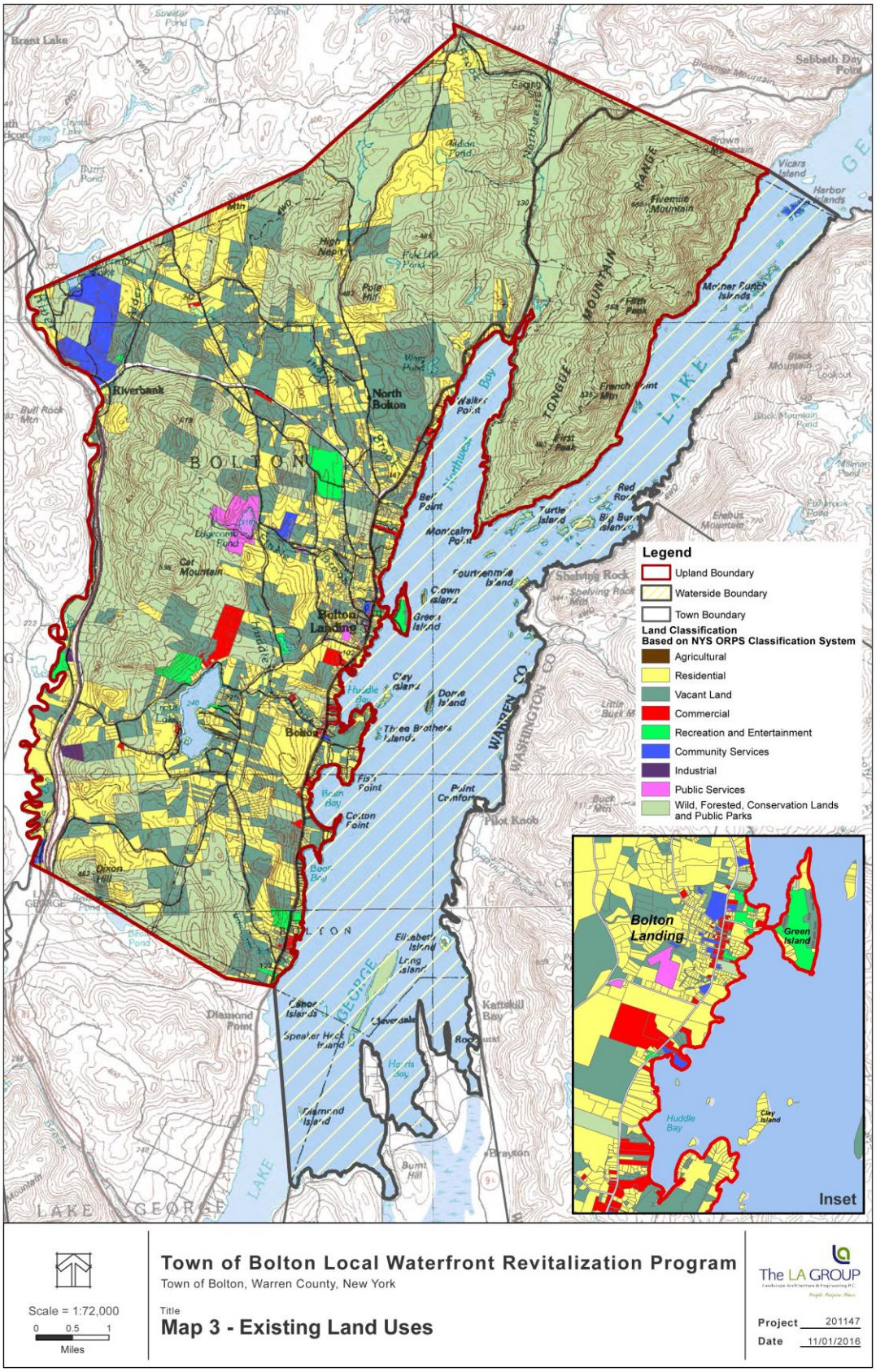
Land Use Patterns

Land use in the Town of Bolton can be quantified utilizing the Town's GIS-based data, through the NYS Office Real Property Services. The most recent data available is numerically presented in the Table 4 and graphically depicted on **Map 3 - Existing Land Uses.** Active land uses in the Town are dominated by residential and commercial uses. Table 4 indicates that the number of parcels devoted to residential uses represents 61 percent of all parcels, and commercial parcels make up nearly 3 percent. Between 2008 and 2012, the number of residential parcels increased by 28 parcels and the number of commercial parcels dropped by one parcel. The third largest land use class, with 255 parcels, is the Wild, Forested, Conservation Lands and Public Parks, which represents reforested lands, preserves, and private hunting and fishing clubs. State-owned lands comprise 159 parcels, County-owned park lands comprise 92 parcels, and Town-owned park lands comprise four parcels. These lands in the property class 900 comprise the most acreage (53%).

Approximately 27 percent of parcels and 20 percent of acreage is allocated as property that is not in use, is in temporary use, or lacks permanent improvement (vacant). Agricultural and industrial land uses are minimal uses in the Town. As indicated in **Map 3 -- Existing Land Uses**, the pattern of land use is most intensive near the hamlet and along the shoreline of Lake George. Commercial properties are almost exclusively along Route 9N. Approximately 53 percent of lands in the Town are listed as public parks, wild, forested and land conservation. Most is state land and is located primarily in the Lake George Wild Forest north of County Route 11, nearly all in the Tongue Mountain range.

Table 4 - Town of Bolton 2012 Land Use Distribution by Property Class

Property Class	Properties Description	Parcel Count/ Percentage	Acreage/Percentage
100	Agricultural	0	0
200	Residential	2,209/61.26%	9,547.00/23.84%
300	Vacant Land	966/26.79%	7,786.24/19.44%
400	Commercial	101/2.80%	330.41/0.82%
500	Recreation & Entertainment	20/0.55%	457.27/1.14%
600	Community Service	38/1.05%	551.18/1.38%
700	Industrial	3/0.08%	42.73/0.11%
800	Public Service	14/0.39%	229.55/0.57%
900	Public Parks, Wild, Forested and Land Conservation	255/7.07%	21,098.94/52.69%
Source: Warren County GIS 2012 Data			


Legend
Upland Boundary
Waterside Boundary
Town Boundary
Land Classification
Based on NYS ORPS Classification System
Agricultural
Residential
Vacant Land
Commercial
Recreation and Entertainment
Community Services
Industrial
Public Services
Wild, Forested, Conservation Lands and Public Parks
Inset
Bolton Landing
Green Island
Huddle Bay
Clay Island
BOLTON
LAKE GEORGE
WARREN CO
WASHINGTON CO
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
Title
Map 3 - Existing Land Uses
The LA GROUP
Project 201147
Date 11/01/2016

Land Ownership

State Lands

The State of New York owns approximately 11,681 acres of Wild Forest in the Town of Bolton. The largest contiguous portion of land owned by the State consists of the Tongue Mountain Range minus a few small, private waterfront properties, about 2500 acres to the west of NY 9N. In addition, the State owns the majority of the islands situated in the Narrows of Lake George; a 178-acre parcel off of Edgecomb Road, adjacent to Conservation Park; a 169-acre Valley Woods Road property; a 131-acre New Vermont Road parcel; and approximately 200 acres to the west of Padanarum Road.

Additional lands include the Cat and Thomas Mountains Preserve, 1,909 acres initially purchased by the Lake George Land Conservancy[21] and sold to New York State in 2013. Rising almost 2,000 feet above sea level, the Cat and Thomas Mountains Preserve directly protects the watershed of Edgecomb Pond, Bolton's drinking water source, and the headwaters of Finkle Brook. This magnificent stretch of land is one of the largest, intact, ecologically significant landscapes remaining on Lake George and features over seven miles of trails and unsurpassed mountain vistas. The property has been enjoyed recreationally for years by the residents of Lake George and became part of the Lake George Wild Forest in 2013.

The State of New York also holds title to the bed of Lake George under the jurisdiction of the Office of General Services. Structures, including fill, located in, on, or above state-owned lands under water are regulated under the Public Lands Law and may require authorization from the state. Pursuant to Article 6 Section 75 7(b) of the Public Lands Law[22], an application for use of land underwater (lease) for marinas and marina structures, and for moorings, shall be obtained from the Commissioner of General Services prior to any construction. Also, the Lake George Park Commission handles permitting of docks and boathouses. However, as a municipality with an APA-approved Local Land Use Program (ALLUP) granted under part 807 of the APA Act, given authority over the shoreline restrictions under part 806 of the APA Act, and jurisdiction over a class of projects know as Class B's, the Town of Bolton has authority to regulate structures that are landward of the mean high water mark.

[21] Lake George Land Conservancy is a not-for-profit land trust - http://www.lglc.org/land-conservation/

[22] N.Y. PBL. LAW § 75 : NY Code - Section 75: Grants of land under water - http://codes.lp.findlaw.com/nycode/PBL/6/75



Dome Island (Henry Caldwell Photo)

Town Lands

The Town of Bolton is an active partner on projects that protect the natural resources in the community and provide important recreational and educational benefits to residents and visitors. This spirit of support and cooperation has led to the protection of the town watershed from development through the purchase of the Cat and Thomas Preserve. The Town also purchased the right of way that enabled the development of the Lake George Land Conservancy's 500-acre preserve known as Amy's Park, near the Trout Falls Road. The Town was also a partner in the purchase of lands known as The Pinnacle, a 73-acre parcel with exceptional views of Lake George. The Town protected these lands from future development by donating a conservation easement to the Lake George Land Conservancy.

Nature Conservancy Lands

Dome Island, a 16-acre island one mile off the shore of Huddle Bay, is home to an important bird sanctuary. This island is owned by The Nature Conservancy, the world's leading private international conservation group, and managed by the Lake George Land Conservancy. No public access is allowed onto the island.

Lake George Land Conservancy Lands

Over the last 25 years a total of 4,537 acres have been preserved by the Lake George Land Conservancy in the Town of Bolton. Approximately 3,254 acres (72%) have been subsequently purchased by New York State. Table 5 lists the LGLC lands protected through donation or fee since 1990.

Table 5 – Lake George Land Conservancy Protected Lands

Name of Protected Lands in Town of Bolton	Number of Acres	Purchase/Donation Date
Isabel La Roche Preserve	112	2016 Purchase
SUNY Albany	130	2016 Purchase
The Pinnacle	75	2015 Purchase/CE
Saralib Corp.	67	2015 Donation
Edgecomb Pond Addition	84	2014 Donated CE
Trout Lake	4.72	2013 Donation
Amy's Park	500	2012 Purchase
Cat Mountain Addition	2.92	2008 Donation
Loines Preserve	37.25	2004 Donated Transfer
Cat Mountain	816	2003 Purchase; Sale to NYS 2013
Thomas Mountain	1,090	2003 Purchase; Sale to NYS 2013
Northwest Bay Upland 1	1,307	2000 Purchase; Sale to NYS 2004
Northwest Bay Upland 11	41	2001 Purchase; Sale to NYS 2004
Bolton Upland	175	2000 Donated CE
Federal Hill	95	1990 Donated CE
		Source: Lake George Land Conservancy



Padanarum Pond and Wetlands

Water Uses

Boating, Docking, and Navigation

Lake George surface use[23] issues are primarily related to boat noise and speed, anchoring, and conflicts of uses. The Town's municipal boundary extends across Lake George to the eastern shoreline extending south along shoreline owned by the Town of Queensbury.

Except swimming and kayaking/canoeing, surface water use on Lake George is regulated by the Lake George Park Commission (LGPC), pursuant to 6 NYCRR § 646 (1.4)[24]. The LGPC is established to oversee and manage the unique resources of the Lake George Park, especially the lake's outstanding Class AA Special water quality. Because the LGPC manages lake surface use, the Town does not become involved with issues of boat anchoring across the Lake, in Red Rock Bay, Log Bay, and Sandy Bay. In additions to managing permits for docks and boathouses, the LGPC also manages a boat registration program which provides the majority of the income for running the agency. The program requires all vessels 18 feet or longer, or any vessel mechanically propelled by a motor 10-horse power or greater, must register with the LGPC and display a registration decal. Boat noise and speed is regulated by the LGPC but the rules are not enforced in all places at all times. The noise associated with loud boats has a deleterious effect on both lakeshore homeowners and visitor accommodations. Sanctioned boat races can be especially obnoxious.

The Lake George Park Commission and the map making company JIMAPCO, produced an official Lake George Recreation Map[25] with details on water depths, channels, obstructions, and navigation aids.

The LGPC's Marine Patrol is assigned to improve public safety, recreational quality and environmental protection through emergency response, boater assistance, public education and effective law enforcement[26]. The patrol provides a wide array of services to the boating public such as: search and rescue; first-aid; vessel and forest fire fighting; public education; emergency towing and courtesy gas service; and enforcement of State, Commission and local boating regulations. Statutory authority over certain vessels offering food, beverage, amusements, etc. has been in effect since 1961. Regulations requiring operational permits for parasail, seaplanes, tour boats, and new recreational uses, were promulgated in 1991. Parasail, tour boats and noncommercial seaplanes[27] in operation prior to the adoption of the permit requirements were given permits as a matter of right but still must adhere to the adopted restrictions. The program's purpose is to maintain oversight over the existing uses, allow public scrutiny of new proposals in order to protect existing recreational users and to provide for reasonable public access to the lake.

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[23] Lake George Special Navigation Rules - http://www.lgpc.state.ny.us/Special_Naviagational_Rules.html

[24] Title 6. Department of environmental conservation, Chapter IX. Independent agencies within the department, Subchapter A. Lake George Park Commission §646. Substantive regulations, §646-1. Docks, wharfs, moorings and marinas

[25] Lake George Boaters maps - http://www.lgpc.state.ny.us/PDF/LKG%201.pdf

[26] *As the demands on limited resources exceed the carrying capacity of lakes, user conflicts need to be addressed and resolved*. - http://www.dec.ny.gov/docs/water_pdf/dietlakech8.pdf

[27] Section 248 of the General Business Law of the State of New York prohibits the commercial use of a seaplanes to or from the waters of Lake George



Northwest Bay Brook

The Northwest Bay Brook is an outstanding fishing, kayaking, and canoeing outlet where the launching of all car-top boats, including those with motors, is permitted. While personal water crafts are prohibited from the outlet point to Lake George, other motorboats are permitted to go into the Brook. The brook's narrow width does not permit enough safe distance between motorized and non-motorized boats, while its shallow waters are easily disturbed by boat motors, which stir up its bottom disturbing fish and wildlife habitat and water clarity. To protect the wetland environment, sensitive wildlife, and the potential conflict with kayaks and canoes, the Town will prohibit boats that are too large to belong to the car-top category of boats from entering Northwest Bay Brook.

Lake George Park Commission (LGPC).

The LGPC[28] is conveyed special authority and responsibility by New York State as authorized under Environmental Conservation Law (ECL)-ECL-43-0101, to *protect, preserve, conserve, and enhance waters of Lake George*. LGPC programs are designed to ensure the lake's protection and encourage cooperation among the many public and private entities working to preserve the lake's natural resources. These goals are implemented through regulations for docks, wharfs, moorings and marinas; navigation; wastewater management; stormwater management; and signs. Many of the municipalities in the Lake George Park have adopted regulations at least as stringent as the LGPC and therefore have local control. The Town of Bolton has local regulations that meet or exceed the LGPC in wastewater management, stormwater management, and signage.

In recent years, the LGPC has expanded its regulatory interests in order to work on invasive species control efforts. This has occurred through two ways: the process of obtaining the necessary permits to implement selected invasive species control measures; and the fundamental authority to control

[28] Lake George Park Commission http://www.lgpc.state.ny.us/index.html

invasive species which is elaborated upon by ECL-43-0107(8), which states that *such rules and regulations consistent with this article as it deems necessary to administer this article and to do any and all things necessary or convenient to carry out the purpose and policies of this article to exercise all powers granted by law*.

Infrastructure

Infrastructure is a term used to refer to the public services that are essential for the economic vitality of our businesses and communities, the conservation of fuel and other natural resources, and the comfort and safety of residents and visitors. For the purposes of this report, infrastructure includes: municipal water supply, municipal wastewater, on-site wastewater systems, solid waste management, solar technology, and natural gas supply.

Municipal Water Supply

The municipal water supply[29] source for the Town of Bolton is Edgecomb Pond, a 35-acre pond near the intersection of Edgecomb Pond Road and Finkle Road. Edgecomb Pond has a storage capacity of 143 million gallons of water confined behind a 13 foot high concrete dam. The watershed is comprised of an estimated 1,152 acres of land of which the Town owns 25 percent, including all of the Pond's shoreline. Remaining lands within the watershed are protected through the ownership of the Lake George Land Conservancy.

The first water district in the area was established in 1929 to provide water to the hamlet area. A second district was added in 1948 to extend water service south on NY Route 9N. These districts were consolidated in 1992. The municipal drinking water supply system consists of approximately 6 miles of distribution lines serving residents and business in an area roughly bound to the west by Edgecomb Pond and Potter Hill Road, to the north by Valley Woods Road to the east by Lake George including the Sagamore Resort, and to the south by Trout Lake Road.

The Town provides water through 725 service connections to approximately 1,800 people, which represent 77% of the Town's population. For the year 2010 the average daily demand was 203,866 gallons or 113 gallons per day per person, peak daily demand was 502,151 gallons, and the annual total water produced was 73,924,890 gallons. All water service connections were metered in 1999 and most have been upgraded from mechanical meters to modern radio technology that expedites the monthly reading of the meters.

[29] Town of Bolton Water Department - http://www.boltonnewyork.com/departments/water/



Edgecomb Pond

The municipal water supply is pumped from Edgecomb Pond to a surface water filtration plant, built adjacent to the dam, in 1997. The Bolton Water Treatment Plant has two rapid sand filters capable of processing a total of one million gallons per day. The treatment process consists of pH/ acidity adjustment using soda ash and coagulation using polyaluminum chloride (PAC). The PAC binds together fine particles in the water forming larger particles that sand filters could trap. Gaseous chlorine is added as a disinfectant to protect against harmful bacteria and other organisms. A polyorthophosphate corrosion control compound is added to serve as a shield on the interior of all pipes preventing lead and copper from leaching into the water from water pipes and solders. The finished water flows by gravity to a 500,000 gallon clear well where the pH is adjusted again using soda ash to enhance the anti-corrosion treatment and then flows by gravity to the distribution system. The clear well provides storage to meet consumer demand and provide adequate fire protection.

The primary issues associated with the municipal water supply are concern of overdue maintenance, an aging transmission system, the potential for plant system and transmission failures, impending employee retirements, and the fact that many private lines are not up to code and are leaking leading to considerable water losses. The Town recently completed an analysis of water rates and adjusted rates as necessary and made rate adjustments to allow for fairness and consistency. The relatively small size of the district makes it difficult to manage operational costs. The Town is continuing to review the most efficient use of manpower with the goal of improving the financial condition of water operations.

The remainder of homes and businesses obtain their water supply from drilled wells and/or directly from Lake George.

Public Sewage Treatment

The Town of Bolton's Wastewater Treatment Plant (BWWTP) is located at the end of Brook Street just east of Mohican Road. The facility was first built in 1959 and has undergone numerous upgrades over the last 50 years. The plant services 493 residences and businesses in an area roughly bounded to the south by Heritage Village, to the east by Lake George including the Sagamore Resort, and to the north and west by the approximate limits of the hamlet boundary (see **Map 3**).

All development within the sewer district is mandated to tie into the system. Domestic sewage consists of the solid and liquid wastes from toilets, sinks, laundry or bathtubs, shower baths or equivalent plumbing fixtures. BWWTP treats sewage by sending it through a process of screening, grit removal, primary settling, biological treatment, sand filters, metering, sludge digestion, and sludge drying. The final processed wastewater is disposed of by discharging it into deep natural sand beds which naturally recharges the groundwater. Residual sludge is deposited in a landfill outside of Bolton.

Bolton's Wastewater Treatment Plant is currently permitted and designed to process a flow of 0.300 MGD (Millions of Gallons per Day) or 300,000 gallons per day of sewage. In winter, the off-season months, the average daily flow is approximately 120,000 gallons per day, and ranges from 260,000 to 300,000 gallons during peak summer days. Capacity continues to be an issue with the plant during periods of high groundwater and runoff. The plant has a treatment removal rate of 90 to 97 percent of solids and has significantly reduced issues with odor during the summer months. The Town of Bolton's wastewater treatment plant received federal funds to improve the treatment operations to produce a cleaner effluent. Although this project will not increase the capacity of the plant, it will help to reduce the negative impact on water quality. Capacity issues during the peak season are being resolved with an ongoing program of slip lining sewer lines to separate out stormwater sources. More funding should be sought for this initiative.

Many of the service lines have been converted from combined sewer-stormwater. This resulted in high levels of infiltration from aging pipes, leaking manholes, and inflow from sump drains. This condition improved significantly with a grant that funded the lining of just over two miles of sewer lines. Sewage capacity at the BWWTP has also increased slightly due to both the new alum process and the new dome constructed over the aeration process. This improvement creates less pressure on the sand filters thereby increasing capacity. Other recent improvements at the BWWTP include: new equalization tank, pumps at south station, pump station at Norowal, clarifier with alum treatment, tertiary filters, building dome over trickling filter.

Future equipment and improvements needed at the plant include a new primary clarifier, digester, mixing pit, and sludge pumps. Future improvements in the collection system include remaining pipe slip lining, targeted manhole replacement, and improvements to various inflow and infiltration sites.

On-site Sewage Treatment Systems

At many sites in the Town it is either difficult or impossible to accommodate public septic systems due to unsuitable soils, high bedrock, high groundwater, or small lot size. On-site sanitary septic systems are used by residential and commercial landowners outside the sewer district. The Town of Bolton

encourages new technologies. This eases permitting and construction of alternative systems with improved treatment processes. The town has a septic system inspection program. Permitting for onsite wastewater treatment systems is only required when the system is initially constructed or if it is being replaced. Although this helps with new construction, there are some residential units that have septic systems that were put into place before the town began this program. However, systems failures can occur any time in between construction and replacement, and there are no provisions for inspection or that require the replacement of a damaged system. A properly designed, constructed, and maintained[30] septic system can provide long-term effective treatment of household sewage. Typical pollutants found in household wastewater include nitrogen, phosphorus, and disease-causing bacteria and viruses. Sewage disposal systems that are not properly sited, not properly maintained, or impacted by floodwaters can release excessive concentrations of pollutants and nutrients into surface or ground water. Areas that do not allow proper filtration of pollutants include those with high percolation rates of the soil and high water tables.

The town has a septic system inspection program whereby every residential system is approved and inspected at the onset of construction. Although this helps with new construction, there are some residential units that have septic systems that were put into place before the town began this program. To aggressively address the issue of failing septic systems, the town may implement a more thorough inspection program when a property changes hands or is substantially increased in size. In addition, the town requires that when an improvement is made to a property that will increase the floor area of the structure over 25%, the septic system shall be inspected. The Town is considering a provision that requires the septic system to be inspected when a residential property is sold.

Solid Waste Management

The Town operates the Bolton Transfer Station on Finkle Road. This facility is funded through local taxes and fees and is an active NYSDEC Registered Transfer Station that receives and manages most types of solid waste, C & D, and recycled materials. Solid waste is incinerated through a long-term contract with the Adirondack Regional Recovery Plant in Hudson Falls. Recycling is contracted through several private recycling and waste companies. The Town continues to improve the efficiency of the transfer station and convenience for the public. Programs that would improve services for residents include the addition of a regional composting facility and a recycling program which accepts items that are currently not accepted at the Town Transfer Center. At a minimum, these would include: prescription medicine, non-prescription medications, tires, fire extinguishers, helium, oxygen and propane tanks, computer equipment, cell phones, rechargeable batteries, all electronics, thermometers, thermostats, labeled pesticides, paint, florescent bulbs, fertilizers, TVS, VCRS, DVRS, washers, dryers, refrigerators, eyeglasses, hearing aids, toner cartridges.

[30] Adirondack Park Agency, Caring for Your Septic System, 1996 - http://www.boltonnewyork.com/upload_files/zoningplanning/Caring%20for%20your%20septic%20system.pdf

Electricity from Solar Energy

There are no active solar projects in the Town of Bolton currently. Several projects are being explored by the town. Photovoltaic solar cells over the past 20 years have become significantly more efficient and reliable with cost per KW of supplied electricity, approaching the cost of conventionally generated and supplied electricity. It is anticipated in the relatively near future that solar generated electricity, as the technology and manufacturing techniques get more refined, will become less expensive than conventionally generated electricity that rely on fossil fuels. The town is a significant user of electricity, particularly at the Waste Water Treatment Plant and the Water Treatment Plant. Investigating and implementing solar technology as a means of controlling future escalating electric costs would prove beneficial. Because of the ground space available at these process plants for a solar panel farm, in addition to their electrical consumption, they are the desired facilities for the first installation. Additional facilities could include the town Highway Garage, Transfer Station and possibly the Town Hall. Also, a program supporting the installation of solar panels on private properties could reduce the overall consume of the community and its carbon footprint.

Natural Gas

The current heating fuel supply for the Town of Bolton is primarily fuel oil and propane gas. Obtaining access to natural gas would translate into significant savings for residents and businesses and thereby encouraging reinvestment at existing businesses as well as the recruitment of new businesses. Analysis of Issues: At the request of the Town and the Sagamore Resort, National Grid will be conducting a survey of property owners along the NY Route 9N corridor to ascertain the level of interest in bringing natural gas north from its termination point at Morris Lane in the Town of Lake George to the Sagamore Resort.

Telecommunications Services

Several cell towers were recently erected on the Adirondack Northway and on Green Island, providing the Town of Bolton with approximately 90 percent cell coverage. The exception is the extreme northern portion of the town most of which is state-owned lands. The cell tower in the tower structure of the Sagamore Resort and the cell tower on Pilot Knob Mountain together provide excellent cell service on Lake George for boaters and campers. The availability of broadband DSL or wireline broadband Internet access is much less reliable. It is only available in about 50 percent of the community. The Town believes that state-of-the-art telecommunication technology available throughout the town will provide opportunities for remote businesses, encourage year round population growth, and improve emergency communications. It is therefore beneficial working to expand these broadband and other resources by identifying the primary uses and potential demand for telecommunications technology. Finding effective ways to meet these needs is essential if any area is to remain economically competitive.

Transportation

Transportation to the southern end of Lake George is off Exit 21 and 22 of the Adirondack Northway, providing visitors efficient access to marinas, overnight accommodations, restaurants, shopping and other services. This interstate access enables over 19 million people in the New York Metropolitan Area excellent access to the Lake George region. Transportation to Bolton Landing is by car for the vast majority of residents and visitors. Primary access to the study area occurs via Interstate 87, which links New York City to Montreal, Canada. Exits 22, 23, and 24 provide the most direct access to the community. Access from the south is typically gained via Exit 22 to NY 9N in Lake George or from Exit 23 to County Route 35 then to NY 9N in Diamond Point. From the north, Bolton is often accessed by way of County Route 11 from Exit 24 to NY 9N. Interconnecting these roadways is a series of county and local roads that wind their way up and around the ridges. Bus service is provided to and from Lake George and Warrensburg, and, during the summer months, there is a trolley that runs on a regular basis from Glens Falls and Lake George Village. Scheduling has dramatically improved in the 2012 season to accommodate the needs of summer workers between Lake George and Bolton Landing. Regular service has increased ridership substantially. The nearest commercial bus service is in Lake George Village and the Town of Warrensburg. The Lake George Steamboat Company provides limited passenger service on the Mohican to the Town Pier at Rogers Park.



Bolton Landing Streetscape

Lake George is a very popular recreational boating destination and therefore the Town of Bolton lakefront experiences high volumes of motorized boat traffic. Often motorboats are used for transportation from marinas and/or private residences to Rogers Park and Veterans Park public docks

and various restaurants and markets that have available dock space to accommodate boats. Although not typically used as a primary source of transportation, non-motorized travel such as on-road biking and water travel by canoes, kayaks, and sailboats is also used.

The Hamlet of Bolton Landing is a walkable community. Although the 2008 Hamlet Sustainability Plan provided a comprehensive streetscape model that upgraded the pedestrian environment, the pedestrian connections between the Sagamore Resort, Town Boat Launch at Norowal Marina, Town parks, Bolton Central School, Darrin Fresh Water Institute (DFWI), and the business district still need to be addressed. For many years the Town has struggled to find enough parking facilities within the Hamlet of Bolton Landing to support the influx of vehicles during the tourist season. Parking capacity can inhibit the number of visitors and thereby significantly impact the business district. During the summer months, the narrow streets, delivery trucks, and vehicles with trailers create congestion and gridlock. The constant flow of traffic creates a difficult environment for the pedestrian. The area along the east side of the Bolton Central School's recreation field and the Firehouse continues to be evaluated for the potential for public parking.

In an effort to expand parking facilities within the community, the Town of Bolton purchased a vacant residential parcel adjacent to the Town Hall for the purpose of creating a new municipal parking lot. Funded in part by a NYS DEC Smart Growth Grant, the Cross Street Municipal Parking Facility provides additional parking within the hamlet; improves emergency vehicle circulation from the adjacent Bolton Health Center; and provides an expanded multi-use area at the rear of the property for special events. In addition, the project utilized porous pavement, dark sky compliant light fixtures, provided infrastructure for a future vehicle charging station, and native plant materials, and as such, qualified for a Low Impact Design) designation from the Fund for Lake George, the first municipal project to receive this distinction.

Historic Resources

The Historical Society of the Town of Bolton received its charter from the New York State Education Department in 1970 and began operating the Historical Museum in 1971 under the mission to educate townspeople and visitors about the history of Bolton, Lake George and the surrounding region. The Museum building, a former church, was built in 1890 and underwent several additions and extensive restorations long before it was deeded to the Town of Bolton in 1967 by the Roman Catholic Diocese of Albany. The Museum houses a substantial collection of materials relative to the rich history of the Town of Bolton and the surrounding area including historic photographs taken by Seneca Ray Stoddard and Fred Thatcher, and a steel sculpture by famed local artist David Smith. The State and National Registers of Historic Places are the official lists of buildings, structures, districts, objects, and sites significant in the history, architecture, archaeology, and culture of New York and the nation. Table 6 indicates listed properties in the Town of Bolton.

Table 6 - Historic Structures in the Town of Bolton

NR Number	Name	Status	Address	City	County	Listing Date
90NR02689	Sagamore Hotel Complex	LI	Green Island and Federal Hill	Bolton Landing	Warren	5/24/1983
99NR01457	The Sembrich Opera Museum	LI	4800 Lake Shore Drive	Bolton Landing	Warren	5/13/2002
07NR05704	Gates Homestead	LI	4617 Lakeshore Drive	Bolton	Warren	
Source: National Register and Archeological Sensitivity Maps						

Other properties that are historically recognized include: Bolton Historical Museum (Former Church); George Reis Boathouse; Warren Mansion – Tall Woods; Judson - Kiernan Cottage; Simpson Playhouse; Gabriel and Kiernan Garages; Nirvana - James B. Simpson Cottage; Meyer - Salamone Cottage; and Wapanak - The Castle - EB Warren Cottage

The historic preservation of structure provides educational opportunities and encourages a balance between retaining historic environments and appropriate growth. Historic preservation also improves the quality of life of residents and of future generations and provides opportunities for community revitalization and economic development. Historic rehabilitation projects leverage private investment, creates jobs, and expands the tax base. As the infrastructure for heritage tourism, historic properties also provide economic benefits for the community.

Bolton's historic buildings, landscapes, and estates all contribute to the Town's unique character and identity. While some have been preserved through historic designation or easement, many buildings, landscapes, and estates important to Bolton's character remain unprotected. One of the ways the Town can protect historic resources is through a historic preservation plan. This plan would research and identify those buildings, landscapes, and estates in need of preservation, and identify and consolidate the variety of information on financial assistance programs (including local, state, and federal programs), as well as technical assistance programs available to protect those identified historic resources.



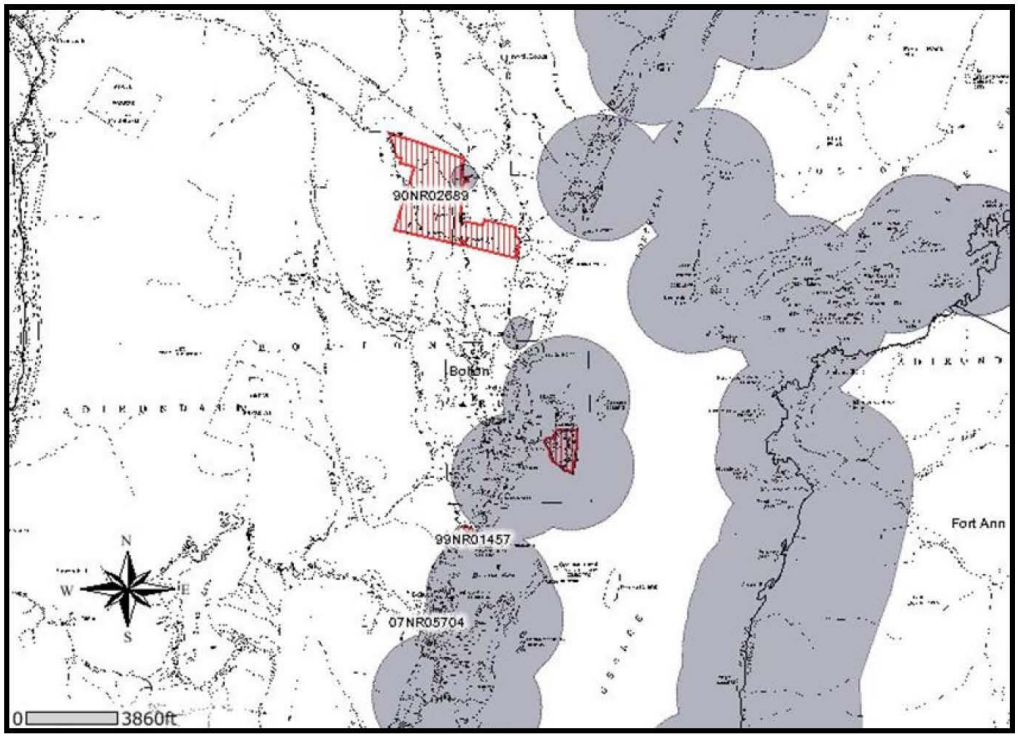
Historic Sagamore Resort

On the bottom of Lake George lies an assortment of approximately 300 shipwrecks.[31]Three of the Lake George underwater sites hosting some of these submerged heritage resources are designated Submerged Heritage Preserves and are open to the diving public. Two of the preserve sites date to the French and Indian War (1756-1763). The third wreck, one of the lake's first gasoline-powered vessels resting upright in the silt in over 35 feet of water, is called the "Forward underwater classroom" and here divers can learn more about the lake's ecology. This third site is located within the Bolton municipal boundary. Lake George's Submerged Heritage Preserves are open to visiting divers principally due to the efforts of Bateaux Below, Inc., a not-for-profit corporation that provides monitoring, fund raising, maintenance and public outreach for the Submerged Heritage Preserves.

As indicated in **Map 4 - Archeologically Sensitive Areas,** much of the Town of Bolton shoreline is archeologically sensitive. Development that is proposed in these regions requires an inventory and assessment of archeological resources, and an evaluation of potential impacts of the development on those resources.

[31] Diving into History, *A ghostly boatyard lies below Lake George's placid waters, by Elaine Bloom* - http://www.dec.ny.gov/docs/administration_pdf/0210divehistory.pdf

Map 4 - Archeologically Sensitive Areas



Source: NYSOPRHP National Register and Archeological Sensitivity Maps[1]

[1] http://pwa.parks.ny.gov/nr/

Tourism and Economic Development

Cultural Heritage and Scenic Resources

The Lake George Region is a part of Lakes to Locks Passage, a Scenic Byway road corridor that offers a 50-mile loop around the western side of the lake that the French missionary explorer, Father Isaac Jogues, named Lac du Saint Sacrament for its crystal clear water. French and British army's raged years of warfare through this valley for the right to claim, and name, this magnificent lake. The Lake George Loop Scenic Byway project is a NYS Scenic Byway designation travel route of NYS Routes 9N, 9, 32, and 254 in Warren County. The corridor includes the communities of Hague, Bolton, Town and Village of Lake George, Queensbury, and the City of Glens Falls.

The Lake George Loop Scenic Byway connects to the All-American Road designated by Lakes to Locks Passage as the Great Northeast Journey (Route 4). Lakes to Locks Passage[32] was established in 2002 by the New York State Legislature as a New York State Byway to further the appreciation, recognition, stewardship and revitalization of the outstanding natural, cultural, recreational and historic assets of the communities along the interconnected waterway of the upper Hudson River-Champlain Canal, Lake George, Lake Champlain, Chambly Canal and Richelieu River. A Local Action Committee oversees the progress of the designation. The committee consists of a representative from each community within the corridor and other interested organizations and agencies. The committee's current activities include implementation of the corridor management plan. The document is a tool that is bringing together many existing tourist, heritage and cultural materials to illustrate a cohesive story about the Warren County and Lake George area.

The Champlain Valley National Heritage Partnership[33] (CVNHP) is a regional initiative to restore and protect Lake Champlain and its surrounding watershed for future generations. CVNHP is managed by the Lake Champlain Basin Program[34] which works in partnership with government agencies from New York, Vermont, and Quebec. The boundary includes the linked navigable waterways of Lake Champlain, Lake George, Champlain Canal, and the upper Hudson River from Fort Edward south to the Mohawk River. The entire Partnership Area is included in the CVNHP boundary. The mission of the CVNHP is to support efforts which strengthen public awareness of regional cultural heritage and sustainable recreational resources of the Lake Champlain Basin. This region was the homeland for native people of Algonquin and Iroquois descent and has played an important role in the establishment of the United States and Canada. It has served as a route of exploration, military campaigns, and commerce. The history and resources of the region offer opportunities for outstanding interpretation and recreation. A high priority of the program is to encourage and promote cultural heritage organizations and locally planned and managed networks of heritage trails.

[32] Warren County, Department of Planning, Lake George Scenic Byway http://www.warrencountyny.gov/planning/LGSB.html
[33] Champlain Valley National Heritage Partnership (CVNHP) - http://www.champlainvalleynhp.org/
[34] The Lake Champlain Basin Program (LCBP) is a Congressionally-designated initiative to restore and protect Lake Champlain and its surrounding watershed. - http://www.lcbp.org/

The Town realizes that Bolton has to be extremely responsive to both the shift in demographics and the constant change in visitor expectations. There is significant competition from other tourist-driven areas for the same visitor and the dollars they may bring into a community. The Town of Bolton struggles with attracting and retaining young families that support the services that are needed to maintain the tourist facilities and create a vibrant year round community. The increasing number of retired residents also presents a challenge in terms of maintaining a high quality of life that provides them activities and services, a variety of retail choices, and holding property taxes down while keeping up property values.



New Bolton Visitor Center

Most of Bolton's tourists visit between the months of June and September. Many of the businesses that service the tourists during this season shut down through the late fall, winter and early spring months, because of the limited numbers of visitors during the off-season. Bolton's economy could further prosper with an extended tourist season that takes advantage of the "shoulder season" (May and October). The influx of the tourists during the summer months puts extreme pressure on the infrastructure of Bolton Landing. The infrastructure is in urgent need of improvements to its wastewater treatment plant and parking, as well as other less pressing needs.

There is renewed excitement associated with the potential of a new Visitor Center that would incorporate the Chamber of Commerce and regional tourism initiatives such as Lakes to Locks Passage. A visitor information / interpretation center would help to better inform and direct the visitors to Bolton. A comprehensive effort to integrate the Lakes to Locks Scenic Byway initiative will bring Bolton national and international recognition thereby increasing significantly its visitor base.

Recreational Resources

The primary tourist attraction for the Town of Bolton is the waterfront access to Lake George. The 27 miles of shoreline provide access to the lakefront for a variety of tourists. Those vacationers who rent accommodations with their own lake access, tourists who use the many marinas for lake access, or visitors who choose to use the public parks and public access sites, all find value in the beautiful natural resource of Lake George and its surrounding mountainous landscape. A multitude of water-related activities are available including swimming, boating, hiking, biking, sailing, parasailing, water skiing, canoeing, kayaking, fishing, and cruising on large cruise boats. The winter season brings snowshoeing, skiing, and ice fishing[35].

Bolton is distinguished from other Lake George communities by its quaint central business district consisting of unique shops and quality restaurants and the remnants of the grand hotels and residences from the Great and Gracious Era, such as the Sagamore Resort (now open year round) and the Bixby Estate. There is a balance between developed land and open space, the outdoor recreational opportunities provided by the hiking trails, and the state owned campground and island campsites within the State Forest Preserve.

The 387 shoreline campsites and 116 day use or picnic sites located on 44 state owned islands are accessible by boat and provide campers with a unique experience. There are three main clusters of islands available for camping on Lake George. Grouped by their locations on the lake, the islands are: Long Island Group, Glen Island Group and Narrow Island Group. Fishing, hiking, bird watching, boating and sailing are included in the many activities campers enjoy.

Lake George owes its beauty to the surrounding mountains, the ancient crystalline rocks of which, carved by glacial ice, thrust straight up from the water's edge. Artists and writers found that the wild, craggy cliffs, dramatic mountain light and breathtaking vistas fulfilled their romantic expectations of American wilderness. By the middle of the 19th century, a booming tourism industry supported fashionable hotels and regular steamboat service. Although traveler's tastes have changed over the years to favor more active recreation activities, Lake George still appeals to visitors all year long.

Parks and Marinas

The uplands of the Town of Bolton offer a network of ponds and marshes surrounded by forest while its lowlands offer access to the clear waters of Lake George.

- **Rogers Memorial Park and Town Pier (Rogers Park)** is the centerpiece of the community and thereby an essential component of the community's social and recreational network. This 3-acre park provides direct visual and physical access to Lake George from the business district and is highly utilized by both visitors and residents alike. Visitors and residents use the park for swimming, basketball, tennis, boating, fishing, concerts, craft fairs, and other events. The park is receiving increased visitor use, therefore there is an increasing need to improve pedestrian

[35] Warren County Special Fishing Regulations - http://www.dec.ny.gov/outdoor/31501.html

circulation, remove underutilized, obtrusive, or competing uses; add uses that complement existing passive uses; and improve the overall condition of the landscape and walking surfaces.

The Town Pier has been for many decades the center attraction of the park's landscape. It was originally an important destination for summer visitors being transported from Lake George Village to the Bolton Landing and points north by steamboat. Today, the Town Pier functions as a Lakes to Locks Passage Waypoint where visitors gather to learn about Bolton's history and how it fits into the regional history. It is also a critical point for visitors to discover waterfront access in Bolton Landing and in turn discover the downtown retail and restaurant environment.



New Town Pier at Rogers Memorial Park

Over the last few years, the Town of Bolton has made substantial improvements in Rogers Park. The Master Plan for Rogers Memorial Park was developed to meet the changing recreational needs of the community. A complete rehabilitation of the Town Pier was completed in 2010. The pier now provides a significant public docking area and is readapted for Lake George tour boats. Presently, the steamboat Mohican provides passenger service between Lake George, Bolton Landing, and Ticonderoga on a regular basis. It is anticipated that reestablishing the Town Pier as a waypoint destination for Lake George tour boats will have significant economic development benefits for the community due to the increased tourism exposure to the business district.

The Town continues to implement other improvements recommended in the Master Plan for Rogers Memorial Park. A new public restroom is under construction for the area adjacent to the Town Pier and stormwater improvements adjacent to the lake have been completed. Park improvements completed through 2016 include a new Visitor Center with year round handicap-accessible public restrooms; new public entry plaza to Rogers Memorial Park; pathway connections to the new Bolton Historical Museum addition, and substantial stormwater improvements. Funding has been secured for additional improvements for the hillside, north dock and expansion of the public docks at the Town Pier.



New Docks at Veterans Memorial Park

- **Veterans Memorial Park** is Bolton's second park that provides active recreation for residents and visitors. This park supports most of the summer youth recreation activities and is the site of the Parks Department Building. This park has a beach, a seasonal dock, playground, picnic area, and basketball court. While the present parking capacity and configuration appears to be adequate to meet all season community needs, the form and function of the park needs improvement.

  The park primarily serves families and, therefore, needs to include ample areas of open green space for games and leisure. A Master Plan for the site, funded by competitive grants from the Environmental Protection Fund, continues to be implemented. In 2013, the public dock once located at the north end has been replaced, now providing 13 new dock slips and a kayak launch. The existing south dock will be replaced in 2016 through a 2014 LWRP CFA grant.

- **Norowal Marina** is the largest public lake access site on Lake George offering docking for approximately 40 seasonal boats. It is owned and operated by the Bolton Local Development Corporation (BLDC), has parking for approximately 250 vehicles, and is located in close proximity to the NYS DEC island campsites. Because it is an important public access points to and from Lake George, the Norowal Marina is marketed as the Gateway to the Islands.

  In an effort to improve the operation and efficiency of the site, the Bolton Local Development Corporation developed a conceptual redevelopment plan for the marina that consisted of an assessment and analysis of the marina property and the development of a concept master plan intended to guide the future operations and development of the site. The Conceptual Site Redevelopment Plan analyzed vacant and/or underutilized land and buildings, investigated

potential upgrades to existing facilities and/or the creation of new facilities, and recommended improvements to the overall site operations. Utilizing the Redevelopment Plan as a guide, the BLDC and Town will be well positioned to enhance the marina's image as one of the most important and regionally significant public access points on Lake George.

Specific improvements envisioned as part of the Redevelopment Plan include consolidation of facilities, more efficient parking areas, realignment of internal access drives to improve vehicular circulation, improved pedestrian connections to the business district and parks, and stormwater management improvements to provide treatment for direct discharge of runoff and associated sediments from upland areas. In an effort to protect Lake George from aquatic invasive species, a Lake George Park Commission inspection/boat wash station is sited at Norowal. The boat wash station is an enclosed structure that accommodates pull-through car and trailer circulation, hydraulic boatlift, UV light and oxidation treatment system, and a closed loop wash water-recycling system.

- **Bolton Community Center** is a public building used for all appropriate purposes such as meetings and weddings. The building is located on Edgecomb Pond which is used as a popular fishing spot. There is a foot path along the pond for hiking.



Bolton Community Center at Bolton Conservation Park

- **Bolton Recreation Park**

The Bolton Recreation Park and Ballfields are located at 87 Finkle Road on a 39.8 acre parcel on a capped municipal solid waste landfill (closed in 1990's). A new ballfield is under construction on approximately 5 acres of the overall parcel. This field will supplement the existing ballfield located immediately north. A trail system and other amenities are also planned for this site as funding permits.

Hiking and Biking Trails

As many families are visiting Lake George looking for active ways to recreate, it is necessary to provide a greater level of guidance about where it is appropriate for them to hike and bike. Also, there are many more bicycle touring groups that are coming to Lake George for racing events and to train in the

challenging terrain. To meet these new trends, the Towns of Hague, Bolton, Lake George, Ticonderoga and the Village of Lake George have developed a detailed master plan for hiking and biking opportunities along the west side of Lake George with the goal to create a world class destination for hiking and biking for current and future generations. The Trails Master Plan[36] provides a graphic inventory of the public trails and illustrates potential opportunities to create trail loops and close trail gaps throughout the west side of Lake George. It also provides a wide range of physical trail improvements, programmatic and marketing opportunities for promoting and implementing the plan's recommendations.

The Town of Bolton hiking trail that attract thousands of visitors each year include Tongue Mountain, Cat and Thomas Mountain Preserve, Amy's Park, and The Pinnacle. **Map 5 - Public Access and Recreation,** illustrates the town's recreational resources.

- **The Tongue Mountain trail system**[37] contains over 18 miles of foot trails located on the high ridges and along the Northwest Bay shoreline. There are four points of access to the trail system. Two of these points are reachable by land, one being in Clay Meadow and the other at the summit of the Tongue Mountain highway, both on Route 9N. The remaining two points can be reached by water, one at the point of the Tongue and the other at Five Mile Mountain Point. The most popular section of the system follows the ridge of Tongue Mountain 10 miles from its point on the lake to Route 9N, 12.2 miles north of Bolton Landing. Attractions include spectacular views, diverse woods, marshes, cliffs, vernal pools and wildlife sightings.
- **The Cat and Thomas Mountain Preserve**[38] is approximately 2,000 feet at its highest elevation and includes a quick spur trail that ends with a spectacular view of the Adirondacks to the west. The Blue Trail meets up with the Blue Ridge trail where hikers can continue south to Cat Mountain. The Orange Trail to Thomas Mountain follows an old logging road, winding 716 feet up the mountain to end at a quaint cabin that provides shelter and space to rest. The Yellow Trail to Cat Mountain also follows a logging road, cutting south from the Orange Trail approximately 0.15 miles past the gravel pit. The logging road continues for 1.3 miles before turning off of the road to ascend 736 feet to the summit of Cat Mountain. The summit offers a 270° view of Lake George and the Adirondacks. The second half of the Yellow Trail is rocky and has less stable footing.
- **Amy's Park**[39] is a beautiful property of ponds, marshes and forests in the uplands of Bolton Landing located between Padanarum and Trout Falls Roads. Lake George Land Conservancy has created two hiking trails for passive recreation, exploration and education, both of which include lookout areas to view the active beaver pond and its resident wildlife. The northern pond will remain as a wilderness area, accessible primarily by canoe or a woodland trail where visitors can enjoy the rare experience of wilderness in Bolton Landing.

[36] Trails Master Plan for the West Side of Lake George - http://www.boltonnewyork.com/upload_files/public-notices/201207%20Lake%20George%20Trails%20Master%20Plan%20Draft_2013-04-17_Draft%20FinalRED.pdf

[37] Trail Information for the Eastern Adirondacks - http://www.dec.ny.gov/outdoor/9199.html

[38] This 1,909-acre parcel was acquired by LGLC in 2003 and sold to New York State in 2013. It is now part of the Adirondack Forest Preserve - http://www.lglc.org/NaturePreserves/CatMountain/

[39] This LGLC preserve includes the headwaters for Indian Brook and contains important wildlife habitat within its large, unfragmented forest and wetland complexes- http://www.lglc.org/preserves/amys-park/

- **The Pinnacle** is a 73-acre highly visible local landmark overlooking Lake George, was protected through a partnership between LGLC, the Town of Bolton, and the FUND for Lake George, plus the financial contributions of nearly 300 individuals, families, businesses and foundations. The land is contiguous to other protected lands and is a key part of the Bolton community trail system. The conservation of this land also contributes towards the protection of the Finkle Brook watershed, one of the lake's major tributaries. LGLC monitors the conservation easement and manages the property's recreational trails for the Town of Bolton.

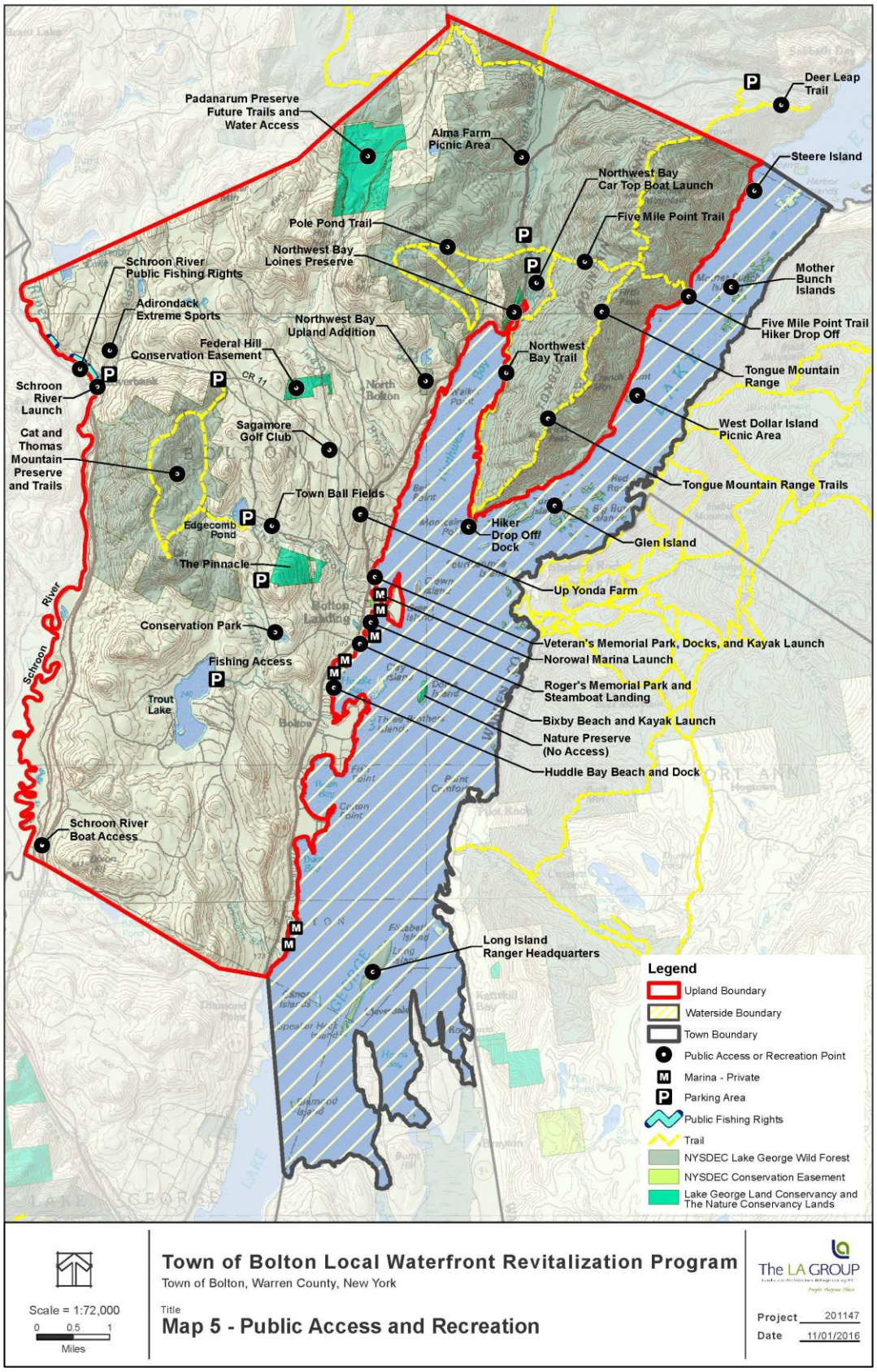


View from the Pinnacle

Expanding Tourism

The Town of Bolton is perceived as a destination for travelers interested in outdoor recreation, sightseeing, and rest or relaxation. To expand on this image, the five principles annunciated by the National Trust for Historic Preservation provide a strong framework for discussing how to implement an expanded tourism economy without detracting from the high quality of life of local residents and without harming the fragile environment of Lake George. These principles fit into the existing framework of Lakes to Locks Passage: The Great Northeast Journey program. The Town of Bolton could actively participate in this initiative by:

- Developing a visitor center that serves as both an information and interpretive center;
- Providing experiences such as bicycling, boating and hiking,
- Actively contributing towards conserving and improving the environment;
- Providing a branding and "seal-of-quality" that has international recognition;
- Focusing on authenticity and quality of experience;
- Preserving and protect resources; and
- Collaborating with partners to find the fit between a community and tourism.


Padanarum Preserve
Future Trails and
Water Access
Alma Farm
Picnic Area
Deer Leap
Trail
Steere Island
Northwest Bay
Car Top Boat Launch
Five Mile Point Trail
Pole Pond Trail
Northwest Bay
Loines Preserve
Schroon River
Public Fishing Rights
Adirondack
Extreme Sports
Mother
Bunch
Islands
Five Mile Point Trail
Hiker Drop Off
Northwest Bay
Upland Addition
Federal Hill
Conservation Easement
Northwest
Bay Trail
Tongue Mountain
Range
Schroon
River
Launch
Cat and
Thomas
Mountain
Preserve
and Trails
Sagamore
Golf Club
West Dollar Island
Picnic Area
Tongue Mountain Range Trails
Town Ball Fields
Edgecomb
Pond
Hiker
Drop Off/
Dock
Glen Island
The Pinnacle
Up Yonda Farm
Conservation Park
Veteran's Memorial Park, Docks, and Kayak Launch
Norowal Marina Launch
Fishing Access
Roger's Memorial Park and
Steamboat Landing
Trout
Lake
Bixby Beach and Kayak Launch
Nature Preserve
(No Access)
Huddle Bay Beach and Dock
Schroon River
Boat Access
Long Island
Ranger Headquarters
Legend
Upland Boundary
Waterside Boundary
Town Boundary
Public Access or Recreation Point
Marina - Private
Parking Area
Public Fishing Rights
Trail
NYSDEC Lake George Wild Forest
NYSDEC Conservation Easement
Lake George Land Conservancy and
The Nature Conservancy Lands
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
Title
Map 5 - Public Access and Recreation
The LA GROUP
Project 201147
Date 11/01/2016

Natural Resources

Geology and Topography

The Town of Bolton is amidst the majestic Adirondack Mountains and the breathtaking Lake George shoreline. From the waterfront to the uplands, the topography climbs nearly 1900 feet. The Town's highest point is Five Mile Mountain along the Tongue Mountain Range, reaching approximately 2240 feet. Cat Mountain is another high point of 2030 feet that rises to the west of Bolton Landing. According to the Lake George Association, the rocks that make up these mountains are among the oldest rocks observable in the Northeast. They are also among the least disturbed. Geologists term today's entire Adirondack region the Adirondack "dome" or Adirondack "suite." This Adirondack dome has been created as if pushed from beneath by a giant fist. The cause of this uplift in the Grenville Rocks or Grenville Province is unknown, but is probably related to thermal forces in the earth's upper mantle. This uplift feature, which we now see as the Adirondacks, is still rising and therefore represents a rather recent event on the geologic time scale uplift. The Grenville Province is a giant ancient slab of bedrock extending from Labrador to Mexico. In most regions this bedrock is covered with thick layers of sediment and erosive debris. The rock is exposed only in the Adirondacks and throughout extensive regions of Quebec and Labrador. The veneer of younger sediments is not present in these exposed areas and shows us a part of our continent before any plate collisions occurred. Only the extensive Precambrian Canadian Shield centered near Hudson Bay display older rocks than those surrounding Lake George.

Before the age of the glaciers, a very recent event in geologic time, the region which we see now as the depression at the bottom of Lake George, looked quite different than it does today. Numerous geological faults occurred as the land uplifted throughout the region. One of the most prominent of these faults is the McGregor Fault, which extends from Saratoga to Lake George. It is the primary fault forming the western boundary of the Lake George depression. One can often see this escarpment traveling along the Northway from Saratoga to Glens Falls. Another fault formed the depressions on both sides of Tongue Mountain. The region we now call the lake bed, was a depression formed by these up/down faults called a "graben."

The primary concern regarding Bolton soils is their thin quality and the presence of bedrock. In many locations, these elements create an unfriendly environment for septic system development and the absorption of stormwater. These weaknesses promote the erosion of soils on the hillsides and shoreline of Lake George and increase pollution levels of Lake George.

The Town of Bolton has an abundance of magnificent and ecologically significant landscapes. **Map 5- Public Access and Recreation** illustrates the town's natural resources.

Steep Slopes and Scenic Resources

The mountainous terrain of Bolton's Adirondack Mountains yields extreme steep slopes in some areas. While providing scenic value to the town with extraordinary views of and from Lake George, these areas are prone to erosion and instability when disturbed. In combination with development practices, steep

slopes can produce high erosion and runoff levels that carry large sediment and nutrient loads into downstream waterways.

Within the WRA, steep slopes are generally located along the eastern and sometimes southern ridges. Most of the high percentage slopes are located west of NY 9N except in the northern portion of the WRA, along Northwest Bay. Many of the steep slopes can be seen to the west, while traveling north along NY 9N in the Town of Bolton. Three ridges between Edmunds Brook and the Huddle have steep slopes, many of which exceed a 40% grade, a ridge just north of Huddle Brook and west of Huddle Bay also contain steep grades greater than 40%. To the west and directly north of the Bolton hamlet, steep slopes are present, although the majority of the steep slopes are under 40% grade.

Traveling northward along the western shoreline of Northwest Bay the steep slopes are fewer and farther between, however many of them are situated to the east side of NY 9N and very close to the lakeshore. At these locations, nutrients and sediments from stormwater runoff and inadequate septic systems have a short and direct path to the waters of Lake George. The north end of Northwest Bay has even steeper slopes that sit along the shoreline as well as a large contiguous section of slopes greater than 40%. Most of this land is part of the State Forest Preserve.

Bolton residents and visitors place great value on the Town's natural resources. Protecting ridgelines, hillsides, and steep slopes from development helps to preserve unique environmental qualities, retain aesthetic qualities, and protect water quality from increased erosion and sedimentation. While there is community support to maintain existing vegetated ridge and unencumbered ridge views, there is also a strong desire from homeowners for unobstructed views of the lake. The contradiction between preserving the views from Lake George up onto the hillsides versus the desired views from hillsides onto Lake George can be balanced and managed through standards developed in a steep slope and ridgeline protection ordinance.

Approximately 15% of the steep slopes in Bolton fall within the WRA. Steep slopes comprise 6% of the land within the WRA. Of those 6% steep slopes, 40.5% are located on vacant land, which suggests that the percentage slope is limiting development on those lands. It is important to control further development on steep ridges and ridge tops for a number of reasons:

1. Development of property removes vegetated ground cover that acts as a sponge to absorb water and nutrients, resulting in increased runoff;
2. The exposed soil is subjected to erosion by the wind, rain, and freeze and thaw, causing sedimentation and nutrient loading in streams;
3. The addition of impermeable surfaces such as buildings and pavements further increases stormwater runoff; and
4. The viewshed for the Town must be preserved to secure the integrity of Bolton's natural character.

One of the tools the town should consider is Low Impact Design (LID), a sustainable stormwater practice that works with natural forces to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bio-

retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. This approach could supplement the current site plan review standards.

Also, to protect the scenic value of the hillsides, a set of guidelines should be developed by the town to frame the development in a manner that blends with the surrounding environment. These could include:

- Requiring natural building materials, colors, and textures designed to blend in with the environment;
- Prohibiting development along and/or projecting above ridge lines and discourage development at other visually prominent locations; and
- Shielding all outdoor lighting fixtures.

Wetlands

Wetlands are among the most productive ecosystems in the world. They are characterized by hydric soils, diverse hydrophyte vegetation, and numerous species of fauna. Their high plant biomass provides food, habitat, and protection for many species of vertebrates and invertebrates. In addition, wetlands are valued for their ability to improve water quality by filtering nutrients, sediments, and minerals. The Adirondack Park Agency (APA), under the Freshwater Wetlands Act[40] and the Adirondack Park Agency Act[41], manages the wetlands located within the Adirondack Park, and, implicitly, in the Town of Bolton.

The APA defines wetlands as: "Any land which is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp, or marsh which are either (a) one acre or more in size or (b) located adjacent to a body of water, including a permanent stream, with which there is free interchange of water at the surface, in which case there is no size limitation."

Construction, as well as other disturbances to wetlands and their adjacent areas, is guided by a variety of federal, state, and local regulations. A case-by-case review of the type, size, and location of wetlands is needed as regulations vary based on these factors. Agencies involved in project development include New York State Department of Environmental Conservation, Adirondack Park Agency, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency (EPA), and local government.

Map 6 - Natural Resources, shows state and federal regulated wetlands within the Adirondack Park (APA and USFWS). Within the Bolton WRA, wetlands are scattered similar to the rest of the region; however, some are of significant size and quality and are worth addressing specifically.

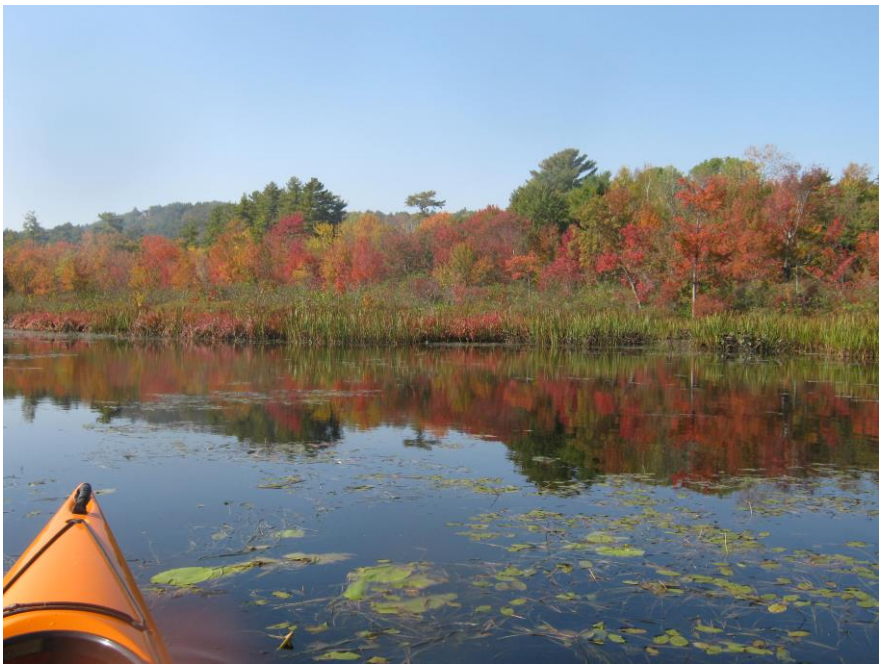
- A 72-acre wetland, known as Bolton Swamp, is located near Fish Point on the narrow land that stretches between Basin Bay and Huddle Bay.
- Another 16 acres of wetland is located adjacent to the north of Huddle Bay itself. This area is considered a deep-water wetland and should be protected from development.

[40] Title 23 of Article 71 of the Environmental Conservation Law (Article 24-Freshwater Wetlands) - http://www.dec.ny.gov/docs/wildlife_pdf/wetart24a.pdf

[41] Adirondack Park Agency Act - http://www.apa.ny.gov/Documents/Laws_Regs/APAACT.PDF

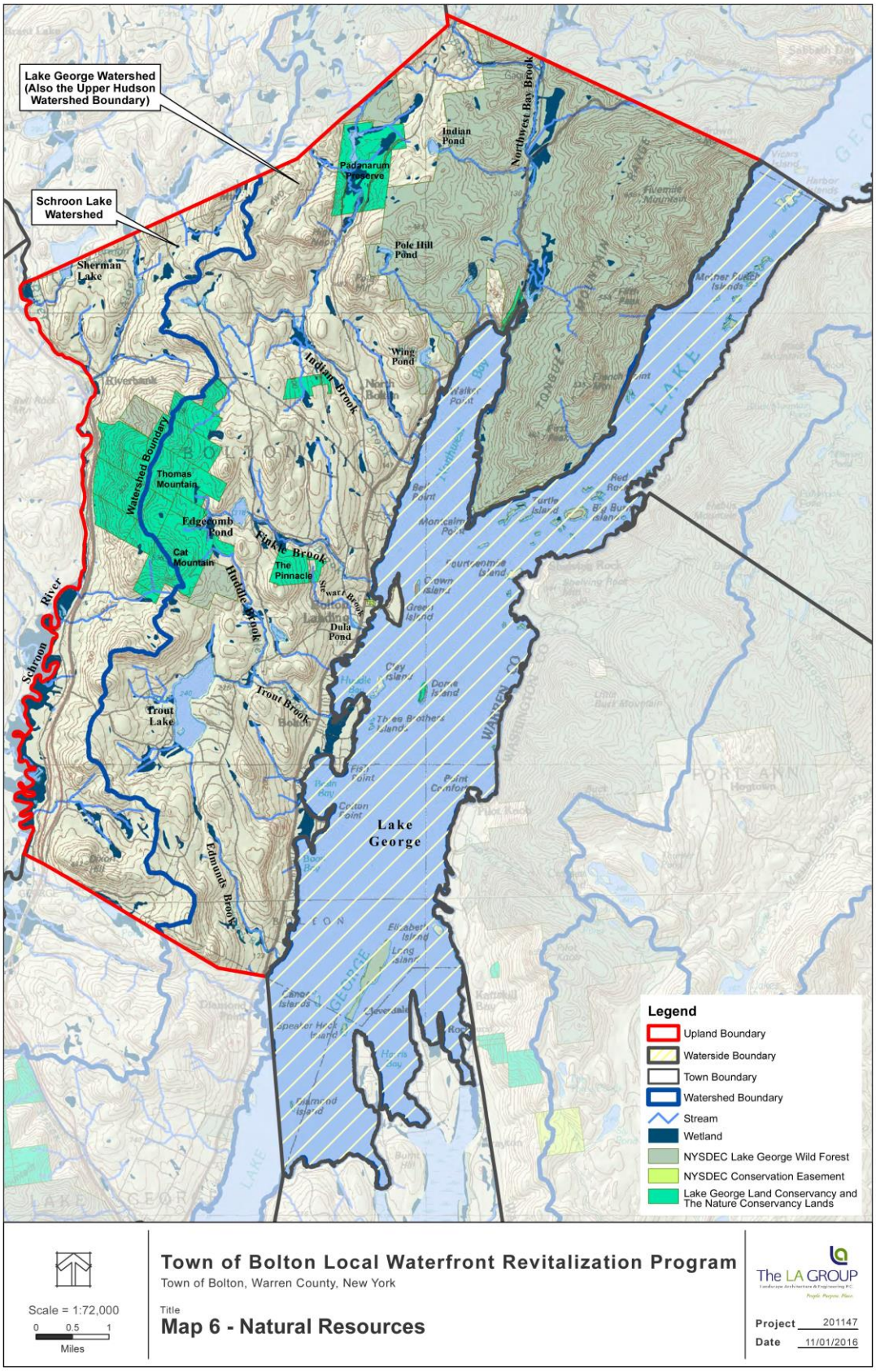
- Another sizable marsh, of about 39 acres, is situated near Cotton Point, along the narrow portion of the peninsula between Boon Bay and Basin Bay. This wetland, known as Cotton Point Swamp and Bolton Swamp, supports a rare bog community of Black Spruce and Tamarack.
- Following the shoreline northward, a 7-acre and a 3-acre wetland are positioned along Basin Bay's shore.
- Two wetlands at the south end of Trout Lake, one to the north of South Trout Lake Road (21 acres), and one to the south of South Trout Lake Road (36 acres), are both of significant size.
- Another wetland to the north of Trout Lake is 13 acres area, and there are several smaller wetlands scattered around Trout Lake.

Special attention and consideration for protection should be paid to these areas, as well as other wetlands, during any project development. Wetlands are critical in helping to alleviate the nutrient and sediment loads that are being flushed from upland slopes down into tributaries and eventually into Lake George. The slow incremental destruction of wetlands due to filling and dredging activities, erosion, and the invasion of non-native species, has led to the loss of critical habitat and the loss of the important water filter function performed before water reaches Lake George.



Huddle Bay Wetland

Also, there is continuing destruction of the small vernal ponds around the watershed that provide important habitat for niche species such as turtles and salamanders. One of the most effective ways of controlling land uses and protecting wetlands is through the purchase of conservation easements. The LGLC actively pursues this strategy by continuing to identify and purchase conservation easements within the watershed. This program of land acquisition is supported by the LGLC's internal generation of


Lake George Watershed (Also the Upper Hudson Watershed Boundary)
Schroon Lake Watershed
Sherman Lake
Padanarum Preserve
Indian Pond
Northwest Bay Brook
Pole Hill Pond
Wing Pond
Indian Brook
Watershed Boundary
Thomas Mountain
Edgecomb Pond
Cat Mountain
Fight Brook
The Pinnacle
Dula Pond
Hudlatz Brook
Schroon River
Trout Lake
Trout Brook
Edmunds Brook
Lake George
Legend
Upland Boundary
Waterside Boundary
Town Boundary
Watershed Boundary
Stream
Wetland
NYSDEC Lake George Wild Forest
NYSDEC Conservation Easement
Lake George Land Conservancy and The Nature Conservancy Lands
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
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Map 6 - Natural Resources
The LA GROUP
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financial resources and through the support and collaboration of partners and other benefactors[42]. In addition, the Adirondack Park Agency and the Department of Environmental Conservation continue to jointly identify and map wetlands, as well as advance protection programs. The LGLC continues to pursue an expanding program of identification and mapping of nuisance terrestrial species in wetland areas. The LGLC then harvests nuisance species as a means of minimizing their impact on critical wetland areas.

To aid in these efforts, the following priority actions as outlined in the Lake George Watershed's Status of Accomplishments and Future Priorities report[43], should be generally supported by the Town:

- Continually update the inventory and mapping of wetlands throughout the watershed, as the basis for a comprehensive wetlands management program;
- Initiate preparation of a watershed wetlands management and protection plan;
- Develop nutrient budgets for wetlands within the watershed to understand their value in filtering pollutants which would otherwise enter Lake George; and
- Identify trends and changes of wetlands within the watershed, including their size and environmental health.

Enforcement of existing wetlands regulations and the purchase of conservation easements to protect sensitive wetlands areas are the most effective tools to permanently preserve the wetlands in the Lake George watershed.

Lakes and Ponds

Lakes and ponds in the Town of Bolton include Lake George, Trout Lake, Edgecomb Pond, Edgecomb Reservoir, Wing Pond, Pole Hill Pond and Indian Pond. The following provides descriptions of the four main waterbodies.

- **Lake George**[44] is a thirty-two mile long lake that stretches from Lake Champlain, near Ticonderoga, south to the Village of Lake George. The 45 square miles of surface of Lake George spans an average width of 1.33 miles, has 176 miles of shoreline, an average depth of 70 feet, and a maximum depth of 196 feet. The lake lies at an elevation of 320 feet above sea level and its 233 square mile watershed is a portion of the Lake Champlain Basin. Lake George drains to the north into the La Chute River which drains into Lake Champlain. The Town's boundary extends across the lake to the eastern shoreline abutting the towns of Dresden, Fort Ann, and Queensbury. Of Lake George's total 45 square miles, 26.7 square miles of the lake are within the Town of Bolton. Its spring fed waters make it known for its clarity and its AA-Special classification as drinking water by New York State. Despite this very high classification for the

[42] Founded in 1988, the Lake George Land Conservancy (LGLC) uses progressive conservation strategies to work with landowners, government officials, conservation partners, volunteers, and supporters aimed at securing the protection of special natural places for future generations to enjoy - http://www.lglc.org/about/

[43] Status of Accomplishments and Future Priorities developed by the Lake George Watershed Coalition, formerly known as the Lake George Watershed Conference - http://www.lakegeorge2000.org/watershed_report.pdf;

[44] Lake George countouhttp://www.dec.ny.gov/outdoor/89511.html

Lake's water quality, Lake George is also on New York's 303(d) list, a list of impaired waterbodies as impaired from silt and sediment caused by stormwater runoff and erosion.

In 1988 the Lake George Park Commission designated all land lying under Lake George and within 500 feet of the mean high-water marks, and wetlands located adjacent to the waters of Lake George and all land within 500 feet of such wetlands to be a critical environmental area[45]. This designation affords Lake George an extra level of protection under the law particularly during the land use and development process.

- **Trout Lake**, originally referred to as Reese's Pond, formerly known as Reese's and Bolton Pond, is nearly completely privately owned. This natural glacial lake has an outflow at its northeast end where it flows into Huddle Brook. It is approximately 1.5 miles long and a half-mile wide. It has an average depth of 20 feet and a maximum depth of 70 feet[46]. Only one ten foot portion of land currently serves as an informal public access site on the east end of Trout Lake. This access is owned by Warren County and there is an active easement which permits hand carried boats to the waterfront. Trout Lake is known for its fisheries and is stocked annually by DEC[47].

  Trout Lake is primarily a residential lake. Trout Lake is an important natural resource in the community and it is important to monitor its long term water quality trends. Volunteers monitored the lake under the Citizens Statewide Lake Assessment Program (CSLAP) for some years but this has been discontinued. This nationally recognized lake monitoring program organizes and trains volunteers to collect lake water samples, participate in special studies, and promote statewide lake stewardship. The Lake George Association participates in CSLAP, and the Town is interested in reactivating its participation.

- **Edgecomb Pond**, a 35-acre reservoir along Edgecomb Pond Road, near the intersection of Edgecomb Pond Road and Finkle Brook, is the public water supply for the Town of Bolton. The municipal system consist of approximately 8 miles of distribution lines serving residents and business in an area roughly bound to the west by Edgecomb Pond and Potter Hill Road, to the north by Valley Woods Road to the east by Lake George including the Sagamore, and to the south by Trout Lake Road. The water treatment plant is located on the northeast shore and the outflow is controlled by a 13-foot high concrete dam. A significant portion of the watershed is protected from development by Town-owned lands and lands owned by the Lake George Land Conservancy.

- **Conservation Park Pond** is the pond adjacent to the Bolton Conservation Park and Community Center. This pond is otherwise undeveloped and therefore is rich with wildlife provides fishing opportunities, kayaking and hiking around a portion of the pond's perimeter.

[45] Rules and regulations of the Lake George Park Commission - http://www.lgpc.state.ny.us/Regs.html
[46] Trout Lake Contour Map - http://www.dec.ny.gov/docs/fish_marine_pdf/trtlkmap.pdf
[47] 2014 Fish Stocking in Warren County - http://www.dec.ny.gov/outdoor/23221.html



Conservation Park Pond

Streams

The Town of Bolton has three of the largest streams in the Lake George basin: Northwest Bay Brook, previously called Beaver Brook, Indian Brook, and Finkle Brook. Other brooks flowing through the town are Edmonds Brook and Huddle Brook, originally known as the Trout Lake Brook.

All Lake George tributaries in Bolton are Classified "AA" Special. The Schroon River is Class "A" and generally speaking, all tributaries for the Schroon River in Bolton are Class "AT." Pursuant to 6 NYCRR Part 701, Class "AA Special" (AA-S) Fresh Surface Waters are waters which are suitable for all uses except for the disposal of sewage, industrial wastes or other wastes. These uses would include: drinking water, culinary or food processing purposes; primary and secondary contact recreation; and fishing. This classification applies to all surface waters within the Lake George Watershed.

- **Northwest Bay Brook** is the single largest sub-watershed in the Lake George Basin (DFWI, 1998). The Northwest Bay Brook watershed is forested, with mixed evergreen and deciduous forests. Little commercial or residential land use exists within the watershed. The only commercial use is periodic logging of the upper portions of the watershed. One significant highway, NYS Route 9N, follows relatively close to the brook for 2.5 miles from Northwest Bay before veering off over the Tongue Mountain range. There are also scattered seasonal homes within the watershed. A stream monitoring station was established at Northwest Bay Brook at the Route 9N Bridge in July 1997 to serve as a baseline station in a relatively undeveloped area for comparison purposes with more developed sub-watersheds in the Lake George basin.
- **Finkle Brook's** main channel is approximately three miles long, extending upstream in a general northwest direction from its mouth at Lake George. Finkle Brook originates north of Cat Mountain and flows into and out of Edgecomb Pond down through the hamlet area of Bolton Landing where it flows under Route 9N just north of Veterans Memorial Park. Edgecomb Pond is 35 acres and is a drinking water source for approximately 1,800 residents in the Town of Bolton. The Finkle Brook sub-watershed spans for approximately 4.45 square miles. Development in this

sub-watershed is largely residential, with high densities in the hamlet of Bolton Landing. Approximately 65% of the watershed is forested and only 1% of the sub-watershed is impervious, much of which is close to the stream and a source of sedimentation and other pollutants. The Finkle Brook sub-watershed includes the highway department, the transfer station, and the stream is closely bordered by roads, such as Valley Woods Road and Horicon Avenue. Together, these have affected the water quality and condition of Finkle Brook.

The Finkle Brook delta is situated at Bolton Landing, west of Green Island where it is sheltered from waves generated by the broader lake to the southeast. The island assists in creating a lower energy setting for the stream outlet. Finkle Brook and its tributaries are listed as a impaired waterbodies on the New York State Department of Environmental Conservation 303(d) list for silt and sedimentation from urban stormwater runoff and erosion. A substantial delta has formed at the mouth of Finkle Brook, which has created navigational problems, and impeded fish migration. Since the 1970s relatively high levels of sodium, chloride and nitrogen have been found in Finkle Brook and have increased over the years. High sodium and chloride levels are associated with road deicing practices in the sub-watershed, which contribute to the high specific conductance levels commonly observed in this stream. Specific conductance is a general measure of in-stream pollution and commonly associated with salt pollution.

Finkle Brook has repeatedly had extremely high specific conductance levels that far surpass any other stream in the Lake George watershed. These levels increase substantially sample sites, where specific conductance was almost 30 times greater when compared to levels upstream at the outflow of Edgecomb Pond.

- **Indian Brook** is small brook comprised of a 4.1 square mile watershed in a relatively low density area of the town. The main channel of Indian Brook is approximately six (6) miles long, extending upstream in a general northwest direction from its mouth at Lake George. Indian Brook is included on the New York State Priority Waterbodies List (PWL). The PWL is maintained by the New York State Department of Environmental Conservation (DEC) as a component of its Unified Watershed Assessment prepared by the DEC in accordance with state requirements under the federal Clean Water Act. The PWL is a list of surface waters determined by the DEC, with public input, to have their uses precluded, impaired, stressed or threatened. Indian Brook is included on the PWL as an impaired water body, with fish propagation identified as the primary use impairment, and silt and sediment from road sand and other sources identified as primary pollutants (DEC, 1996).

  The Indian Brook delta is situated along a long straight stretch of exposed shoreline along the western side of Northwest Bay in Lake George. The mouth of Indian Brook is near the southern end of the delta, and a smaller unnamed tributary brook that is approximately 1400 feet to the north of Indian Brook, is near the north end of the delta. This northern tributary brook appears to have its own much smaller delta.

  A number of stormwater management improvements have been accomplished in recent years including roadside drainage improvements at several critical roadways which are directly adjacent to the brook, repair of significant erosion problems at several locations where the brook crosses roads, in stream controls and enlargement of an existing small retention basin.

The result of these improvements is that stormwater now enters the brook with less velocity, carrying less material. The two sediment basins capture sediment carried during high flow events and the vegetation in the wetlands capture the nutrients. The sediment and nutrients in the water remain in the basins and wetlands before the water flows into the Lake. The Indian Brook delta was dredged in 2015.

Land development and stormwater runoff have been of particular interest around Lake George since the late 1960's when the International Biological Program (IBP) related stream water chemistry to lake water chemistry. In the early 1980's, the Lake George Urban Runoff Program, part of the National Urban Runoff Program (NURP) connected land development to diminished water quality. The study determined that surface runoff contributes 83% of the phosphorus loading to the lake, with developed watersheds contributing 46% of the loading while comprising only 5% of the land area. Stormwater runoff has been identified as the primary source of nutrient, bacterial contaminant and pollutant loading to Lake George (Sutherland et al, 1983; Hyatt et al, 1992; Stearns and Wheeler, 2001). Surface runoff also contributes large amounts of erosion-derived sediments to the lake. The rapid growth of deltas at the outflow of major tributaries alters habitats for native plant and animal species, hinders navigation, and encourages the establishment of invasive species.

Streams account for approximately 57 percent of the Lake George water supply. Research in the Lake George watershed indicates that maintaining intact natural stream corridors is essential in improving the quantity and quality of stormwater before it enters streams. Mitigating stream corridors that are compromised is a critically important initiative that the Town of Bolton entirely supports.

The continued coordinated water quality research of the DFWI and DEC should continue to be supported. This includes the long-term operation of gauging stations at Finkle, Stewart, and Indian Brooks involving the water quality monitoring and analysis of these streams as it relates to impacts of upland development and implementation of stormwater remediation projects.

The NYS Citizens Statewide Lake Assessment Program[48] is an important initiative that the Town supports. The volunteers involved should be celebrated and the data results reported widely to all residents.

Fish and Wildlife

Lake George has a "two-story" fishery; both warm water fish, such as perch, bass, and sunfish and cold water fish, such as lake trout and salmon, are found in the Lake. There are a total of 36 fish species in the Lake George watershed. Lake George is stocked annually with about 1500 10 to 11 inch and 34,000 six to seven inch land-locked salmon. Lake trout have also been stocked- typically about 5000 seven inch trout. Other fish species in the lake include Atlantic salmon, bullhead, chain pickerel, largemouth bass, pumpkinseed sunfish, smallmouth bass, smelt, sunfish, trout, and yellow perch. General statewide fishing regulations are applicable in Lake George. In addition, open season for yellow perch, trout and sunfish lasts all year, with no minimum size but a daily limit of 50 (five for trout). The open season for

[48] The Citizens Statewide Lake Assessment Program (CSLAP) is a volunteer lake monitoring and education program that is managed by DEC and New York State Federation of Lake Associations (NYSFOLA). http://www.dec.ny.gov/chemical/81576.html

lake trout and land-locked also lasts all year, with daily limits of two fish and minimum lengths of 23 inches for lake trout and 16 inches for land-locked salmon.

The quality of the fishery life is a major indicator of water quality. In 2011, the Darrin Fresh Water Institute launched a study of Lake George fish and their habitat. Using hydro-acoustics and underwater videography, Darrin's researchers will assess the status of Lake George's lake trout and salmon populations. That hard data will assist DEC in formulating policies for Lake George fisheries. A major component of the study will be a comparison of fish populations in healthy sections of the lake with those in the so-called "dead zones," the water quality-impaired areas in the south basin. One of the potential outcomes is finding out more about how land use practices are affecting ecological systems in the lake.

Aquatic invasive species such as the spiny water flea[49] could have profound impacts on Lake George fisheries. The movement of uncertified bait fish from one water body to another could be leading to the introduction of aquatic invasive species (AIS).

While the lake fishery is considered good, fishery habitat in the lake is affected by sediment as well. Sand applied to roads during the winter and sediment from erosion runs off into tributary streams, and eventually the lake, during spring snowmelt and other high flow events. Once in the streams and lake, sand and silt fills in gravel spawning beds and acts to decrease salmonid spawning success, limit macro-invertebrate production, and increase the winter mortality of fish and invertebrates. Additionally, fish migration and spawning is known to be restricted by low water depths over the deltas at the mouths of numerous lake tributaries.

Specific issues related to fish and wildlife:

- NYSDEC's program to monitor fish populations for diseases of concern such as viral hemorrhagic septicemia (VHS), and the regulations designed to stop the movement of uncertified bait fish from one water body to another should be supported;
- A greater level of protection to the endangered timber rattlesnake[50] by increasing visitor awareness of the value of the species and the laws protecting the species is needed; and
- A local resolution prohibiting the movement of uncertified bait fish from one water body into Lake George is needed.

Ecological Communities

An ecological community is a variable assemblage of interacting plant and animal populations that share a common environment. The map image below provides a general location of significant plant, animal and geologic features in the Bolton region.

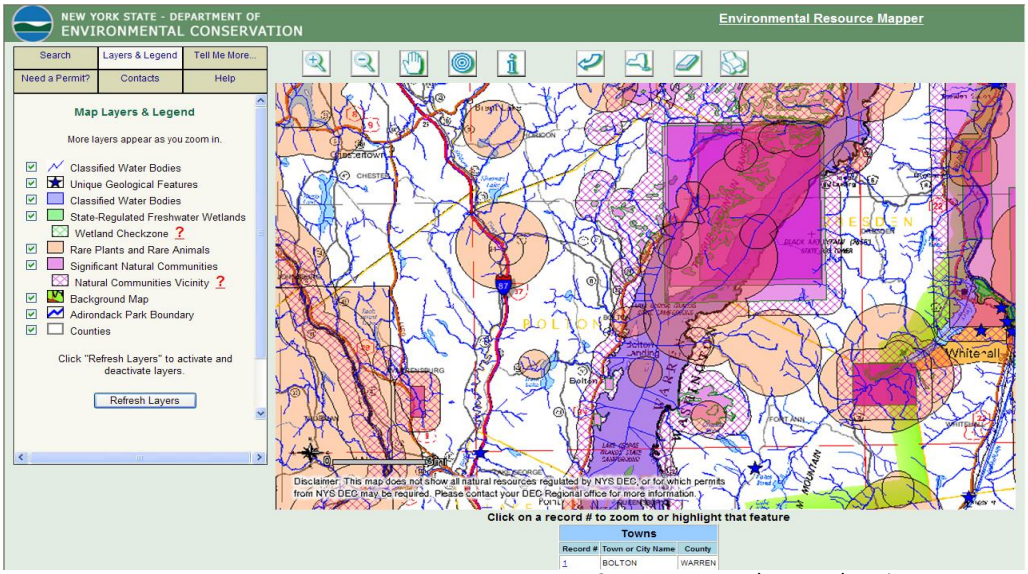
As part of the New York Natural Heritage Program inventory, a classification has been developed to help assess and protect the biological diversity of the state. The Natural Heritage Program inventory work allows us to maintain a regularly updated database of information on rare animals, rare plants, and

[49] Spiny Water Flea Confirmed in Lake George - http://www.dec.ny.gov/press/83913.html
[50] Endangered timber rattlesnake - http://www.dec.ny.gov/animals/7147.html

significant natural communities of New York State. This inventory also provides a ranking system for determining priorities for conservation and management of New York State's significant natural areas.

Lake George is an oligotrophic lake, an aquatic community that typically occurs in a deep, steeply banked basin low in nutrients, with blue or green clear water with high transparency, and an abundance of oxygen all year, in all strata. The profundal zone[51], located below the range of effective light penetration, includes many species, but the abundance of each species is very low.

Currently Known Distributions of Significant Natural Communities in Bolton[52]



Source: New York Natural Heritage Program

Invasive Species

Macrophytes are aquatic plant species large enough to be seen by the naked eye. Fifty native such aquatic plants have been identified in Lake George and they provide important benefits to the aquatic ecosystem. This is the highest known aquatic plant species diversity of any lake in the Adirondack Park.

The plants provide food and shelter for fish and invertebrates and also produce oxygen, trap sediment, and absorb nutrients such as nitrogen and phosphorous. The water depth, available sunlight, and bottom sediment help to determine the aquatic plants growing in a particular area. If the slope of the bottom is very steep or if the littoral zone is exposed to the continuous pounding of wave action, plants may be scarce. However, many of our shallow bays provide good conditions for plant growth, and commonly support Duck Celery (Vallisneria Americana), Coontail (Ceratophyllum demersum), and Pipewort (Heterantera dubia), along with a variety of types of pondweeds (Potamogeton spp.). Lake George also boasts four native milfoil species, including one that is threatened in New York State.

Some macrophytes are non-native and have become a costly nuisance in Lake George. The aquatic invasive species (AIS)[53] incursion on Lake George was first observed in 1985 and now there are five

[51] Definition of "profundal zone" - https://en.wikipedia.org/wiki/Profundal_zone

[52] Environmental Resource Mapper - http://www.dec.ny.gov/imsmaps/ERM/viewer.htm

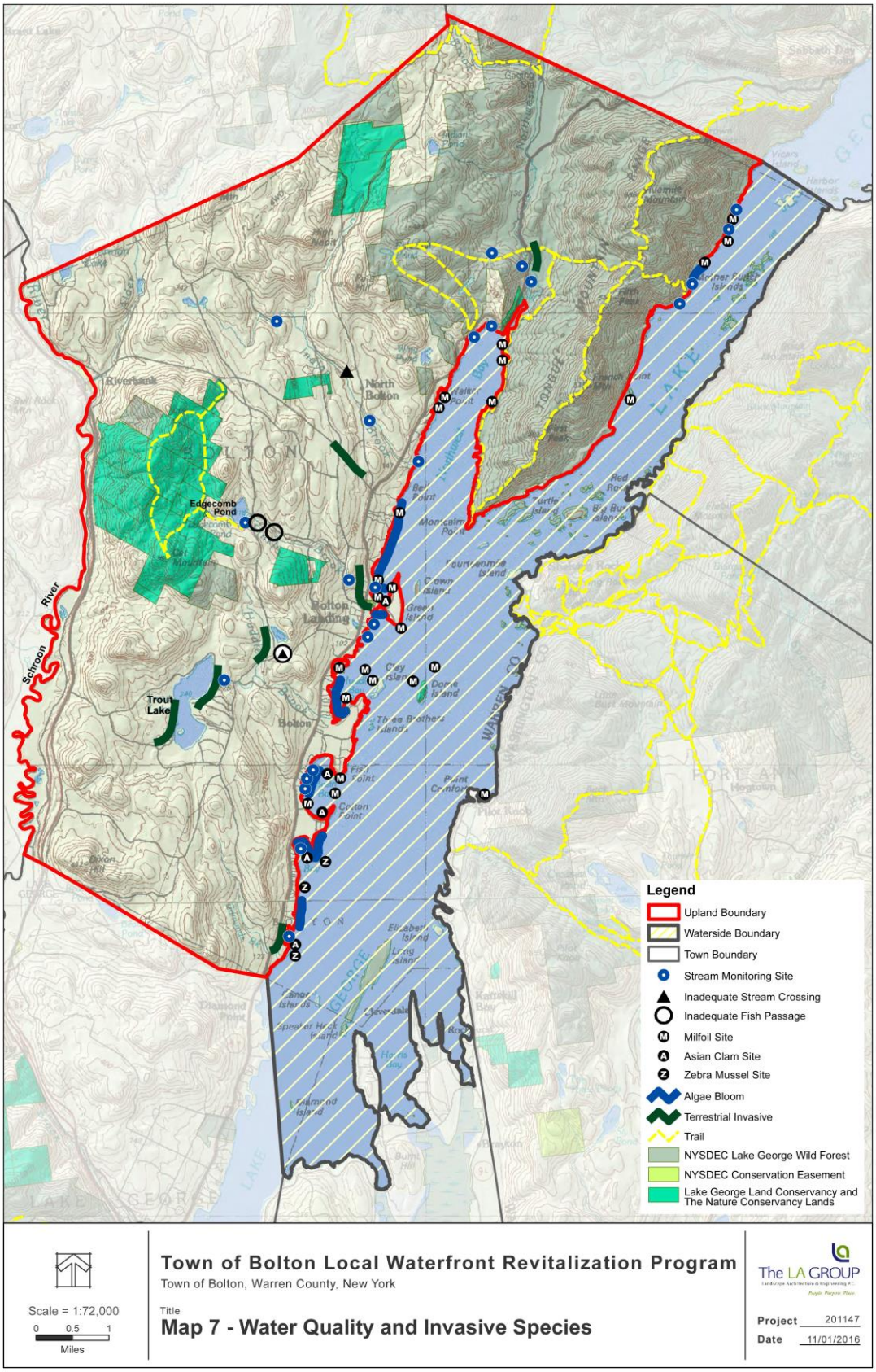
[53] Aquatic Invasive Species (AIS) - http://fundforlakegeorge.org/threats/invasive-species

known aquatic invasive species to contend with: curly-leaf pondweed, Eurasian watermilfoil (EWM), zebra mussels, Asian clams and spiny water flea. The following narrative describes the history and management of each individual species and Lake George has become a laboratory for the study of AIS behavior in oligotrophic lakes. With the discovery of EWM in 1985, numerous specific studies were initiated that assessed the impacts caused by EWM in a lake that had not been previously impacted by invasive plants.

The Lake George environmental and regulatory community enlists a multi-faceted approach to controlling AIS. The strategy is comprised of prevention, monitoring existing AIS, surveillance for new AIS, management of existing AIS, and where feasible, eradication of some AIS. Successful management of AIS is highly dependent on the participation and cooperation of a number of the numerous partners that participate in keeping Lake George a high quality waterbody. The Lake George Association's Lake Steward Program is presently the primary aquatic invasive species spread prevention and education program on Lake George. Lake Stewards are hired to work at marinas and boat launches during the summer collecting data, visually inspecting boats, and talking with the boat owners.

The Lake George Park Commission is reviewing a number of strategies that would address the long-term prevention of the introduction of new AIS to Lake George. LGPC is also considering how to fund this effort and may introduce a mandatory boat inspection and wash program. Over $6.8 million in spending on AIS management over the last 26 years and it is estimated that other costs including permitting and planning expenditures totaled $1.4 million. History indicates that management spending is irregular year to year which makes it extremely difficult to budget, and makes the program less effective. It is important that prevention measures work to establish reasonable and consistent funding levels for future years. **Map 7 – Water Quality and Invasive Species**, illustrates the known locations of AIS in Lake George. A description of each of these AIS is found below:

- **Curly-Leaf Pondweed** is an aquatic invasive and, although it is widespread, it grows marginally and has had minimal impact in Lake George. It is a threat, however, to other lakes and a plan should be developed to prevent its spread outside Lake George. In recent years, curly-leaf pondweed growth habits have changed in New York State and in some lakes; it is able to complete two cycles of growth in a single season (M. Heilman, personal communication, May 2012).
- **Eurasian watermilfoil (EWM)** was initially detected in Lake George in three dense beds in Huddle Bay by the Darrin Freshwater Institute in August 1985. Over a 26-year period EWM spread from 3 sites to 191 sites. The findings caused the Lake George Park Commission, managers of the EWM program since 1995 after taking it over from the DEC, and the Lake George scientific community to carry out a considerable 27-year effort to manage this invasive through hand harvesting, suction dredging, and placement of benthic barriers. Over half the sites are located south of Tongue Mountain, with the highest concentrations adjacent to intensively used areas with marinas in the Village of Lake George and hamlet of Bolton Landing. Shallow bays, including Dunham's, Harris, and Warner, also contained dense beds. In the northern basin, the lakeside hamlets of Hague, Hulett's Landing, Putnam and the outlet to the La Chute River had the highest concentrations of plants. Data show that 173 of the 191 sites have been substantially cleared through management efforts through 2011 (Lycott, 2011).


Legend
Upland Boundary
Waterside Boundary
Town Boundary
Stream Monitoring Site
Inadequate Stream Crossing
Inadequate Fish Passage
Milfoil Site
Asian Clam Site
Zebra Mussel Site
Algae Bloom
Terrestrial Invasive
Trail
NYSDEC Lake George Wild Forest
NYSDEC Conservation Easement
Lake George Land Conservancy and The Nature Conservancy Lands
Scale = 1:72,000
0 0.5 1
Miles
Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York
Title
Map 7 - Water Quality and Invasive Species
The LA GROUP
Project 201147
Date 11/01/2016

A total of 18 sites out of 191 continue to need additional management efforts including maintenance and eradications. Seven of these sites remain dense beds and eleven sites have moderately dense beds. Table 7 indicates a 28 year history of the number of reported EWM sites throughout Lake George and their status at the conclusion of survey years.

Table 7 - History of Eurasian Watermilfoil Sites and Management Outcomes

Year	Total # EWM Sites	Density of Milfoil Growth			Status	
		Bed	Moderate	Scattered	New	Clear
1985	3	3	0	0	3	0
1990	76	13	8	19	10	36
2000	136	28	8	3	2	94
2005	149	18	10	2	1	115
2010	183	9	2	1	4	171
2013	204	14	12	3	3	175
Source: Lycott Environmental, Inc., 2013						

- **Zebra mussels**[54] are small, fingernail-sized, freshwater mollusks that have spread rapidly to all of the Great Lakes and an increasing number of inland waterways in the United States and Canada. The DFWI reports that over 25,000 Zebra mussels were removed from Lake George in 11 areas between 1999 and 2009[55]. Zebra mussels were removed using hand-harvesting techniques. The cost total to date to manage zebra mussels is estimated at $800,000, using predominantly volunteer labor. A Zebra Mussel Task Force was formed in 2000 to address the problem. Today, this task force exists as the Lake George Invasive Species Task Force, and addresses all invasive species.

  Zebra mussels colonize on surfaces, such as docks, boat hulls, commercial fishing nets, water intake pipes and valves, native mollusks, and other Zebra mussels causing enormous economic and ecological impacts. There is good evidence to suggest that Zebra mussels do not thrive in Lake George because calcium levels in the lake are generally lower than the organism prefers. However, local conditions vary and it is too early to tell what course the Lake George colonization will take. Under favorable conditions, Zebra mussel colonies can clog water intakes, cover and sink navigation buoys, litter beaches and attach to docks, boats and boat drive units. They clog the cooling systems of boat motors, causing them to overheat, clog up exhaust pipes, clog bilges, live wells, and ruin props and entire motors. The mussels can wreak havoc on recreational and commercial boating where dense populations are established.

  Zebra mussels feed voraciously and hoard the food they cannot immediately consume by binding it with mucus that makes it unavailable to other animals thereby endangering all the species that feed above them. Zebra mussels feed so efficiently that they may disrupt the freshwater food chains and cause major decreases in fish populations. Zebra mussels mainly are transferred when they attach themselves to boats and trailers and can survive several days out

[54] Zebra Mussels in Lake George - http://www.lakegeorgeassociation.org/what-we-do/Invasive-Species/Zebra-Mussels.asp

[55] Zebra Mussels Removed from Lake George - http://www.lakegeorgeassociation.org/what-we-do/Invasive-Species/documents/zebramusselsremovedfromLakeGeorge-2009.pdf

of water. They also live in a free swimming larval stage for one or two weeks and during this time can be easily transferred to other places. Table 8 indicates that four out of the ten sites were in Town of Bolton waters.

Table 8 - History of Zebra Mussel Sites and Management Outcomes

Location		Date of Discovery	Mussels removed to Date
Lake George Village	Lake George Village	1999	21,278
Cleverdale	Queensbury	2004	1,380
Mossy Point	Ticonderoga	2004	1,816
Sandy Bay	Queensbury	2006	451
Rogers Rock	Hague	2007	231
Yankee Boating Center	Bolton	2007	36
Castaway Marina	Queensbury	2007	47
Treasure Cove-Diam. Pt.	Bolton	2008	188
Beckley's – Diam. Pt.	Bolton	2008	22
Middle Bay	Bolton	2009	26
Total			25,475
Source: Lake George Association			

- **Asian clams** were discovered in 2010 by the DFWI when surveys of 170 potential sites were surveyed. Table 9 indicates a total of four sites were treated by the end of 2011 using 1,148 benthic mats at a cost of $600,000. By December 2012, $1.5 million has been spent to control Asian clams[56]. In the fall of 2012 and 2013, lake wide monitoring efforts was carried out to test for Asian clams lake-bottom samples. Many new areas have been discovered so far by this effort. Mitigation continues, using benthic matting[57].

Table 9 - Asian Clam Population Distributions

Shoreline Location	Location by Town	Date	Type of Treatment
Lake George Village	Lake George Village	2010	Benthic Mats
Middleworth Bay	Bolton	2011	Suction Harvesting and Benthic Mats
Boon Bay	Bolton	2011	Benthic Mats
Norowal Marina	Bolton	2011	Benthic Mats
Lake Forest Acres	Hague	2012	Benthic Mats
Hwang Site	Queensbury	2012	Benthic Mats
Diamond Cove Resort	Diamond Point, Lake George	2012	Benthic Mats
Shelving Rock Bay	Fort Ann	2012	Benthic Mats
Basin Bay	Bolton	2013	Not Treated
Cotton Point	Bolton	2013	Not Treated
Sandy Bay	Queensbury	2013	Not Treated

[56] Asian Clam Management in Lake George, 2012 http://www.lgpc.state.ny.us/PDF/Lake%20George%20Asian%20Clam%20Fall%202012%20Treatment%20Report.pdf

[57] Lake George Asian Clam Eradication Project - http://www.stoptheasianclam.info/

Shoreline Location	Location by Town	Date	Type of Treatment
Million Dollar Beach	Lake George	2013	Not Treated
Glenburnie	Putnam	2013	Not Treated
Source: Lake George Park Commission			

- **Spiny water flea**[58] (Bythotrephes longimanus) is an aquatic invasive zooplankton native to Northern Europe and Asia. The first spiny water flea was found in Lake George at Mossy Point State Boat Launch in 2012[59]. The AIS was first found in 2008 in nearby Great Sacandaga Reservoir, Peck Lake in 2009, Stewarts Bridge Reservoir in 2010, and Sacandaga Lake in 2010, Glens Falls Feeder Canal and Lake Champlain Canal in 2012. It has been found in low densities throughout all of Lake George. The spiny water flea spends a portion of the day in the deep water in the darkness to avoid predation by open water feeding fish. The imported open water feeding fish in Lake George are smelt and small lake trout.

  At dusk, the spiny water flea mitigates vertically as does the *Mysis relicta*, a native large body zooplankton. Both the spiny water flea and *Mysis relicta* feed on algae and may compete for the same size algae if the spiny water flea population will grow rapidly and may out-compete the natives for food. Due to the flea's long tail with small spines along its length, smelt are unable to feed effectively on spiny water flea which causes their size to decrease, which in turn impact the large game fish. This cycle of decrease size of forage base, accumulates causing game fish to become smaller and less numerous.

  Additional fisheries impacts occur when the phytoplankton zooplankton population is disturbed by spiny water flea and spiny hook water flea. The impacts of the spiny water flea on Lake George are unknown.

  At other lakes with a more complex mix of AIS, spiny water flea contributed to the overall collapse of the salmon game fishery.

In late 2012, the Lake George Park Commission organized a committee of local and regional individuals representing agency, nonprofit, business, municipal and tourism sectors who have background and expertise in both the issue and in messaging in general. This committee has met to discuss the various methods and means of a larger and more comprehensive AIS outreach and education plan to reach users of Lake George. The focus of the partners is on AIS prevention. Education and outreach is used in a number of forms and formats to raise the awareness of the invasive species problem, and to reduce the chance of unintentional introduction of invasive species. This educational program relies on all lake users to limit the spread of aquatic invaders.

The LGPC and partners provide one of the most extensive and comprehensive public outreach and environmental education programs in the country related to aquatic invasive species prevention for a specific waterbody. Targeted efforts are believed to be successful at reaching a percentage of the boating population on Lake George, but exactly how much is difficult to quantify. Boat launch stewards report that the majority of people launching at their sites are aware of invasive species issues, including

[58] Spiny Water Flea - http://www.lakegeorgeassociation.org/what-we-do/Invasive-Species/documents/2012SeptSpinyWaterFleaInfoSheet.pdf

[59] DEC's 2012 Press Releases: Spiny Water Flea Confirmed in Lake George - http://www.dec.ny.gov/press/83913.html

prevention strategies, and they act appropriately in response. However, the accuracy of these quick surveys is difficult to verify.



Lake Stewards at Norowal Marina

A second strategy is the implementation of a mandatory boat inspection and boat wash program. Beginning May 15, 2014, all trailered boats being launched into Lake George must undergo an inspection at one of the six regional inspection stations around Lake George before they launch[60]. This rule is intended to prohibit all introductions of invasive species to Lake George, and to provide close management of the primary vector, trailered boats, by providing for the inspection of vessels to ensure that the operators of these vessels have taken steps to prevent the spread of aquatic invasive species. This rule is supported by transport laws in the three counties that surround Lake George which make it illegal to launch or attempt to launch a watercraft into a waterbody with any aquatic invasive species or other plant or animal, or parts thereof, visible to the human eye in, on, or attached to any part of the watercraft, including in live wells and bilges; the motor, rudder, anchor or other appurtenant; any equipment or gear; or the trailer or any other device used to transport or launch a watercraft that may come into contact with the water.

Another tool for AIS management will be the DEC update of New York's Aquatic Invasive Species[61] Plan. A draft is expected to be released for public review in April 2014. The plan, last updated in 1994, will examine AIS objectives and actions to prevent the introduction and spread of AIS in the state's waterways. In meantime, DEC encourages boaters and anglers to follow the recommendations of the A

[60] All trailered boats being launched into Lake George must undergo an inspection http://www.lgboatinspections.com/

[61] Common Aquatic Invasive Species of NY - http://www.dec.ny.gov/animals/50272.html

New York Boaters Guide to Cleaning, Drying and Disinfecting Boating Equipment.[62] Currently, there is no permanent source of funding to address AIS management of this critical issue at Lake George. As the need for additional funds escalates year after year, new sources of funding must be found.

The Town of Bolton is supporting regional efforts to control the spread of invasive species in the Adirondacks. The Adirondack Park Agency (APA) has approved two general permits relating to invasive species. At the same time, Warren County has approved a Framework Agreement for a region-wide aquatic invasive species plan that could mean expanded voluntary boat inspections.

Local and Regional Efforts for Protecting Water Quality

Lake George - Planning for the Future

A long-term strategy for protecting and improving the water quality and natural resources of Lake George was created during the early 1980's and established by the Task Force for the Future of the Lake George Park, chaired by the NYS Department of Environmental Conservation. The Task Force subsequently released The Plan for the Future of the Lake George Park in 1987 a dynamic document that would be used as a plan of action, reviewed periodically, and refined as new issues arose. State agencies, local governments, and non-governmental organizations involved in protecting the Lake came together in 1999 to form a working committee to update the original plan. The committee, chaired by the NYS Secretary of State, initiated a process to develop a consensus on current and future actions needed to protect the Lake that would build upon the original plan. In 2001, the committee completed Lake George - Planning for the Future[63]. The document reflected a consensus on issues affecting Lake George water quality and outlined recommendations to advance their resolution. Preparation of the plan was guided by staff of the NYS Department of State, and financed through an Environmental Protection Fund Local Waterfront Revitalization Program (EPF LWRP) grant. Grant funds for the watershed were awarded on a competitive base for priority recommendations of the Lake George – Planning for the Future.

Lake George Watershed Coalition

The Lake George Watershed Coalition, formerly known as the Lake George Watershed Conference, established by the NYS Secretary of State in 2000, is the catalyst behind the plan's implementation by bringing together State and local government, researchers, and resource protection organizations, to accomplish the common goal of protecting the Lake. This intermunicipal organization developed the Lake George Watershed Management Plan to plan future management activities in the watershed. Lake George water quality is carefully monitored by the Darrin Freshwater Institute[64] (DFWI) in Bolton Landing.

[62] Additional Aquatic Invasive Species Information and Advice for Boaters Q&A - http://www.dec.ny.gov/outdoor/92710.html

[63] *Lake George - Planning for the Future*, Lake George Watershed Coalition http://www.lakegeorge2000.org/Lake%20George-Plan%20for%20the%20Future.pdf

[64] Darrin Fresh Water Institute (DFWI) is a multidisciplinary environmental research center of Rensselaer Polytechnic Institute dedicated to understanding the structure and function of aquatic, terrestrial and atmospheric systems - http://www.rpi.edu/dept/DFWI/

Offshore Chemical Monitoring Program

As noted by DFWI, the Offshore Chemical Monitoring Program is largely an open-water testing program. That is, the sites selected are a series of deep-water locations along the south to north axis of the lake, from Tea Island in the south to Rogers Rock in the north, and a series of shallower bay locations around the lake. This monitoring program represents the framework of the Lake George limnological database. It provides a yearly barometer of the chemical water quality of the lake. DFWI's work is supplemented by volunteers coordinated through the Lake George Association. Through the Citizens Statewide Lake Assessment Program water samples are collected weekly for 8 weeks from 24 sites throughout the lake. DEC assimilates the data and summarizes it in an annual report. In Bolton, waters data is collected on a weekly basis from points in Basin Bay, by Dome Island, and in Northwest Bay. NYCSLAP sampling was conducted on Lake George from 2001, and 2004 to 2011. NYCSLAP reported that Lake George received the best reading on a measurement for clarity among all of the 98 New York lakes participating in this program in 2011. The clearest waters sampled were taken on July 5, 2011 near Gull Bay on the north end of Lake George with a Secchi disk depth reading of 11.3 meters. The CSLAP reports for each of the past several years can be found on the NYSFOLA website[65].

Citizens Statewide Lake Assessment Program

The Citizens Statewide Lake Assessment Program (CSLAP) is a volunteer lake monitoring and education program managed by DEC and the New York State Federation of Lake Associations (NYSFOLA). Water quality assessments are based on data collected from the deepest part of the lake every other week, for 15 weeks, from late spring through early fall. The data is used to evaluate a number of lake conditions, including algae growth (productivity or trophic status), pH and deep-water dissolved oxygen levels.

The information displayed in the scorecard is intended to give a quick and comprehensive overview of the results from CSLAP assessments and lake data collected by DEC, academics and private consultants.

CSLAP scorecards summarize information related to water quality, lake perception, biological condition and lake uses. The data and other information collected through CSLAP, or other sources, contribute to the evaluation of lake uses. This information is the basis for the water quality assessments conducted as part of DEC's waterbody inventory[66].

The following description of the general water quality of Lake George is recited from the 2011 Citizens Statewide Lake Assessment Program (CSLAP) Report:

> *Lake George is considered an oligotrophic lake, meaning in lay terms that the lake possesses high water clarity indicative of very low turbidity and algal productivity in its open waters. However, human activity and changing land use around the lake (perturbation of the watershed) in the last 30 years is suspected of increasing the rate at which nutrients and other pollutants are coming into the lake. Slowing or moderating these impacts will require the utmost vigilance on the part of the Lake George community if the pristine character of the lake is to be saved for later generations to enjoy.*
>
> *As in past years, major changes in chemical and physical parameters of the epilimnetic (surface) waters of mid-lake sites were not observed. However, some areas sampled as a part of this program show signs of decreased water quality, namely the deep waters at the southernmost site (Tea Island). This site has*

[65] New York State Federation of Lake Associations, Inc. - http://nysfola.mylaketown.com
[66] 2011 Lake George-Basin Bay Scorecard - http://www.dec.ny.gov/docs/water_pdf/cslpsc11lgeorgebb.pdf

continued to show near anaerobic conditions in the deep waters (hypolimnion) beneath the thermocline concomitant with phosphorus and nitrate accumulation during the later stages of summer stratification. Such conditions are stressful to cold-water fish (e.g. trout and salmon), which require oxygen levels above 4.0 mg/l. As hypolimnetic oxygen depletion rises higher in the water column, the range of these fish will be significantly diminished. Hypolimnetic oxygen depletion also promotes the dissolution of nutrients from lake-bottom sediments. Nutrients, primarily nitrogen and phosphorus, which are normally tied-up in the sediments under aerobic conditions, are available to promote greater algal growth (productivity) when oxygen levels are depleted.

Nutrient limitation of algal growth has always been attributed to lack of phosphorus. The CSLAP 2010 data supports this supposition, however more interesting are the differences between basins of the lake. Ratios of total nitrogen (TN) to total phosphorus (TP) support the contention that more phosphorus is available in the south basin. Identification of the sources of phosphorus to the basin and means to curtail inputs is warranted. An effort to improve the quality of phosphorus budgets for the lake, thereby identifying sources of phosphorus and their relative contributions, was completed by the Lake George Park Commission in 2001. The conclusions of this report stress that although urbanized lands only account for 5% of the land area in the basin, they account for 43% of the phosphorus loading to the lake via surface runoff. Continuing efforts to incorporate stormwater management into any and all construction within the basin is critical. Monitoring to evaluate the success or failure of mitigation efforts is also necessary.

Water Quality Studies

Numerous water quality studies have been conducted on Lake George, many of which have focused on urban runoff. These include an extensive National Urban Runoff Program study (Lake George Urban Runoff Study, Sutherland et al., 1983)[67], a more recent stormwater runoff study by Park Management and Research Institute and DEC (Feasibility of Reducing the Impacts of Runoff in Developed Areas of Lake George Park, Hyatt et al, 1996), various RPI Freshwater Institute studies, Darrin Freshwater Institute studies and investigations sponsored by the Warren County Office of Lake George Affairs. An update of the Lake George Watershed Plan was completed in 2001 by the Lake George Watershed Coalition.

Lake George Land Conservancy

The Lake George Land Conservancy[68] is a land trust that advocates progressive conservation strategies and works with landowners, government officials, conservation partners, volunteers, and supporters to protect water quality of Lake George and to permanently preserve the natural, scenic and recreational resources of the Lake George region. LGLC and its partners protect more than 48,500 feet of shoreline and 12,530 acres of land around Lake George.

[67] Lake George Watershed Studies, Darrin Fresh Water Institute https://www.rpi.edu/dept/DFWI/research/lg_watershed_studies_research.html

[68] Lake George Land Conservancy - http://www.lglc.org/

Citizen Advocacy Groups

There are a number of citizen advocacy groups focused on the protection of the water resources of Lake George. The Lake George Association[69] (LGA) is comprised of year-round and seasonal residents, members of the business community and local government representatives. Its stated mission is one of advocacy, education and broad-based community involvement. The LGA advocates a reasoned approach to management of the Lake George watershed to ensure long-term stability of water quality and of the watershed's environmental and economic viability.

The Fund for Lake George pursues its mission through support for long-term scientific research on the lake, advocacy for new protections, and partnerships with other organizations and local governments. The Fund supports long-term scientific research on the water quality of Lake George through a partnership with the RPI Darrin Fresh Water Institute. This results in a science-based approach to the protection of Lake George water quality and the overall health of the Lake George watershed. In 2013, a study conducted by this group found that the salt levels in Lake George tripled in the past three decades and it is changing the lake's food web.[70]

Stormwater Management and Water Quality

The Town of Bolton is active in the field of stormwater management, and welcomes the opportunity to advance water quality improvements in the community through the Lake George Park Commission's stormwater grant program[71]. This project consists of two discreet activities: an assessment of the Stewart Brook watershed, and a stormwater retrofit opportunities analysis of the hamlet of Bolton Landing. Stewart Brook flows through the hamlet of Bolton Landing and enters Lake George. Dula Pond is on this Brook approximately 650 feet upstream of the lake, and has had ongoing problems with high volumes of sediment creating a delta at the inlet. This issue has been of strong interest to the Town of Bolton and the citizens living around this pond for some time, and they wish to address the upland issues causing the sedimentation and water quality impairment problems facing the brook, the pond, and ultimately Lake George. In addition, the Town of Bolton will identify stormwater retrofit opportunities for their road network within the hamlet area of the town, as a first step in developing projects to manage, treat, and eliminate direct stormwater runoff pollution to Lake George.

The first initiative under this project is an assessment of Stewart Brook and the lands draining into the brook, related to streambank erosion, stormwater runoff from roadways and properties, and other negative impacts. The stream and all of its tributaries will be walked and issues catalogued, and all roadway stormwater inputs into the brook will be documented. A report will be generated which outlines the issues found, a mapping and photo documenting of these areas, and recommendations for restoration or improvement activities.

The second initiative in this project consists of a review of the stormwater runoff and conveyance system in the hamlet, determining areas of high priority in terms of stormwater runoff volume reaching

[69] Lake George Association - http://www.lakegeorgeassociation.org/

[70] http://fundforlakegeorge.org/threats/salt - The FUND for Lake George is a not-for-profit, privately funded organization dedicated to the protection of Lake George.

[71] Emerging Rule Concepts for Stream Corridor Protection - http://www.lgpc.state.ny.us/tree.html

the lake. This will be in conjunction with the town highway department. These areas will be mapped and photo catalogued, resulting in a prioritized list of key stormwater runoff areas in need of retrofit analysis. The final step will be to identify if stormwater treatment and/or infiltration systems could be installed in these areas, which would reduce the stormwater pollution to Lake George if implemented.

In addition to implementing recommendations from the Stormwater Management Plan, the Town is participated in a basin-wide study of water quality resources. The Plan for the Next Century, sponsored by the NYS Department of State, focused on some of these very same issues all along the shoreline. It is the Town's intent to continue to participate in this program in an effort to work with all the communities in the Lake George basin to protect the high water quality of the lake.

In order to ensure the continued success of the Bolton economy for decades to come, the Lake George watershed must be protected from adverse impacts to water quality. The protection of the waters to which thousands flock each year to enjoy, should be the highest priority for the community. The implementation and continued enforcement of the Stormwater Management Plan is essential to improved water quality as is the modification of the zoning ordinance to minimize shoreline and hillside development, and the education of the community and its visitors of water quality issues.

The following set of water quality findings is specific to the Town of Bolton:

- The following elements entering the lake via the climate, septic malfunction and sewer outflow, urbanization and runoff, road maintenance, and other human activity create the highest impacts on the lake's water quality: Nutrients: Phosphorus and Nitrogen; contaminants: salt, sediments, metals; pathogens; and invasive species;
- The Town of Bolton is within the southern more urbanized portion of the basin which is more enriched;
- Late summer oxygen depletion and internal phosphorus cycling have been observed since 1986;
- The concentration of salts have nearly tripled over the past 30 years with road deicing salts being the primary source;
- Incremental rises in phosphorus and nutrient levels have been measured.
- Stormwater is the major source of nutrients;
- Urbanized areas account for 5% of the basin area and 43% of the annual phosphorus loading;
- Stream deltas are expanding rapidly;
- The vast majority of storm damage comes in areas of stream channel confinement;
- Town of Bolton is extremely active in using the Soil and Water Conservation District's hydro-seeder to stabilize ditches and banks;
- A Lake George Park Commission Stormwater Planning Grant assisted Bolton to identify and assess stormwater runoff pollution issues and recommendations at Stewart Brook and to conduct stormwater infrastructure review and recommendations in the hamlet area;

- The Town of Bolton believes that inadequate and/or failing on-site septic systems[72] serving homes along the lake shore are thought to be contributing nutrient and pathogen contamination to the lake;
- Surveys of individual sanitary disposal systems conducted by the Lake George Park Commission have confirmed the discharge of inadequately treated wastewater to the lake. Even where systems do not discharge to the lake directly, movement of nutrients via groundwater seep is a concern;
- Fertilizers are known nitrogen and phosphorus contributors to the lake. Excess amounts flow from lawns and gardens into the lake providing unwanted fertilizer to aquatic plants and algae. The new fertilizer regulations for New York provide minimal guidance for utilizing fertilizer products and do not impact fertilizer use for individual gardens.



Plume from Unmanaged Stormwater Runoff

[72] Caring For Your Septic System - http://www.boltonnewyork.com/upload_files/zoningplanning/Caring%20for%20your%20septic%20system.pdf

SECTION 3 LOCAL WATERFRONT REVITALIZATION POLICIES

Pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways, the Bolton LWRP policies presented in this section reflect existing State laws and authorities, and consider the economic, environmental, and cultural characteristics of the Bolton WRA. These policies balance economic development and preservation to permit beneficial use of and prevent adverse effects on local waterfront resources. The Town of Bolton LWRP policies will be incorporated into the evaluation of all proposed actions within the town's WRA. These policies are also the basis for State consistency determinations for activities affecting Bolton WRA.

These policies are organized under four headings:

Developed Waterfront Policies

Policy 1 Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.

Policy 2 Preserve historic resources of the waterfront area.

Policy 3 Enhance visual quality and protect scenic resources throughout the waterfront area.

Natural Waterfront Policies

Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion.

Policy 5 Protect and improve water quality and supply.

Policy 6 Protect and restore the quality and function of the ecosystem.

Policy 7 Protect and improve air quality in the waterfront area.

Policy 8 Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.

Public Waterfront Policies

Policy 9 Provide for public access to, and recreational use of, the waterway, public lands, and public resources of the waterfront area.

Working Waterfront Policies

Policy 10 Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.

Policy 11 Promote sustainable use of living lacustrine resources.

Policy 12 Protect agricultural lands.

Policy 13 Promote appropriate use and development of energy and mineral resources.

Developed Waterfront Policies

POLICY 1 FOSTER A PATTERN OF DEVELOPMENT IN THE WATERFRONT AREA THAT ENHANCES COMMUNITY CHARACTER, PRESERVES OPEN SPACE, MAKES EFFICIENT USE OF INFRASTRUCTURE, MAKES BENEFICIAL USE OF A WATERFRONT LOCATION, AND MINIMIZES ADVERSE EFFECTS OF DEVELOPMENT.

The collection of natural, recreational, commercial, ecological, cultural, and aesthetic resources in the community, or landscape, defines its character; and the distribution of developed and open lands establishes a pattern of human use that reflects an historic choice between economic development and preservation of waterfront resources. Development, public investment, and regulatory decisions should preserve open space and natural resources and sustain the historic waterfront communities as centers of activity.

This policy is intended to foster a development pattern that provides for beneficial use of waterfront resources, by strengthening traditional waterfront communities as centers of activity and preserving open space, encouraging expansion and diversification of water-dependent uses that support the economic base and maintain the existing character of these centers and protect other shore land areas from disturbance, and enhancing stable residential areas.

Today, Bolton's economy is predominately oriented toward tourism, recreation, and second home development, and its waterfront is well developed, providing a multitude of residential properties. NY 9N runs north and south along the lakefront and is lined with small motels, restaurants, and shopping establishments to accommodate the influx of seasonal residents. As development pressures persist, more residential homes are being built along the mountain ridges. Today, an expanding trend is retirees with vacation homes in Bolton shifting their year round residency to the Town of Bolton.

Hobby farming is getting more and more popular as people seek organic alternatives. Numerous small hobby farms are starting to appear throughout Bolton. Hobby farming is a growing trend where homeowners grow crops on a small scale and/or raise livestock. The Town of Bolton encourages these activities as small businesses that can develop and grow.

POLICY 1.1 CONCENTRATE DEVELOPMENT AND REDEVELOPMENT IN OR ADJACENT TO TRADITIONAL WATERFRONT COMMUNITIES.

Historically, most of the commercial and residential development in the Town of Bolton occurred along the Lake George shoreline. This area along the shoreline needs to be addressed to strengthen the traditional waterfront character of the Town.

The hamlet of Bolton Landing is the downtown or the central node of commercial development within the Town of Bolton, and is the only area with public water and sewer service. This area functions as the social, civic, and entertainment center of the community and supports a strong tourism economy. Uses in this area range from the municipal center and general commercial services that meet the needs of the Bolton community to small tourism specialty shops and restaurants that cater to the influx of visitors.

Over the years, the town has witnessed redevelopment of existing commercial buildings, which has helped define and establish this area as a year round commercial node. To help maintain this node, and to enhance its functionality, a sidewalk system and highly visible crosswalks were created to connect the commercial areas with each other.

It is the intent of the Town of Bolton to maintain the central qualities of its downtown. To ensure that new development strengthens and maintains the traditional character of the hamlet, a number of items will be addressed including:

- Consolidating signage and establishing guidelines to create a sense of uniformity.
- Encouraging non-intrusive commercial development beyond the General Business District in the hamlet.
- Providing strong pedestrian linkages from newly developed commercial areas to parking areas and other shops and services.
- Improve and expand the existing infrastructure to better accommodate expanding or new businesses.
- Expand parking facilities in combination with other improvements and expanding development to reduce traffic congestion and increase access to the commercial nodes.

The Algonquin Restaurant and Chic's Marina form a secondary commercial node that contributes greatly to the character of the community by providing service-related connections to the waterfront. Although this area does not have any sidewalks, there is a great amount of pedestrian activity. The potential safety conflict between the pedestrian and vehicular traffic is high and must be addressed. The connection of this service node with the Hamlet of Bolton Landing via sidewalks, signage, and street lighting would add to the quality and character of the community.

The Huddle also provides commercial services related to the waterfront with lodging, small retail, and restaurant establishments.

In addition to enhancing commercial areas, it is the Town's intent to provide general services to incoming visitors. The Town of Bolton intends to provide its visitors with information and orientation through a proposed information and interpretation center. The center will market Bolton's cultural and recreational resources focusing on creating strong connection with visitor and persuade them to return.

POLICY 1.2 ENSURE THAT DEVELOPMENT OR USES TAKE APPROPRIATE ADVANTAGE OF THEIR WATERFRONT LOCATION.

The amount of developable land along the Lake's shoreline is limited within the Town of Bolton. There is, however, a great deal of existing development that makes beneficial use of their shoreline location, in the vicinity of Bolton Landing and The Huddle. The

remaining portions of land along the shoreline are either occupied by residential development or resort type development with private beaches and docks.

All new water-enhanced uses and developments should relate to the unique qualities associated with a shoreline location, and consideration should be given to whether a proposed use is appropriate for a specific shoreline location.

Water-dependent uses are those uses that literally depend on the water for their operation as opposed to being just enhanced by a waterfront location. Reserve the land and water immediately adjacent to the shoreline for water-dependent uses and activities.

The following criteria will be considered by the Town of Bolton when determining if a water-enhanced use is appropriate along the shoreline, and it does not compete with any existing or proposed water-dependent development:

- The use would be sited and operated so that it does not interfere with water-dependent uses;
- The use would be sited in a manner which would not preclude future expansion of a water dependent use;
- The use would complement existing or proposed water-dependent uses and serve to draw more visitors to the waterfront, thus supporting expanded water-dependent uses;
- The use provides public views to the water; and
- The use provides connections to the waterfront parks and the downtown.

POLICY 1.3 PROTECT STABLE RESIDENTIAL AREAS.

Maintain stable residential areas and allow for continued compatible residential and supporting development in or adjacent to such areas.

Many of the older residential areas in the hamlet of Bolton Landing require ongoing rehabilitation and protection from deterioration. These residential areas, however, should not be impacted by new uses that are not compatible with residential uses or that would impair neighborhood character.

The Town is also interested in maintaining the existing housing stock for its residents so as to not out-price properties to long-term residents and families that might desire to move to Bolton. The Town may also continue to coordinate with the County to obtain state and federal funds for housing assistance programs to low- and moderate-income groups in the community. Funds could be used for renovations and rehabilitation of existing structures.

This policy supports a potential future partnership with the Adirondack Community Housing Trust which strives to reduce the cost of home purchases for families making up to 120% of area median income.

POLICY 1.4 MAINTAIN AND ENHANCE NATURAL AREAS, RECREATION, OPEN SPACE, AND AGRICULTURAL LANDS.

The shoreline areas and the highlands of Bolton include several environmentally sensitive features, such as wetlands, wildlife habitats, steep slopes, ponds, streams and the lake itself. Avoid loss of economic, environmental, and aesthetic values associated with these areas. Avoid expansion of infrastructure and services which would promote conversion of these areas to other uses. Maintain natural, recreational, and open space values including those associated with large estates, golf courses, and beach clubs.

The shoreline areas include opportunities to capitalize on significant recreation and water-dependent uses, including many marinas and commercial establishments.

Environmentally sensitive shoreline areas, as outlined in Section II – Inventory and Analysis - should not be destroyed or adversely impacted by major commercial or residential development, and existing water-dependent uses along the shoreline, including the private marinas and existing public access sites, should be protected and enhanced.

In addition to development along the shoreline, the town has experienced development along the ridge tops and hillsides. When development occurs, much of the property is cleared to afford views to the lake and surrounding mountains. The adverse effects that result from this loss of vegetation range from negatively impacting the visual quality of the hillside to increasing stormwater runoff that often leads to increased erosion and ultimately sedimentation of the streams and lake.

It is the town's intent to continue to allow development while protecting the natural state of the hillsides. A scenic overlay district has been created and added to the Bolton zoning ordinance that would delineate areas along hillsides and ridge tops that would protect the scenic resources of Bolton by:

- Minimizing cut and fill activity;
- Limiting removal of vegetation;
- Requiring natural building materials, colors, and textures designed to blend in with the environment;
- Respecting natural drainage ways, contours, and landforms;
- Prohibiting development along, and/or projecting above, ridge lines and discourage development at other visually prominent locations;
- Encouraging natural buffers between land uses, developed areas, and public roadways, including the use of conservation easements and similar devices to preserve and protect visually prominent features; and
- Shielding all outdoor lighting fixtures.

Hobby farming is getting more and more popular as people seek organic alternatives. Numerous small hobby farms are starting to appear throughout Bolton. Hobby farming

is a growing trend where homeowners grow crops on a small scale and/or raise livestock. The Town of Bolton encourages these activities as small businesses that can develop and grow.

POLICY 1.5 MINIMIZE ADVERSE IMPACTS OF NEW DEVELOPMENT AND REDEVELOPMENT.

Minimize potential adverse land use, environmental, and economic impacts that would result from proposed development. Minimize the potential for adverse impacts of types of development which individually may not result in a significant adverse environmental impact, but when taken together could lead to or induce subsequent significant adverse impacts.

To enhance community character and maintain and improve the quality of the natural and man-made environments of the Bolton community, potential adverse impacts on existing development, the natural environment, and the economy must be addressed and mitigated. Site plan review regulations, stormwater management controls, waterfront consistency review and State Environmental Quality Review (SEQR) process seek to minimize adverse environmental impacts. These review processes should be strictly and consistently administered and enforced so as to ensure the future protection of the integrity of the Bolton community. All potential projects in the Bolton Waterfront Revitalization Area will be reviewed by the planning staff for consistency with the policies of this LWRP.

Further, future development will be encouraged where adequate public infrastructure exists or can be provided. Where public water and sewer infrastructure[73] do not exist, the town should continue its inspection of private septic systems during new construction and enact new rules requiring inspections prior to a property with an existing septic system being sold. All development should take place in such a way that community character, environmental quality, open space, and natural resources are preserved, and water-dependent uses are not displaced.

The waterfront lands between NY 9N and the lakeshore are well developed by residential properties. Although much of the shoreline has been subdivided into smaller residential lots, a few large estate sized lots remain. The LWRP planning process revealed some concern over the continued subdivision of these lands for further residential development, which range from environmental impacts to aesthetic impacts.

Aside from the current zoning and stormwater management policies, the recommendation for the mandatory inspection of individual septic systems at the time of sale of properties is supported in the LWRP.

[73] Rules and Regulations of The Bolton Sewer District # 1 http://www.boltonnewyork.com/pdf/ordinances/18-5-sewer.pdf

POLICY 2 PRESERVE HISTORIC RESOURCES OF THE WATERFRONT AREA.

Archaeological sites and historic structures are tangible links to the past development of a community a connection to past generations and events. This policy recognizes the importance of preserving and enhancing Bolton's historic and cultural resources, including those submerged in Lake George.

The Town of Bolton has numerous historic, cultural, and archeological resources that provide points of interest for residents and tourists. The following are the structures located in Bolton and listed on the National Register of Historic Places: the Sagamore Resort Complex on Green Island, the Sembrich Marcella Opera Museum located at Bolton Landing, and Gates Homestead located on Lakeshore Drive. Other properties that are historically recognized include: Bolton Historical Museum (Former Church); Marcella Sembrich Opera Museum; George Reis Boathouse; Warren Mansion – Tall Woods; Judson - Kiernan Cottage; Simpson Playhouse; Gabriel and Kiernan Garages; Nirvana - James B. Simpson Cottage; Meyer - Salamone Cottage; and Wapanak - The Castle - EB Warren Cottage.

The Lake George Region and the Town of Bolton have extensive history from events during the French and Indian War to the construction of great camps at the turn of the century. This history has continued to attract people and tourists to the area and has provided a basis for the economy. Heritage tourism is expected to become very significant in the Lake George Region and Bolton in the years ahead.

POLICY 2.1 MAXIMIZE PRESERVATION AND RETENTION OF HISTORIC RESOURCES.

Development of any site with historic significance shall be in a manner that preserves any historic resources remaining on that site. Bolton will preserve, protect, and enhance identified historic resources through the following:

- Preserving the historic character of the resource by protecting historic materials and features by making repairs using appropriate materials;
- Providing for compatible use of an historic resource, while limiting and minimizing alterations to the resource;
- Minimize loss of historic resources or historic character when it is not possible to completely preserve the resource. Relocate historic structures only when the resource cannot be preserved in place. Allow demolition only where alternatives for retention are not feasible.
- Protecting historic resources that are listed or eligible for listing, on the National Register of Historic Places;
- Promoting the designation of historic landmarks that reflect the Lake George area's cultural, social, economic, and/or architectural history;
- Apply recommendations from the Lake George Interpretive Plan as appropriate;
- Protecting the underwater archeological resources; and
- Avoiding potential adverse impacts of development on nearby historic structures.

POLICY 2.2 PROTECT AND PRESERVE ARCHAEOLOGICAL RESOURCES.

The Lake George region has a long and important history. The area served as a major gateway to the north and south, a battleground for significant French and Indian War battles, and the beauty and pristine nature of Lake George was instrumental to the development of the entire area. The area has many sites of significance to the French and Indian War and the Revolutionary War. To insure archeological remains of these historical times and events are protected, communities should conduct cultural resource investigations at sites where there has been little prior disturbance and where the chances of finding artifacts is high. Also, prohibit appropriation of any object of archaeological or paleontological interest situated on or under lands owned by New York State, except as provided for in Education Law, § 233.

If impacts are anticipated on a significant archeological resource, potential adverse impacts should be minimized by:

- Redesigning the project;
- Reducing direct impacts on the resource; and/or
- Documenting and recovering, where possible, data and artifacts prior to construction.

POLICY 2.3 PROTECT AND ENHANCE RESOURCES THAT ARE SIGNIFICANT TO THE WATERFRONT CULTURE.

Lake George hosts a number of submerged heritage preserves[74], which are historic shipwrecks and other submerged archaeological resources. The preserves are marked by a round mooring buoy and a barrel-shaped navigation buoy that provides access to the site.

In an effort to preserve its submerged heritage resources and protect its character of historic communities, the Town of Bolton will:

- Protect historic shipwrecks.
- Prevent unauthorized collection of artifacts from shipwrecks.

To prevent damages to the submerged heritage resources, NYS Department of Environmental Conservation created Diving Guidelines for Lake George's Shipwreck Preserves[75].

[74] Submerged Heritage Preserves Program - http://www.dec.ny.gov/outdoor/315.html
[75] Diving Guidelines for Lake George's Shipwreck Preserves - http://www.dec.ny.gov/outdoor/7830.html

POLICY 3 ENHANCE VISUAL QUALITY AND PROTECT SCENIC RESOURCES THROUGHOUT THE WATERFRONT AREA.

The scenic qualities of Bolton contribute greatly to the area's beauty and character, and are the primary basis for the public's appreciation. The scenic views identified in Section II include long-range views from roadways and upland areas, and shorter-range views down street and water corridors. The intent of this policy is to protect and enhance the aesthetic, historic, and scenic character of the Town of Bolton, and promote them as important area attractions.

In addition to the scenic natural resources, the variety of cultural elements in the landscape and the interplay of the built and natural environments are of particular importance to visual quality. The Town of Bolton has several areas and properties with great scenic potential, and these properties need to be improved. Locations in this category include the hilltops of County Route 11 and Mohican Road, both overlooking Lake George. Also, the town's two public parks provide the greatest amount of access to the lake and the views from these parks are tremendous. Improvements or adjacent development should be undertaken in a manner that preserves and/or improves views of the lake.

Bolton will protect and improve visual quality and scenic vistas by following standards and guidelines:

- Minimizing the introduction of elements which would be discordant with existing scenic components and character;
- Restoring deteriorated and removing degraded visual components;
- Screening view elements which detract from visual quality;
- Using appropriate siting, scales, orientation, forms, and materials to ensure that structures are compatible with and add interest to existing scenic elements;
- Preserving existing vegetation and adding new vegetation to enhance scenic quality;
- Allowing the selective clearing of vegetation to provide or enhance public views, if the is no risk of increasing erosion or runoff;
- Considering the impact of new development in existing visual resources. Anticipate and prevent impairment of dynamic landscape elements that contribute to ephemeral scenic qualities.
- Recognize water-dependent uses as important additions to the visual interest of the waterfront.
- Protect scenic values associated with public lands, including public trust lands and waters, and natural resources.

POLICY 3.1 PROTECT AND IMPROVE VISUAL QUALITY THROUGHOUT THE WATERFRONT AREA.

Tourists are drawn to Bolton because of the beauty of its setting along the mountainous waterfront of Lake George and among the many thousands of acres of protected NYS Forest Preserve Land and private open space. Increased demand for lake view homes pushed development too close to hillsides and ridge tops, which in turn increases the risk of faster runoff and erosion of land features that give the area its scenic quality. To

prevent the cumulative effect on the scenic quality of the Bolton viewshed of such developments, the town will implement and enforce the standards of the scenic overlay district, which provides guidelines for hilltop development that will minimally impact the area's scenic resources.

When development occurs, property is cleared to afford views to the lake and surrounding mountains. The adverse effects that result from this loss of vegetation range from negatively impacting the visual quality of the hillside to increasing stormwater runoff that can lead to increased erosion and sedimentation of the streams and lake. It is the Town's intent to continue to allow development while protecting the natural state of the hillsides. A Scenic Overlay District has been created and added to the Bolton Zoning Ordinance that delineates areas along hillsides and ridge tops that would preserve the ecological benefits that hillside vegetation provides and protect the scenic resources of Bolton by:

- Minimizing cut and fill activity;
- Limiting removal of vegetation and trees;
- Respecting natural drainage ways, contours and landforms; and
- Encouraging natural buffers between land uses, developed areas, and public roadways, including the use of conservation easements and similar devices to preserve and protect visually prominent features.

POLICY 3.2 PROTECT AESTHETIC VALUES ASSOCIATED WITH RECOGNIZED AREAS OF HIGH SCENIC QUALITY.

The Town of Bolton does not have any areas designated as Scenic Areas of Statewide Significance.

Natural Waterfront Policies

POLICY 4 MINIMIZE LOSS OF LIFE, STRUCTURES, AND NATURAL RESOURCES FROM FLOODING AND EROSION.

In response to existing or perceived erosion and flood hazards, many landowners have constructed erosion protection structures. Erosion protection structures often contribute to erosion both on and off the site due to poor design and siting and lack of down-drift remediation. Increased erosion, aesthetic impairments, loss of public recreational resources, loss of habitats, and water quality degradation can result from erosion protection structures. The cumulative impact of these structures can be large. Before a permit is granted to allow construction of erosion protection structures, the purpose, function, impact, and alternatives to a structure need to be carefully evaluated to determine that the structures are necessary and to avoid adverse impacts. Those portions of the shoreline that are not fortified should generally remain in a natural condition to respond to shoreline processes. Development and redevelopment in hazard areas needs to be managed to reduce exposure to shoreline hazards.

This policy seeks to protect life, structures, and natural resources from flooding and erosion hazards throughout the waterfront area. The policy reflects State flooding and erosion regulations and provides measures for reduction of hazards and protection of resources.

POLICY 4.1 MINIMIZE LOSSES OF HUMAN LIFE AND STRUCTURES FROM FLOODING AND EROSION HAZARDS.

Portions of the waterfront areas in the Town of Bolton are located within the 100-year floodplain. Although flooding is not a serious threat to most residences and businesses, the structures that are situated within 600 feet of the Trout Lake shoreline are potentially at risk of flooding.

Standards directed at protecting life and properties utilizing various management measures related to flood damage prevention are presented below in order of priority:

- Locating development and structures away from areas of known flooding hazards;
- Elevating and/or flood proofing structures and facilities, especially where a substantial improvement is proposed;
- Acquiring flood-prone structures, removing them, or relocating them to flood free locations;
- Building flood protection works and other water retention facilities to protect structures against periodic flooding; and
- Flood proofing individual sites with perimeter embankments or other techniques.

Erosion occurs along many of the tributaries within Bolton due to improper stream corridor management. The result is increased sedimentation resulting in delta formations at their outlets. Stream banks without adequate native vegetation and stormwater runoff entering the streams add high levels of sedimentation to the waters. Riparian buffers should be established that would filter sediments and pollutants by surface trapping and root interception in subsurface flow, reduce peak runoff rates by slowing water movement to the stream and increasing evapotranspiration, stabilize banks.

Standards directed at protecting life and property, using various management measures related to erosion damage prevention are presented below in order of priority:

- Using vegetative, non-structural measures to manage erosion where shoreline characteristics allow;
- Enhancing existing natural protective features by the use of non-structural measures that are likely to manage erosion; and
- Using hard structure erosion protection measures only when avoidance is not appropriate because the structure is water-dependent; construction of a hard structure is the only practical design consideration; the hard structure is limited

to the minimum necessary; and adequate mitigation is provided to insure there is no adverse impact on adjacent properties.

POLICY 4.2 PRESERVE AND RESTORE NATURAL PROTECTIVE FEATURES.

Natural flooding and erosion protective features in Bolton are beaches, wetlands, and associated natural vegetation. Standards applicable to maximize the protective capabilities of natural protective features include:

- Avoiding alteration or interference with shorelines in their natural condition;
- Enhancing existing natural protective features and restoring damaged natural features;
- Managing activities to minimize interference with, limit damage to, or reverse damage which has diminished the protective capacities of the natural shoreline
- Using vegetative approaches to stabilize natural shoreline features; and
- Providing signage or other interpretive materials to increase public awareness of natural features.

POLICY 4.3 PROTECT PUBLIC LANDS AND PUBLIC TRUST LANDS AND USE OF THESE LANDS WHEN UNDERTAKING ALL EROSION OR FLOOD CONTROL PROJECTS.

Retain ownership of public trust lands which have become upland areas due to fill or accretion resulting from erosion control projects.

Avoid losses or likely losses of public trust lands or use of these lands, including public access along the shore, which can be reasonably attributed to or anticipated to result from erosion protection structures.

Mitigate unavoidable impacts on adjacent property, natural lake processes and natural resources, and on public trust lands and their use.

POLICY 4.4 MANAGE NAVIGATION INFRASTRUCTURE TO LIMIT ADVERSE IMPACTS ON STREAM AND LAKE PROCESSES.

Lake George does not have navigation channels. However, navigation markers and aids used to define mooring areas and depth are maintained by the NYS Department of Environmental Conservation (DEC).

To protect the public health, safety and welfare, to provide reasonable public access to Lake George without overcrowding, congestion or safety hazards, to reduce noise and to protect the resources of the Park[76], recreational activities in or on the waters of Lake George are regulated by the Lake George Commission and DEC.

POLICY 4.5 ENSURE THAT EXPENDITURE OF PUBLIC FUNDS FOR FLOODING AND EROSION CONTROL PROJECTS RESULTS IN A PUBLIC BENEFIT.

Give priority in expenditure of public funds to actions which:

[76] Lake Safety and Recreation Quality http://www.lgpc.state.ny.us/

- protect public health and safety,
- mitigate flooding and erosion problems caused by previous human intervention,
- protect areas of intensive development; and
- protect substantial public investment in land, infrastructure, and facilities.

Expenditure of public funds is limited to those circumstances where public benefits exceed public cost; and prohibited for the exclusive purpose of protecting private development, except where actions are undertaken by an erosion protection district.

POLICY 5 PROTECT AND IMPROVE WATER QUALITY AND SUPPLY.

The purpose of this policy is to protect the quality and quantity of water in the waterfront area. Quality considerations include both point source and nonpoint source pollution management. The primary quantity consideration is the maintenance of an adequate supply of potable water in the region.

Water quality protection and improvement in the region must be accomplished by the combination of managing new and remediating existing sources of pollution. In some areas with existing water quality impairments, more aggressive remediation measures will be needed.

Primary water resources in the Town of Bolton include Lake George, Trout Lake, Edgecomb Pond, and Conservation Club Pond. Other resources include Finkle, Huddle, Indian, and Edmunds Brooks as tributaries to Lake George.

The protection and improvement of these resources is paramount to Bolton's water quality, and in turn the tourism economy. The pristine waters of Lake George and Trout Lake are a major component of the qualities that entice visitors to the Bolton community and thus play a critical role in the economy of the town. Moreover, many residences and businesses within the community use these waters for drinking water supply, and therefore would be greatly affected by a decrease in water quality. Maintenance and improvement of the quality of these resources is central to short-term and long-term revitalization goals.

The shoreline areas also include significant recreation and water-dependent uses. These resources are extremely important to the future economic success of the Town of Bolton. The character of Bolton is structured around the natural environment, and most directly to the water, therefore, any pollutants that may be contributing to the declining water quality need to be identified and reduced.

POLICY 5.1 PROHIBIT DIRECT OR INDIRECT DISCHARGES WHICH WOULD CAUSE OR CONTRIBUTE TO CONTRAVENTION OF WATER QUALITY STANDARDS.

The local sewage treatment plant is a potential source of pollution with an identifiable location, for which reason it is labeled as a point source of pollution. The performance and capacity of such plant impacts the quality of the local surface and underground water resources. The Town seeks solutions to improve the performance and capacity of its sewer treatment plant, by improving its equipment and treatment operations and by slip lining sewer lines to separate out stormwater sources.

Discharges from point source of pollution into the water resources of the Town of Bolton will be reduced by avoiding land and water uses that would:

- Exceed applicable effluent limitations,
- Cause or contribute to contravention of water quality classification and use standards,
- Adversely affect receiving water quality, or
- Violate the vessel waste discharge regulations.

The effective treatment of sanitary sewage discharges will be enhanced by:

- Maintaining efficient operation of sewage treatment facility;
- Providing secondary treatment of sanitary sewage, if necessary
- Improving nitrogen removal capacity
- Incorporating treatment beyond secondary for new wastewater treatment facilities
- Reducing demand on treatment facilities
- Reducing loading of toxic materials
- Eliminating combined sewer overflows
- managing on-site disposal systems, including continuing the septic system inspection program for residential construction
- Coordinating with the NYS Department of Health and NYS Department of Environmental the improvements to the treatment of sanitary sewage discharges and possible funding
- Establishing an education program for owners of on-site septic disposal systems

Conservation for approvals and inspection of commercial septic systems;

- Requiring on-site septic system inspection on residential properties when ownership changes hands
- Providing and managing on-site disposal systems where appropriate.

POLICY 5.2 MANAGE LAND USE ACTIVITIES AND USE BEST MANAGEMENT PRACTICES TO MINIMIZE NON-POINT POLLUTION OF WATERFRONT AREAS.

For regions outside of the sewer district[77] area the homes and businesses rely on onsite sanitary septic systems. The town has a septic system inspection program whereby every residential system is approved and inspected at the onset of construction. To

[77] Rules and Regulations of The Bolton Sewer District # 1 - http://www.boltonnewyork.com/pdf/ordinances/18-5-sewer.pdf

aggressively address the issue of failing septic systems, the town will improve its inspection of private onsite septic systems.

The Town of Bolton is active in the field of stormwater management, and welcomes the opportunity to advance water quality improvements in the community through the Lake George Park Commission's stormwater grant program. This project consists of two discreet activities: an assessment of the Stewart Brook watershed, and a stormwater retrofit opportunities analysis of the hamlet of Bolton Landing.

To preserve and improve water quality, the Town of Bolton will minimize non-point source pollution by implementing the Stormwater Management Plan which suggests the following actions:

- Improve highway maintenance practices and incorporate winter road treatments that minimize pollutants;
- Retaining as much of the natural vegetation as possible near the waterfront and avoid the mass clearing of sites;
- Utilizing large graded areas on the most level portions of development sites, and avoiding the development of steep vegetated slopes;
- Conducting grading and clearance activities outside of floodplains to the extent feasible;
- Protecting inlets to storm sewers by using suitable filtering devices during construction; and
- Continually evaluating the effectiveness of storm collection systems, and making improvements, where possible, aimed at collecting and detaining sediments in filtering catch basins and retention areas.

Trout Lake is a significant waterbody that is experiencing shoreline development potentially contributing to reduced water quality and eliminating the potential for public access. To retain the highest water quality standards, the Town may establish a water quality monitoring program with the Darrin Fresh Water Institute. The Town continues to seek solutions for improving the small public access site for non-motorized craft so that residents can enjoy the recreational potential of Trout Lake.

POLICY 5.3 PROTECT AND ENHANCE THE QUALITY OF WATERFRONT AREA WATERS.

Protect water quality based on physical factors (Ph., dissolved oxygen, dissolved solids, nutrients, odor, color, and turbidity), health factors (pathogens, chemical contaminants, and toxicity), and aesthetic factors (oils, floatables, refuse, and suspended solids).

Lake George is experiencing a rapid escalation in the incidence of aquatic invasive species that have the potential to cause significant, long-term damages to the environment, result in a decline in the local tax base and cost the public millions of dollars to control. Based on data collected by the Lake George Park Commission, a new species of aquatic invasive plants or animals is introduced to Lake George every 2-3

years. Funding prevention, monitoring and management efforts has exceeded the ability of the Lake George Park Commission and its partners to pay for eradication. The long term management of invasive is thereby facing an unsustainable future. Lake George now has five aquatic invasive species to contend with: Eurasian watermilfoil, Curly leaf pondweed, spiny water flea, zebra mussels, and Asian clams and. Without aggressive prevention strategies, Lake George is at risk to become the home of an estimated 184 aquatic invasive species (LGPC DEIS, 2013). These species would come in the form of hitchhikers on or in trailers, and fishing equipment from close by waterways to the east including Lake Champlain and the Hudson River and from western neighbors such as the Great Lakes and the Finger Lakes.

The cost of management efforts to eradicate aquatic invasive species in Lake George exceeds $1million/year without prevention methods that include Clean, Drain, Dry standards for all boats entering Lake George. There is no long-term funding source to prevent, survey, monitor, and manage invasive species in Lake George. The current preventative efforts are inadequate to stop new threats, some of which cannot be controlled. The Lake George Invasive Species Prevention Plan has been developed by the Lake George Park Commission to identify and evaluate the alternative control technologies available and arrive at a preferred program. The preferred alternative that is recommended is the implementation of a plan to reduce the introduction of aquatic invasive species to the lowest level practical. A mandatory inspection of boats prior to launching at Lake George will be required. If evidence is found during the inspection that a boat represents a high risk of AIS contamination, the watercraft must be washed with high pressure hot water both interior (including in board engines, bilge, and ballast tanks) and exterior (hull, outboard motor, peripherals and trailer) to reduce the incidence of for AIS adhering to the boats, trailers or bait buckets. In Fall 2013, management of Asian clams moved beyond an eradication and containment strategy to a long-term management and control operation, Following a two-week lake-wide survey revealed invasive clams are spreading beyond treated areas and showing up in new locations. The Town of Bolton is vulnerable to aquatic invasive species and will continue to be supportive of this initiative.

Minimize disturbance of streams, including their beds and banks, in order to prevent erosion of soil, increased turbidity, and irregular variation in velocity, temperature, and level of water.

Protect water quality of the waterway waters from adverse impacts associated with excavation, fill, dredging, and disposal of dredged material.

POLICY 5.4 LIMIT THE POTENTIAL FOR ADVERSE IMPACTS OF WATERSHED DEVELOPMENT ON WATER QUALITY AND QUANTITY.

Protect water quality by ensuring that watershed development protects areas that provide important water quality benefits, maintains natural characteristics of drainage systems, and protects areas that are particularly susceptible to erosion and sediment loss.

Limit the impacts of individual development projects to prevent cumulative water quality impacts upon the watershed which would result in a failure to meet water quality standards.

POLICY 5.5 PROTECT AND CONSERVE THE QUALITY AND QUANTITY OF POTABLE WATER.

Edgecomb Pond serves as the Town's water supply and therefore its protection is a local priority. Approximately 85 percent of the watershed of the drinking water supply at Edgecomb Pond is being protected by 2,762 acres of land known as the Cat and Thomas Mountains Preserve and the East River Road Tract of former Finch lands. This land is now part of the NYS Forest Preserve[78] and includes contiguous forests, wetlands, slopes, and ridges. The trails of this area are managed by the Lake George Land Conservancy (LGLC).

The Town of Bolton is committed to:

- Prevent contamination of potable waters by limiting discharges of pollutants and limiting land uses which are likely to contribute to contravention of surface and groundwater quality classifications for potable water supplies.
- Prevent depletion of existing potable water supplies and limit cumulative impacts of development on groundwater quality and recharge areas.

POLICY 6 PROTECT AND RESTORE THE QUALITY AND FUNCTION OF THE ECOSYSTEM.

This policy recognizes and provides for the protection, restoration, and enhancement of natural resources of the natural areas within the Town of Bolton and the Adirondack Park.

The ecosystem consists of physical (non-living) components, biological (living) components, and their interactions. Its physical components include environmental factors such as water, soils, geology, energy, and contaminants. The biological components include the plants, animals, and other living things in and around the shore. The quality of the ecosystem depends on the quality of its resources and their distribution, such as the extent of forest cover, the population of overwintering songbirds, or benthic communities. These more common natural resources collectively affect the quality and biological diversity of the ecosystem.

Significant ecosystems present the following characteristics:

- are essential to the survival of a large portion of a particular fish or wildlife population;
- support populations of rare and endangered species;
- are found at a very low frequency within a region;
- support fish and wildlife populations having significant commercial and/or recreational value;
- would be difficult or impossible to replace.

[78] This 1,909-acre parcel was acquired by LGLC in 2003 and sold to New York State in 2013. It is now part of the Adirondack Forest Preserve - http://www.lglc.org/preserves/cat-thomas-mountains/

To protect the quality of its natural resource, the Town of Bolton will undertake the following actions:

- Continue the rehabilitation of streams that have been identified as impaired for fish life;
- Avoid activities that would destroy or impair habitats through physical alteration, disturbance or pollution, or indirectly result in the loss of habitat;
- Schedule development or other activities to avoid vulnerable periods in life cycles of habitats;
- Encourage a project design that will result in the least amount of potential adverse impact on habitats.

POLICY 6.1 PROTECT AND RESTORE ECOLOGICAL QUALITY.

Avoid significant adverse changes to the quality of the ecosystem as indicated by physical loss, degradation, or functional loss of ecological components by:

- avoiding fragmentation of natural ecological communities
- maintaining corridors between ecological communities
- maintaining structural and functional relationships between natural ecological communities to provide for self-sustaining systems
- retaining and adding indigenous plants
- avoiding permanent adverse change to ecological processes
- reducing adverse impacts of existing development when practical
- mitigating impacts of new development
- considering reduction or elimination of adverse impacts associated with existing development.

POLICY 6.2 PROTECT AND RESTORE SIGNIFICANT FISH AND WILDLIFE HABITATS.

There are no state designated significant fish and wildlife habitats within the Bolton WRA. However, the fish and wildlife habitats located in Bolton are significant for the local heritage and tourist-based economy. All projects along the waterfront, and especially projects involving waterfront access, must be developed in a manner that ensures the protection of fish and wildlife resources. Project reviewers should consider potential impacts on fish and wildlife habitats, and the following actions should be taken as appropriate and applicable:

- Continue the rehabilitation of streams that have been identified as impaired for fish life;
- Avoid activities that would destroy or impair habitats through physical alteration, disturbance or pollution, or indirectly result in the loss of habitat;
- Schedule development or other activities to avoid vulnerable periods in life cycles of habitats;

- Encourage a project design that will result in the least amount of potential adverse impact on habitats.

POLICY 6.3 PROTECT AND RESTORE FRESHWATER WETLANDS.

Wetland areas comprise a significant portion of the shoreline areas along Lake George, Trout Lake, and Conservation Park Pond. These areas contribute to the natural ecosystem of the area, by acting as filters of nutrients, sediments, and minerals, thereby improving water quality, by providing food, shelter, and habitat for numerous species of flora and fauna, and in general, providing beauty to the overall landscape.

Also, the Cotton Point Swamp and Homer Point wetland areas are potentially under development pressure due to their location along the waterfront of Lake George. It is important to protect these resources.

Development actions that would negatively impact wetlands should be avoided. In such cases where impairment of these resources cannot be avoided, the negative impacts must be minimized through appropriate mitigation measures.

The following actions should be applied to projects potentially impacting wetland areas within the WRA:

- Provide and maintain adequate buffers between wetlands and adjacent or nearby uses and activities to protect wetland values.;
- Avoid the placement of fill in vegetated wetlands;
- Design projects to result in the least amount of potential adverse impact;
- Choosing alternative actions or methods that would lessen potential impact;
- Mitigating the unavoidable adverse impacts resulting from activities by replacement of lost wetland areas or other appropriate means; and
- Protect wooded areas that surround the wetland to preserve the natural filtering capabilities of vegetation.

POLICY 6.4 PROTECT VULNERABLE FISH, WILDLIFE, AND PLANT SPECIES, AND RARE ECOLOGICAL COMMUNITIES.

An ecological community is a variable assemblage of interacting plant and animal populations that share a common environment. Rare species have a small distribution or occur in very small numbers in ecological communities, but they have a strong influence on the function of biological communities[79].

As part of the New York Natural Heritage Program inventory, a classification has been developed to help assess and protect the biological diversity of the state. The Natural Heritage Program inventory work allows us to maintain a regularly updated database of information on rare animals, rare plants, and significant natural communities of New

[79] http://www.plosbiology.org/article/info%3Adoi%2F10.1371%2Fjournal.pbio.1001569

York State. This inventory also provides a ranking system for determining priorities for conservation and management of New York State's significant natural areas.

The Currently Known Distribution of Significant Natural Communities in Bolton map included in the Ecological Communities part of Section II of the LWRP presents natural resources and environmental features that are state protected or of conservation concern within Bolton.

POLICY 6.5 PROTECT NATURAL RESOURCES AND ASSOCIATED VALUES IN IDENTIFIED REGIONALLY IMPORTANT NATURAL AREAS.

As described in Section II of the LWRP, the Town of Bolton is part of Adirondack Park, a 6.1 million acre environmental and recreational paradise and the largest state-protected area in the contiguous United States and the largest wilderness area east of the Mississippi River.

To protect the natural resources of the Adirondack Park, involved parties will:

- Protect natural resources comprising a regionally important natural area.
- Focus State actions on protection, restoration, and management of natural resources.
- Protect and enhance activities associated with sustainable human use or appreciation of natural resources.
- Adhere to management plans prepared for regionally important natural areas.

POLICY 7 PROTECT AND IMPROVE AIR QUALITY IN THE WATERFRONT AREA.

This policy provides for protection of the waterfront area from air pollution generated within the waterfront area or from outside the waterfront area which adversely affects air quality.

POLICY 7.1 CONTROL OR ABATE EXISTING AND PREVENT NEW AIR POLLUTION.

Limit pollution resulting from new or existing stationary air contamination sources consistent with applicable standards, plans, and requirements.

Recycle or salvage air contaminants using best available air cleaning technologies.

Limit pollution resulting from vehicle or vessel movement or operation.

Limit actions which directly or indirectly change transportation uses or operation resulting in increased pollution.

Restrict emissions or air contaminants to the outdoor atmosphere which are potentially injurious or unreasonably interfere with enjoyment of life or property.

Limit new facility or stationary source emissions of acid deposition precursors consistent with achieving final control target levels for wet sulfur deposition in sensitive receptor areas, and meeting New Source Performance Standards for the emissions of oxides of nitrogen.

POLICY 7.2 LIMIT DISCHARGES OF ATMOSPHERIC RADIOACTIVE MATERIAL TO A LEVEL THAT IS AS LOW AS PRACTICABLE.

POLICY 7.3 LIMIT SOURCES OF ATMOSPHERIC DEPOSITION OF POLLUTANTS TO THE WATERWAY, PARTICULARLY FROM NITROGEN SOURCES.

POLICY 8 MINIMIZE ENVIRONMENTAL DEGRADATION IN THE WATERFRONT AREA FROM SOLID WASTE AND HAZARDOUS SUBSTANCES AND WASTES.

The intent of this policy is to protect people from sources of contamination and to protect waterfront resources in the Town of Bolton from degradation through proper control and management of wastes and hazardous materials. Attention is also required to identify and address sources of soil and water contamination resulting from landfill and hazardous waste sites and in-place sediment contamination.

POLICY 8.1 MANAGE SOLID WASTE TO PROTECT PUBLIC HEALTH AND CONTROL POLLUTION.

Effective management of solid waste in the Bolton community should follow the established State priorities for reducing, reusing, and disposing of such waste.

The Town should plan for proper and effective solid waste disposal prior to undertaking major development or activities generating solid wastes. The discharge of solid wastes into the environment should be prevented, by using proper handling, management, and transportation practices.

Solid waste should be managed by:

- Reducing the amount of solid waste generated;
- Reusing or recycling materials; and
- Using land burial or other approved methods to dispose of solid waste that is not reused or recycled.
- Operating solid waste management facilities in ways that prevent or reduce water, air, and noise pollution and other conditions harmful to the public health.

POLICY 8.2 MANAGE HAZARDOUS WASTES TO PROTECT PUBLIC HEALTH AND CONTROL POLLUTION.

Hazardous wastes should be managed in accordance with the following priorities:

- Eliminating or reducing the generation of hazardous wastes to the maximum extent practical
- Recovering, reusing, or recycling remaining hazardous wastes to the maximum extent practical
- Using detoxification, treatment, or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused, or recycled
- Phase out land disposal of industrial hazardous wastes as a last resort

POLICY 8.3 PROTECT THE ENVIRONMENT FROM DEGRADATION DUE TO TOXIC POLLUTANTS AND SUBSTANCES HAZARDOUS TO THE ENVIRONMENT AND PUBLIC HEALTH.

Prevent release of toxic pollutants or substances hazardous to the environment that would have a deleterious effect on fish and wildlife resources. Prevent environmental degradation due to persistent toxic pollutants by: limiting discharge of bioaccumulative substances, avoiding re-suspension of toxic pollutants and hazardous substances and wastes, and avoiding reentry of bioaccumulative substances into the food chain from existing sources.

Prevent and control environmental pollution due to radioactive materials.

Protect public health, public and private property, and fish and wildlife from inappropriate use of pesticides.

Take appropriate action to correct all unregulated releases of substances hazardous to the environment.

POLICY 8.4 PREVENT AND REMEDIATE DISCHARGE OF PETROLEUM PRODUCTS.

The following standards should be applied in the Town of Bolton:

- Prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles.
- Undertaking clean-up and removal activities of petroleum discharge in accordance with guidelines contained in the New York State Water Accident Contingency Plan and Handbook, and giving first priority to minimizing environmental damage.

POLICY 8.5 TRANSPORT SOLID WASTE AND HAZARDOUS SUBSTANCES AND WASTE IN A MANNER WHICH PROTECTS THE SAFETY, WELL-BEING, AND GENERAL WELFARE OF THE PUBLIC; THE ENVIRONMENTAL RESOURCES OF THE STATE; AND THE CONTINUED USE OF TRANSPORTATION FACILITIES.

POLICY 8.6 SITE SOLID AND HAZARDOUS WASTE FACILITIES TO AVOID POTENTIAL DEGRADATION OF WATERFRONT RESOURCES.

Public Waterfront Policies

POLICY 9 PROVIDE FOR PUBLIC ACCESS TO, AND RECREATIONAL USE OF, THE WATERWAY, PUBLIC LANDS, AND PUBLIC RESOURCES OF THE WATERFRONT AREA.

Along most of the Lake George and Trout Lake shorelines, physical and visual access to waterfront lands and the water itself is limited. In fact, along the twenty-seven miles of Lake George waterfront, public access is limited to the two town parks, four (three regularly used) small public access sites, and the NYS

Forest Preserve Lands. The remainder of the lands is in private ownership for residential or commercial use.

Because of the limited property available and the high real estate costs associated with waterfront property, more public access areas will be difficult to implement. At the least, the existing public parks and access sites should be upgraded and assessed to utilize the space most efficiently. Where appropriate and affordable, the town and state should consider new public access sites. In addition to Lake George, the town has interests in improving public access to Trout Lake and Conservation Club Pond.

Access and recreational activities must avoid adverse impacts on natural resources. The following factors should be utilized in determining the potential for adverse environmental effects:

- The intensity of the anticipated recreational activity to determine if the proposed project significantly increases activity beyond how the lake is currently being used;
- The level of disturbance associated with the activity; and
- The sensitivity of the natural resources involved.

Access should be limited where the uncontrolled public use of a recreational facility or public access site would impair the natural resources.

The following additional standards and guidelines should be applied in analyzing recreation and public access projects along waterfront areas:

- Providing access for fish and wildlife related activities, so long as the level of access would not result in the loss of the resources themselves;
- Using methods and structures for access which maintain and protect natural resources; and
- Imposing seasonal limitations on public access where necessary to avoid adverse environmental impacts.

POLICY 9.1 PROMOTE APPROPRIATE AND ADEQUATE PHYSICAL PUBLIC ACCESS AND RECREATION THROUGHOUT THE WATERFRONT AREA.

Improving public access to the Bolton community is very important. Public access and recreation facilities can attract tourists, improve the quality of life for residents, and generate revenues.

The following standards should be used as a guide in making future decisions regarding public access and expanding recreation opportunities within the WRA:

- Where appropriate, promoting private commercial access through water-dependent and water enhanced uses as opposed to residential development;
- Promoting the acquisition of additional public park lands to meet existing and projected needs;

- Promoting the acquisition of public parking facilities to meet existing and projected needs and promote businesses to accommodate their own parking facilities;
- Addressing needed amenities that make Bolton Landing both a pedestrian and bicycle friendly community; and
- Providing pedestrian and bicycle trails and improved access between the business districts and residential areas of Bolton.
- Ensure access for the general public at locations where State or Federal funds are used to acquire, develop, or improve parkland.

POLICY 9.2 PROVIDE PUBLIC VISUAL ACCESS FROM PUBLIC LANDS TO WATERFRONT LANDS AND WATERS OR OPEN SPACE AT ALL SITES WHERE PHYSICALLY PRACTICAL.

To the extent feasible, views of Lake George and Trout Lake from roads and public access locations should be expanded to allow full appreciation of the beauty of these resources, and to increase the attractiveness of the waterfront for residents and tourists.

Currently, public access is provided at two public parks and two small beaches on Lake George, a small, unimproved park on Conservation Pond, and a small strip of land to Trout Lake. It is the town's intent to continue to utilize these resources to their fullest potential. To achieve this goal, improvements will need to be completed.

Improvements should be made to better define the connection of both of the public parks to Bolton Landing. It is important to provide an aesthetically inviting physical connection to the hamlet that will attract visitors to local businesses. The result will reduce the need for visitors to travel by car between the hamlet and the parks, which is a relatively short distance.

Another key resource in the community is Conservation Park. Recently the town acquired a structure on the pond that is being improved and will be used for public functions or rented for small private parties.

The pond itself can also be used as a recreational resource. Because the water body is small, however, access may be limited to small car-top watercraft.

Trout Lake, like the Conservation Park Pond, provides other water access opportunities for local residents. Currently there is a small strip of land providing very modest access to Trout Lake. This resource is a viable alternative to Lake George for paddle craft such as canoes and kayaks.

The following standards should be applied with respect to increasing visual access to waterfront lands and water:

- Limit physical blockage of existing visual access by constructing improvements and buildings at an appropriate scale and location;

- Mitigate loss of visual access by providing for on-site visual access or additional and comparable visual access off-site.
- Protecting view corridors provided by streets or natural resources as identified in Section II – Inventory an Analysis;
- Creating and/or improving roadway pull offs;
- Providing interpretive exhibits at appropriate locations to enhance the enjoyment of scenic views; and
- Promoting vegetative or other screening of uses that detract from the visual quality of the waterfront.

POLICY 9.3 PRESERVE THE PUBLIC INTEREST IN AND USE OF LANDS AND WATERS HELD IN PUBLIC TRUST BY THE STATE, AND OTHER PUBLIC ENTITIES.

Limit grants, easements, permits, or lesser interests in lands underwater to those instances where they are consistent with the public interest in the use of public trust lands.

Determine ownership, riparian interest, or other legal right prior to approving private use of public trust lands under water.

Limit grants, including conversion grants, in fee of underwater lands to exceptional circumstances.

Reserve such interests or attach such conditions to preserve the public interest in use of underwater lands and waterways which will be adequate to preserve public access, recreation opportunities, and other public trust purposes.

Evaluate opportunities to re-establish public trust interests in existing grants which are not used in accordance with the terms of the grant, or are in violation of the terms of the lease, or where there are significant limitations on public benefits resulting from the public trust doctrine.

POLICY 9.4 ASSURE PUBLIC ACCESS TO PUBLIC TRUST LANDS AND NAVIGABLE WATERS.

Ensure that the public interest in access below mean high water and to navigable waters is maintained.

Allow obstructions to public access when necessary for the operation of water-dependent uses and their facilities.

Permit interference with public access for riparian non-water-dependent uses in order to gain the minimum necessary reasonable access to navigable waters.

Use the following factors in determining the minimum access necessary:

- the range of tidal fluctuation,
- the size and nature of the water body,
- the uses of the adjacent waters by the public,

- the traditional means of access used by surrounding similar uses, and
- whether alternative means to gain access are available.

Mitigate substantial interference or obstruction of public use of public trust lands and navigable waters.

Working Waterfront Policies

POLICY 10 PROTECT WATER-DEPENDENT USES AND PROMOTE SITING OF NEW WATERDEPENDENT USES IN SUITABLE LOCATIONS.

The intent of this policy is to protect existing water-dependent commercial, industrial, and recreational uses and to promote future siting of water-dependent uses at suitable locations. It is also the intent of this policy to enhance the economic viability of water-dependent uses by ensuring adequate infrastructure for water-dependent uses and their efficient operation.

The amount of available waterfront land for new development is limited within the Town of Bolton. There is, however, a great deal of development that makes beneficial use of their waterfront location in the vicinity of Bolton Landing and The Huddle. The remaining portions of the waterfront land are either occupied by residential development or resort type development with private beaches.

In terms of private ownership and investment, the Town of Bolton has a number of existing marina facilities that provide the only public motorboat access to the Lake George waterfront. The continued enhancement and protection of these water-dependent uses is critical to Bolton's tourist economy.

The town has a number of public access sites to Lake George, however, due to the increased influx of visitors to Bolton in the summer season, the Town's two primary parks are experiencing increased use. It is the Town's intent to upgrade these facilities to meet the shifting demands of town residents. The continued development of additional public access sites, public parks, and public docks is also being sought.

POLICY 10.1 PROTECT EXISTING WATER-DEPENDENT USES.

Actions which would adversely impact or interfere with existing water-dependent uses should be avoided. Conversely, actions that protect and enhance marina and public access facilities should be encouraged. Some portions of the shoreline areas in the Bolton community are not appropriate for development because of their natural characteristics. In the locations, however, where development and/or redevelopment are appropriate, it should occur in a sustainable manner so not to impact the adjacent natural character of the shoreline.

Water-dependent uses should be sited and designed to:

- Attract people to or near the waterfront and provide opportunities for access;
- Provide public views on to or from the water;
- Link the waterfront to the adjoining business district;
- Minimize the consumption of waterfront land;

- Avoid significant adverse impacts to community character and surrounding land and water uses;
- Avoid any degradation of water quality;
- Avoid loss, fragmentation and impairment of natural habitats and wetlands; and
- Avoid the alteration of protective features and changes to natural processes that would increase shoreline flooding and erosion.

POLICY 10.2 PROMOTE HAMLET CENTERS AS THE MOST SUITABLE LOCATIONS FOR WATER-DEPENDENT USES.

Ensure that public actions enable the local traditional centers for water-dependent uses function.

Protect and enhance the economic, physical, cultural, and environmental attributes which support each water-dependent uses center.

Adverse impacts of new and expanding public and commercial water-dependent uses should be minimized. Water-dependent uses should be sited in locations where:

- The need for dredging is minimized;
- Waterside and landside access, as well as upland space for parking and other facilities, is adequate;
- The necessary infrastructure exists or is easily accessible, including adequate shoreline stabilization structures, roads, water supply and sewage disposal facilities, and vessel waste pump-out and waste disposal facilities; and
- Water quality classifications are compatible with the uses
- Adjacent land uses are not significantly impacted by noise or visual impacts.

POLICY 10.3 ALLOW FOR DEVELOPMENT OF NEW WATER-DEPENDENT USES OUTSIDE THE WATERFRONT.

New water-dependent uses may be appropriate outside the waterfront if the use: (1) should not be located in a hamlet center due to the lack of suitable sites; or (2) has unique locational requirements that necessitate its location outside the waterfront; or (3) would adversely impact the functioning and character of the waterfront if located within the hamlet center; or (4) is of a small scale and has a principal purpose of providing access to the waterway.

POLICY 10.4 IMPROVE THE ECONOMIC VIABILITY OF WATER-DEPENDENT USES BY ALLOWING FOR NON WATER-DEPENDENT ACCESSORY AND MULTIPLE USES, PARTICULARLY WATER-ENHANCED SUPPORT SERVICES.

Many water-dependent uses are often supported or complemented by non-water dependent uses. Non-water-dependent accessory or mixed-use development will be encouraged if:

- Accessory uses are functionally related and contribute to sustaining the existing water-dependent use
- Mixed uses support an existing water-dependent use and prove to enhance the economic return of the water-dependent use without significantly impacting natural resources
- New non water-dependent uses do not interfere with the principal water-dependent use of the site or its continuity
- Locations within areas established as significant natural resources, such as wetlands and fish and wildlife habitats will be avoided

POLICY 10.5 MINIMIZE ADVERSE IMPACTS OF NEW AND EXPANDING WATER-DEPENDENT USES, PROVIDE FOR THEIR SAFE OPERATION, AND MAINTAIN REGIONALLY IMPORTANT USES.

Site new and expand existing marinas and other boating facilities where there is: adequate upland for support facilities and services; sufficient waterside and landside access; appropriate nearshore depth to minimize dredging; suitable water quality classification; minimization of effects on wetlands, or fish spawning grounds; and adequate water circulation.

POLICY 10.6 PROVIDE SUFFICIENT INFRASTRUCTURE FOR WATER-DEPENDENT USES.

Avoid shore and water surface uses and actions that which would impede navigation. Provide for services and facilities to facilitate commercial, industrial, and recreational navigation. Foster water transport for cargo and people. Maintain stabilized inlets. Use suitable dredged material for beach nourishment or other beneficial uses. Avoid placement of dredged material in waterbodies when opportunities for beneficial reuse of the material exist. Allow placement of suitable dredged material in nearshore locations to advance waterfront functions, provided it is adequately contained and avoids negative impacts on vegetated wetlands and significant fish and wildlife habitats.

POLICY 10.7 PROMOTE EFFICIENT NEAR SHORE WATER SURFACE OPERATION.

Lack of effective water use management contributes to congestion and competition for space on surface waters or underwater lands near shoreline. As a result, natural resources can be degraded and communities are not able to take advantage of tourism and economic growth opportunities.

Guidelines for achieving this policy include the following:

- Limit congestion of near shore surface waters
- Limit conflict among uses in near shore surface water and underwater lands
- foster navigational safety
- minimize obstructions in the waterway to reduce potential hazards to navigation

- Prohibit any increase or additional use of the waterway if such an increase or addition poses a public safety hazard, which cannot be mitigated
- Prohibit intrusions or encroachments upon identified vessel use areas

POLICY 11 PROMOTE SUSTAINABLE USE OF LIVING LACUSTRINE RESOURCES.

Lake George, Trout Lake, Edgecomb Pond, Conservation Club Pond, and their tributaries support abundant and diverse warm water fish populations. Commercial and especially recreational fishing play a role in the local and tourism economy, and also contribute to the quality of life for persons living in the area. To protect these fish resources, the water quality of the Lake George watershed must be protected from increased stormwater runoff, effluent from faulty septic systems, and acidification.

Lake George is stocked annually with landlocked salmon and has an excellent naturally reproducing population of lake trout. Brook trout can also be found at the mouth of many of the lakes tributaries. Lake George also ranks among the top five bass fishing destinations in New York State. Many ice anglers target the abundant schools of yellow perch and black crappie that can be found in many small shoreline bays.[80]

POLICY 11.1 ENSURE THE LONG-TERM MAINTENANCE AND HEALTH OF LIVING RESOURCES IN THE WATERS OF LAKE GEORGE, TROUT LAKE, AND THEIR TRIBUTARIES.

Protection of fishing resources goes hand in hand with protecting the water quality of Bolton's waters and the protection of the ecosystem as a whole. Continued use of living resources depends on maintaining long-term health and abundance of lacustrine habitats, and on ensuring that the resources are sustained in usable abundance and diversity for future generations. This requires active management of fisheries, protection and conservation of habitat, restoration of habitats in areas where they have been degraded, and maintenance of water quality at a level that will foster occurrence and abundance of living marine resources. Allocation and use of the available resources must: (1) be consistent with the restoration and maintenance of healthy stocks and habitats, and (2) maximize the benefits of resource use so as to provide valuable recreational experiences and viable business opportunities for local fisheries.

Lake George supports numerous fishing businesses as well as thousands of independent anglers[81] who contribute to the local economy. The support of sustainable fishing practices and the protection of water quality is necessary to maintain the continued influx of anglers to the Bolton community.

[80] http://www.dec.ny.gov/outdoor/89511.html

[81] Lake George Contour Maps provide information on depth contours, water surface area, mean depth and available fish species for selected state waters. Maps are to be used as a fishing aid only and are not intended for navigation http://www.dec.ny.gov/docs/fish_marine_pdf/lkgeosomap.pdf, http://www.dec.ny.gov/docs/fish_marine_pdf/lkgeonomap.pdf

Any project that permanently and/or significantly creates increased sedimentation, erosion or toxic discharge into Lake George, Trout Lake, Conservation Club Pond, and their tributaries should be prohibited. No activity or action that introduces hazardous wastes or other pollutants in the WRA should be permitted. Activities that might have a significant adverse impact on fish or wildlife populations should not be undertaken.

POLICY 11.2 PROVIDE FOR COMMERCIAL AND RECREATIONAL USE OF LACUSTRINE RESOURCES.

The direct public use of Lake George, Trout Lake, and Conservation Park Pond for fishing provides recreational experiences and tourism benefits that are currently and will continue to be significant to the Bolton community in the years ahead. Opportunities for fishing should be promoted at existing public access sites in Veterans Park, Rogers Memorial Park, Huddle Beach Road Access Site, Northwest Bay Brook, and along the shorelines of the NYS Forest Preserve Land.

Trout Lake is another important water resource in the community with potential to accommodate fishing opportunities in the community. Currently there is a small public access site to the lake on the northeast end that provides access for car top boats only.

Recreational uses of fish and wildlife resources include not only consumptive uses, such as fishing and hunting, but also such non-consumptive uses as wildlife photography, bird watching, and nature study.

Up Yonda Farm[82] supports these types of activities as part of their education center, a recreational facility vital to the understanding of the importance of the natural world and the diversity of its components.

The Darrin Fresh Water Institute also uses the resources of Lake George for education purposes while it conducts in-depth biological studies that uncover the mysteries and monitor the resources of the Lake George ecosystem. The NYS Forest Preserve Lands are also a popular destination for recreation, and offer additional public access to the waterfront. These resources should continue to be protected and enhanced for the continued enjoyment and education of fish and wildlife resources in the community.

It is important that all areas along the waterfront, and especially projects involving an increase in waterfront access, be developed and/or maintained in a manner that ensures the protection of fish and wildlife resources.

POLICY 11.3 PROMOTE RECREATIONAL USE OF LACUSTRINE RESOURCES.

Provide opportunities for recreational use of lacustrine resources.

Provide adequate infrastructure to meet recreational needs, including appropriate fishing piers, dockage, parking, and livery services.

Promote commercial charter and party boat businesses in lacustrine centers.

[82] Up Yonda Farm Environmental Education Center - http://www.upyondafarm.com/

POLICY 11.4 PROMOTE AQUACULTURE

Encourage aquaculture of economically important species.

Protect native stocks from potential adverse biological impacts due to aquaculture.

POLICY 12 PROTECT AGRICULTURAL LANDS.

Within Bolton's WRA, there are no agricultural districts or pastures.

POLICY 13 PROMOTE APPROPRIATE USE AND DEVELOPMENT OF ENERGY AND MINERAL RESOURCES.

In dealing with energy problems, the first order of preference is the conservation of energy. Energy efficiency in transportation and site design, and efficiency in energy generation are the best means for reducing energy demands. Reduced demand for energy reduces the need for construction of new facilities that may have adverse impacts on waterfront resources.

In addition to the impacts of construction of new energy generating facilities, the potential impacts of oil and gas extraction and storage and mineral extraction must be considered. In particular are the potential adverse impacts of mining activities on groundwater.

POLICY 13.1 CONSERVE ENERGY RESOURCES.

The conservation of energy should be an important part of prudent future planning. Energy efficiency can be achieved through several means that fall into the jurisdiction of local governments, including the following:

- Promoting an increased use of public transportation;
- Integrating modes of transportation (pedestrian, bicycle, auto, and waterborne);
- Promoting energy efficient design in new municipal facilities and private developments; and
- Promoting greater energy generating efficiency through upgrades of existing public facilities.

To decrease the need for driving around the Town, improvements need to be made to the existing sidewalk system that would allow pedestrians to walk comfortably and safely between the Town parks and the central business district, between the central business district and the Sagamore Hotel, and between the central business district and the Huddle. Connections should also be improved between Bolton Central School and NY 9N.

POLICY 13.2 PROMOTE ALTERNATIVE ENERGY SOURCES THAT ARE SELF-SUSTAINING, INCLUDING SOLAR ENERGY GENERATION.

In siting such facilities, avoid interference with waterfront resources, including migratory birds, and shoreline processes.

POLICY 13.3 ENSURE MAXIMUM EFFICIENCY AND MINIMUM ADVERSE ENVIRONMENTAL IMPACT WHEN SITING MAJOR ENERGY GENERATING FACILITIES.

Currently, the Town of Bolton has no energy generating facilities. If the need for such a facility will present itself, the town will site and construct new energy generating and transmission facilities so they do not adversely affect natural and economic waterfront resources.

POLICY 13.4 MINIMIZE ADVERSE IMPACTS FROM FUEL STORAGE FACILITIES.

There are no regional petroleum reserves facilities are in Bolton. However, there are a number of local fuel storage facilities along the shoreline, which are adapted for fueling transient boats.

POLICY 13.5 MINIMIZE ADVERSE IMPACTS ASSOCIATED WITH MINERAL EXTRACTION.

There are no commercial sand and aggregate mining operations in the town.

SECTION 4 PROPOSED LAND USES, WATER USES, AND PROJECTS

The intent of this LWRP is to enhance economic development and quality of life, attract destination tourism, and protect the environmental qualities of the Town of Bolton. Proposals for the future use of Bolton's waterfront area reflect the pattern of existing land uses, the observed and anticipated trends in development, the natural physical limitations to development, and the cultural and natural resources which should be protected or enhanced. **Map 8 - Proposed Projects,** presents a summary of projects and locations in the community. The projects listed below seek to restore and revitalize underutilized waterfront sites, improve existing public recreation facilities and provide additional public access to the waterfront area, link public sites along the waterfront, and protect and improve natural resources.

Proposed Land Uses

The uses proposed for the waterfront area of the Town of Bolton reflect its character as a resort community and recreational center of regional importance.

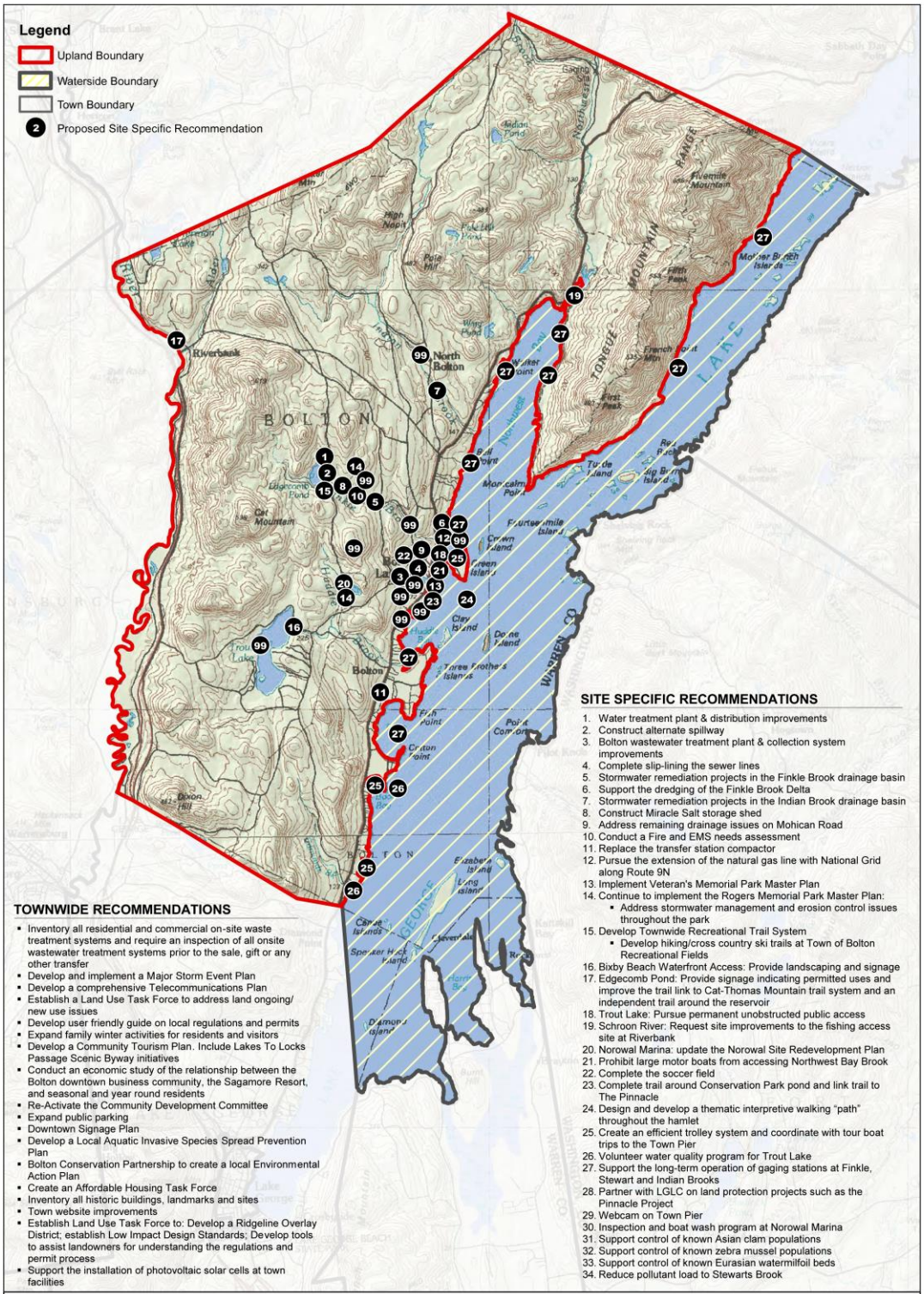
Undeveloped Land Areas

Except for a few small, privately owned vacant parcels scattered throughout the hamlet, there are very few vacant parcels that can be considered for strategic redevelopment in the WRA. Remaining undeveloped land area in the town is confined to sections of North Bolton just north of County Route 11.

Other vacant land parcels exist throughout the community but are severely limited by both slope and low density zoning requiring 25-45 acres per principal building. Use of a large lot, low-density residential zone is appropriate for these areas, to avoid inappropriate development of marginal lands.

The ten-year development needs of the Town have the capacity to be met by the vacant lands available in the off lake areas. Several sites in this inland area should be utilized for other uses, which are needed to support the more intensive development of the lakeshore areas including boat and equipment storage areas, and parking for cars, trailers, buses and recreational vehicles. Parking for cars and cars with trailers is the greatest limiting factor to expanding public access, docking and commercial activities along the shore. Although there are no agricultural uses that exist on the land use map, there is growing interest in Bolton for small farm and horticultural uses.

The Town is interested in supporting these fledgling businesses and will reflect this support in the updated zoning code.



TOWNWIDE RECOMMENDATIONS

- Inventory all residential and commercial on-site waste treatment systems and require an inspection of all onsite wastewater treatment systems prior to the sale, gift or any other transfer
- Develop and implement a Major Storm Event Plan
- Develop a comprehensive Telecommunications Plan
- Establish a Land Use Task Force to address land ongoing/ new use issues
- Develop user friendly guide on local regulations and permits
- Expand family winter activities for residents and visitors
- Develop a Community Tourism Plan. Include Lakes To Locks Passage Scenic Byway initiatives
- Conduct an economic study of the relationship between the Bolton downtown business community, the Sagamore Resort, and seasonal and year round residents
- Re-Activate the Community Development Committee
- Expand public parking
- Downtown Signage Plan
- Develop a Local Aquatic Invasive Species Spread Prevention Plan
- Bolton Conservation Partnership to create a local Environmental Action Plan
- Create an Affordable Housing Task Force
- Inventory all historic buildings, landmarks and sites
- Town website improvements
- Establish Land Use Task Force to: Develop a Ridgeline Overlay District; establish Low Impact Design Standards; Develop tools to assist landowners for understanding the regulations and permit process
- Support the installation of photovoltaic solar cells at town facilities

SITE SPECIFIC RECOMMENDATIONS

1. Water treatment plant & distribution improvements
2. Construct alternate spillway
3. Bolton wastewater treatment plant & collection system improvements
4. Complete slip-lining the sewer lines
5. Stormwater remediation projects in the Finkle Brook drainage basin
6. Support the dredging of the Finkle Brook Delta
7. Stormwater remediation projects in the Indian Brook drainage basin
8. Construct Miracle Salt storage shed
9. Address remaining drainage issues on Mohican Road
10. Conduct a Fire and EMS needs assessment
11. Replace the transfer station compactor
12. Pursue the extension of the natural gas line with National Grid along Route 9N
13. Implement Veteran's Memorial Park Master Plan
14. Continue to implement the Rogers Memorial Park Master Plan:
    - Address stormwater management and erosion control issues throughout the park
15. Develop Townwide Recreational Trail System
    - Develop hiking/cross country ski trails at Town of Bolton Recreational Fields
16. Bixby Beach Waterfront Access: Provide landscaping and signage
17. Edgecomb Pond: Provide signage indicating permitted uses and improve the trail link to Cat-Thomas Mountain trail system and an independent trail around the reservoir
18. Trout Lake: Pursue permanent unobstructed public access
19. Schroon River: Request site improvements to the fishing access site at Riverbank
20. Norowal Marina: update the Norowal Site Redevelopment Plan
21. Prohibit large motor boats from accessing Northwest Bay Brook
22. Complete the soccer field
23. Complete trail around Conservation Park pond and link trail to The Pinnacle
24. Design and develop a thematic interpretive walking "path" throughout the hamlet
25. Create an efficient trolley system and coordinate with tour boat trips to the Town Pier
26. Volunteer water quality program for Trout Lake
27. Support the long-term operation of gaging stations at Finkle, Stewart and Indian Brooks
28. Partner with LGLC on land protection projects such as the Pinnacle Project
29. Webcam on Town Pier
30. Inspection and boat wash program at Norowal Marina
31. Support control of known Asian clam populations
32. Support control of known zebra mussel populations
33. Support control of known Eurasian watermilfoil beds
34. Reduce pollutant load to Stewarts Brook

Scale = 1:82,000
0 0.5 1
Miles

Town of Bolton Local Waterfront Revitalization Program
Town of Bolton, Warren County, New York

Title
Map 8 - Proposed Projects

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

Project 201147
Date 11/01/2016

Open Space and Conservation Areas

The Town of Bolton is defined by the substantial amount of acreage that is held in public trust as open space and conservation land. The vast majority of undeveloped land areas are part of the State Forest Preserve lands in the Lake George Wild Forest. These lands provide Bolton with long-term protection of environmentally-sensitive lands, but also significant opportunity for scientific research and recreation.

The second largest landowner of open space and conservation lands is the Lake George Land Conservancy with holdings at the Padanarum Preserve, Cat-Thomas Mountain Preserve, and The Pinnacle, illustrated on **Map 5**. The Conservancy seeks to purchase highly sensitive properties including wetlands and areas with steep slopes that are at risk for residential or commercial development. The current partnership that exists between the state, town and land trust represents an increasingly important strategy to meet the shared goal of protecting the water quality of Lake George.

Hamlet Downtown and Waterfront Areas

There is a single area designated as the "hamlet" of Bolton Landing. Although the entire Route 9N/Lake Shore Drive corridor is interspersed with commercial and residential development, Bolton Landing and a small area known as "The Huddle" represent the concentration of commercial businesses. This land use pattern is adequate for the Town as there are numerous opportunities throughout the business corridor available for reuse, rehabilitation, and infill. The commercial uses along the shoreline are principally water-dependent and include lodging, marinas and a few restaurants. Trends have shifted away from small cabin colony lodging facilities to the construction of very large high-end residences. This appears to be due to the inability of lodging facilities to make a profit under current conditions and the infrastructure obstacles related to the potential expansion of units. Water-enhanced uses are expanding at existing lodging facilities and the number of retail stores along Route 9N is increasing.

Sales of articles ancillary to water-dependent recreation such as kayaks, parasailing, water tubing, and fishing tours have significantly displaced personal watercraft (PWC) and water ski sales and rentals.

Recreation and Public Access

Existing public recreation and access facilities along the water are proposed to be maintained and where possible, enhanced at Rogers Memorial Park, Veterans Memorial Park and Huddle Bay Beach. Public access to Lake George has been recently enhanced by adding new docks and a kayak access point at Veterans Memorial Park.

Proposed Water Uses

The water-related land uses in the Town of Bolton contribute significantly to the Town's economy and character, and should be protected from redevelopment to uses that are not related to the waterfront. Bolton supports seven marinas along the Lake George waterfront, providing the only motorboat access to Lake George from Bolton. The two public beaches provide free waterfront access available to Bolton's local residents and visitors. Several waterfront restaurants provide docking facilities for visitors which only enhances the connection between the waterfront and commerce.

Jurisdiction over the placement of docks, moorings and any activities or construction extending a distance of 500 feet from the shoreline is primarily with the Lake George Park Commission. The purpose of the wharf and mooring program is to reduce congestion, overcrowding, safety and hazards along the lakeshore, while preserving riparian rights of lakefront owners. To meet the goals of the program, the Commission has developed specific design limitations on size, shape, and placement and number of docks allowed per amount of lakefront owned, as well as general standards which include assessment of project impacts on navigation, aesthetics, congestion and neighborhood character. A permit is required for new construction or modification of a dock or mooring. Docks, moorings, and boats must all be registered annually. See Appendix B –Local Laws Supporting the Implementation of the LWRP.

The near shore waters of the lake will continue to be used for recreational boating, fishing and swimming. Public access areas are presented in **Map 5**.

Proposed Projects

The projects listed below seek to restore and revitalize underutilized waterfront sites, improve existing public recreation facilities and provide additional public access to the waterfront area, link public sites along the waterfront, and protect and improve natural resources. This list has been prioritized and additional details regarding implementation are provided in Appendix C.

The Town of Bolton's long-term commitment to community revitalization is evident in their pro-active approach in planning and implementation of special projects. The Town has completed a number of successful grants including most recently the development of the Bolton Landing Hamlet Sustainability Plan, rehabilitation of the Town Pier and construction of a new Visitor Center in Rogers Memorial Park, and the construction of public docks in Veterans Park. Also significant is the new addition to the Bolton Historical Museum, also located in Rogers Memorial Park.

The following list of projects represents the work of the LWRP Advisory Committee and reflects the desires of the public as to how Bolton should develop in the future. The project list is organized by the following topics: infrastructure, land use, recreation, transportation, natural resources, economic development, and community life. **Map 8** illustrates the locations of many of the projects.

Land and Water Use

- **Improve implementation of projects recommended in the LWRP.**

  Support the Town Board's adoption of the proposed revised Town of Bolton Zoning Ordinance, revised Town of Bolton Stormwater Management Ordinance and update the Town of Bolton Citizens' Guide to Stormwater, Erosion Control, and Development;

  Project 1: **The Town board implements the recommendations of the LWRP as funds become available and circumstances allow. The Town Board continues to focus on issues that were addressed in the LWRP but require further consideration and refinement;**

  Estimated cost: None
  Potential funding sources and permitting: Town of Bolton
  Responsible entities: Town of Bolton

- **Make the regulatory process more efficient by updating existing ordinances and address new regulatory needs including the new LWRP Consistency Law.**

Project 2: **Review and revise Section 125 of the Town Zoning code - Stormwater and Erosion Control. Add relevant provisions from the Draft Citizens' Guide to Stormwater, Erosion Control, and Development developed in 2008. Incorporate low impact design (LID) standards that address sustainable stormwater management practices and site design strategies that minimize the generation of stormwater and treats pollutant loads where they are generated.**

Estimated cost: $ 5,000 (consultant review and recommendations)
Potential funding sources and permitting: Town of Bolton
Responsible entities: Bolton LWRP Implementation Committee

Project 3: **Review the Draft Dark Sky Ordinance proposed to the Town Board in 2012 for consistency with the current Land Use Code. Revise and adopt the ordinance.**

Estimated cost: None
Potential funding sources and permitting: None
Responsible entities: Bolton LWRP Implementation Committee

Project 4: **Develop a Ridgeline Overlay District that identifies the boundaries and creates a set of standards that addresses both the visual and environmental impacts of land use activities proposed on ridgelines.**

Estimated cost: None
Potential funding sources and permitting: None
Responsible entities: Bolton LWRP Implementation Committee

Project 5: **Update the Sanitary Sewage Disposal Ordinance to be consistent with the recommendations in this LWRP. This includes developing regulations for mandatory septic system inspections.**

Estimated cost: None
Potential funding sources and permitting: None
Responsible entities: Bolton LWRP Implementation Committee

Public Access and Recreation

Although public access is good throughout the town, there is much potential to expand and diversify family winter recreational activities for residents and visitors and to increase the number of winter points of access to Lake George. Some ideas re commended through the LWRP included exploring the feasibility of locating an ice-skating rink in the hamlet; expanding cross-country ski opportunities, particularly at Town of Bolton Recreation Park; developing an access plan for reliable winter access to Lake George for ice fishermen and snowmobiles; petitioning the Lake George Park Commission to prohibit large motor boats into Northwest Bay Brook; and continue to partner on land protection and trail development projects that ultimately protect the natural resources in the community and provide

important recreational, economic and educational benefits to residents and visitors; and working with the Chamber and tour boat operators to expand the number of steamboat trips to the Town Pier.

- **Continue to improve public access to the waterfront and update waterfront facilities.**

Project 6: **Advance the recommendations in the Veterans Memorial Park Conceptual Master Plan that were part of the 2009 Bolton Landing Hamlet Sustainability Plan. Complete a Site Master Plan that assesses the condition and uses of the current buildings and open spaces in the park. Continue to improve conditions including:**

- **Re-grade the swim area to re-create a more natural and safe swimming environment;**
- **Replace the docks on the north and south side (north docks funded through EPF grant and completed, south dock funded by EPF grant and scheduled for replacement in 2017);**
- **Design a hardened access lane to the beach area from the existing sidewalk network;**
- **Provide appropriate amenities including signage, kayak racks and lockers, and bicycle racks;**
- **Remediate stormwater management issues in the southwest portion of the site;**
- **Replace lighting with energy efficient and dark sky compliant fixtures;**
- **Add dry hydrant at south dock area to provide enhanced fire protection for the north end of the community;**
- **Re-surface and re-line the parking lot to maximize parking for vehicles and trailers; and**
- **Explore the feasibility of utilizing porous pavement for the parking lot and other hard surfaced areas.**

Estimated cost: $500,000
Potential funding sources and permitting: Warren County Soil & Water Conservation District; NYSDOS LWRP grant program
Responsible entities: Town of Bolton



Concept Plan for Veterans Park

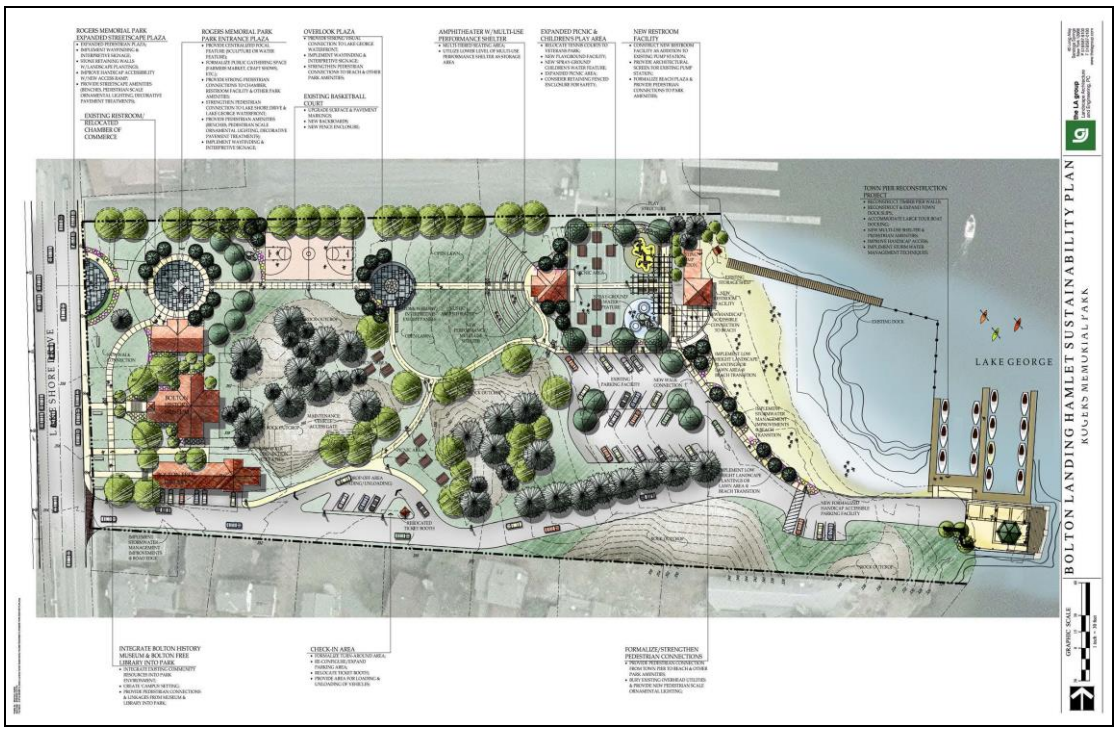
Project 7: **Advance the recommendations in the Rogers Memorial Park Master Plan that were part of the 2009 Bolton Landing Hamlet Sustainability Plan including:**

- **Address stormwater management and erosion control issues throughout the park;**
- **Continue to improve sewer and water infrastructure throughout the park;**
- **Replace the Chamber/Visitor Information Center building and provide year round restroom facilities (completed in 2016);**
- **Construct an addition on the Bolton Historical Museum (completed in 2016;**
- **Upgrade the existing bandstand, improve the audience seating area, and address handicap accessibility;**
- **Continue to improve public spaces and pedestrian connections from the business district to the waterfront;**
- **Bury utility lines as improvements are implemented;**
- **Improve overall landscaping and provide decorative lighting compatible with the downtown streetscape;**
- **Expand public docks off the Town Pier; and**
- **Replace the North Dock.**

Estimated cost: $2,000,000
Potential funding sources and permitting: NYSDOS LWRP grant program; Lake George Association grant
Responsible entities: Town of Bolton



Concept for the Bolton Historical Museum Addition

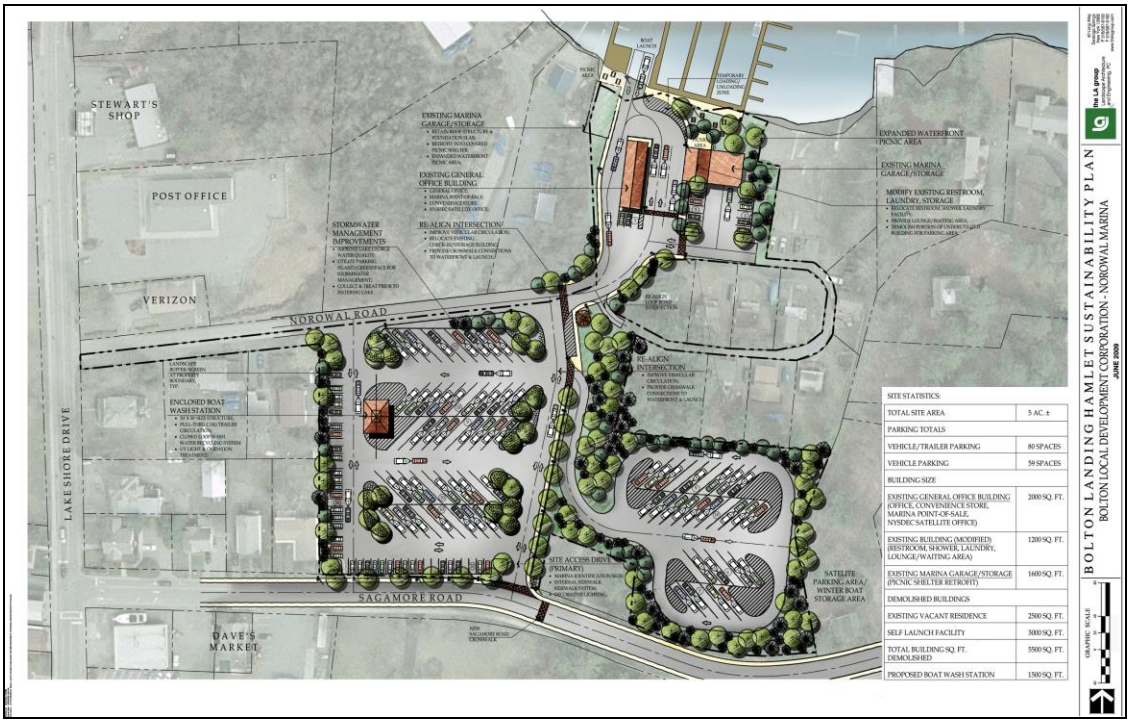


Concept Plan for Rogers Memorial Park

Project 8: **Update the Norowal Conceptual Site Redevelopment Plan and implement the relevant recommendations that were part of the 2009 Bolton Landing Hamlet Sustainability Plan including:**

- **Add a LGPC Boat Inspection Station with Boat Wash facility;**
- **Assess the use of underutilized buildings and land;**
- **Analyze parking capacity and identify opportunities to improve and expand parking capacity for vehicles and boat trailers; assign areas that would serve as parking for trailers during the winter season; and**
- **Re-align internal access drives to improve vehicular circulation, improved pedestrian connections to downtown and the boat launch, and stormwater management improvements to provide treatment for direct discharge of runoff and associated sediments from upland areas.**

Estimated cost: $35,000
Potential funding sources and permitting: NYSDOS LWRP grant program
Responsible entities: Bolton Local Development Corporation

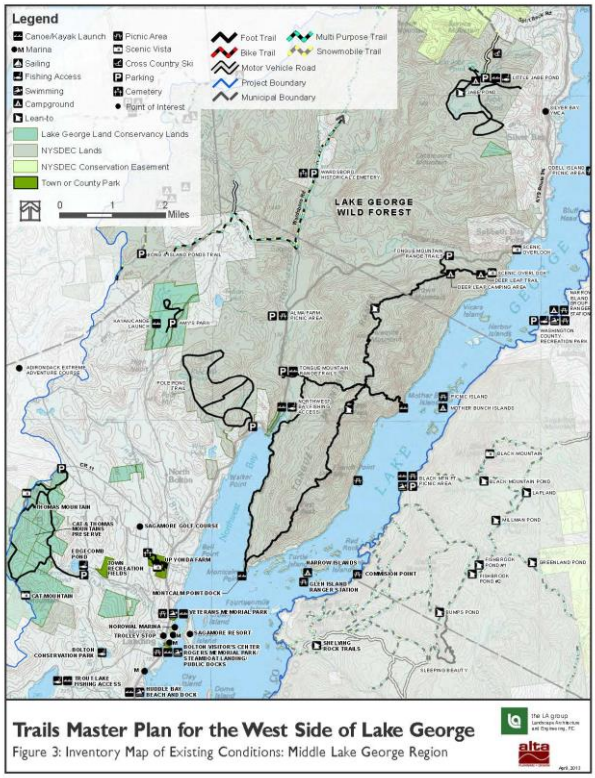


Concept for Norowal Marina

Project 9: **Implement the Recommendations of the Lake George Trails Master Plan (2013) that advance the unified trail system that will ultimately loop around Lake George and connect to regional trail networks including:**

- **Prepare a detailed feasibility analysis of NY Route 9N – Bolton Road that would advance the NY Route 9N Shared Pathway Concept between Lake George and Bolton;**
- **Improve the parking area adjacent to the town-owned Federal Hill cemetery and work with Warren County to make a formal connection to the existing Up Yonda trail system;**
- **Add parking capacity at the existing lot at the Cat Mountain-Thomas Mountain trailhead;**
- **Improve the trail access between Edgecomb Pond and the Cat/Thomas Mountain trail system and develop an independent trail around the Edgecomb Pond; and**
- **Improve the trail at the Conservation Park with the goal of creating a full walking loop and trail connection to The Pinnacle.**

Estimated cost: $35,000- 50,000
Potential funding sources and permitting: Adirondack-Glens Falls Transportation Corporation; Town of Bolton
Responsible entities: Town of Bolton



Infrastructure

- **Improve the financial conditions and operations of the municipal water supply system.**

The municipal drinking water supply system[83] consists of approximately 6 miles of distribution lines serving residents and business. The relatively small size of the district makes it difficult to manage operational costs. Infrastructure recommendations from the LWRP include conduct annual reviews of the water and sewer rate structures clearly defining system costs and revenues, and identify any discrepancies; investigate and remediate remaining stormwater infiltration issues on Green Island; prepare a funding plan and timeline to complete the slip-lining of the remaining sewer line; and continue to proactively pursue the extension of the natural gas line along Route 9N north from its current terminus with National Grid.

Project 10: **Conduct a detailed study to determine the state of functionality of the Bolton Water Treatment Plant and the losses throughout the entire existing water distribution system, produce a time-phased maintenance and improvement plan and estimate its implementation costs, identify new technologies and short and long term implementing strategies and costs; identify ways to expand the district and improve its operational and maintenance costs.**

Estimated cost: $40,000
Potential funding sources and permitting: Environmental Facilities Corporation
Responsible entities: Town of Bolton

Project 11: **Install a master meter to monitor actual plant output, quantify water losses, and identify where there is low pressure in the system; and evaluate the installation of a water pressure station (holding tank and pumping station) at the south end of the system for enhanced pressure and enhanced fire protection.**

Estimated cost: $ 6,000
Potential funding sources and permitting: Town of Bolton
Responsible entities: Town of Bolton

- **Comply with State mandates for dam safety, shoreline and flood protection.**

Project 12: **Evaluate and develop a plan, including costs and timeline, for the Edgecomb Pond spillway improvement and address the state mandate to build an alternate spillway for the Town's water supply.**

Estimated cost: $ 4,000
Potential funding sources and permitting: Town of Bolton
Responsible entities: Town of Bolton

- **Improve the efficiency of the municipal wastewater system.**

[83] http://www.boltonnewyork.com/pdf/ordinances/39-water.pdf

The Town of Bolton's Wastewater Treatment Plant was first built in 1959 and has undergone numerous upgrades over the last 50 years.

Project 13: **Conduct a detailed study determining the state of functionality of the Bolton Wastewater Treatment Plant and the collection system (including connections carrying storm/sump water), and include detailed estimated operating costs. The study should also include the following: a detailed time phased maintenance plan for the system including estimated costs; and a short and long term review with analysis of implementing new technologies including costs and benefits. This project was funded in 2015.**

Estimated cost: $ 40,000
Potential funding sources and permitting: Environmental Facilities Corporation; NYSDOS LWRP grant program
Responsible entities: Town of Bolton

- **Improve the efficiency of individual onsite wastewater systems.**

The town has an ongoing septic system inspection program which requires a permit when the system is initially constructed or if it is being replaced. Although this helps with new construction, there are some residential units that have septic systems that were put into place before the town began this program. However, systems failures can occur any time in between construction and replacement, and there are no provisions for inspection or that require the replacement of a damaged system. Develop an inventory of "new technology" systems that have been successfully installed and functioning. Provide this inventory to residents needing help addressing non-standard situations.

Project 14: **Develop and maintain an inventory of all on-site waste treatment systems documenting location, age, type and date of last inspection. Require an inspection of all onsite wastewater treatment systems in the town by both a licensed professional engineer and the Town Zoning Administrator prior to the sale, gift or any other transfer means of properties having subject systems. If all applicable town criteria for an acceptable system are met, a certificate of compliance will be issued. If the system is deemed to be out of compliance the ownership transfer cannot proceed. A detailed remediation plan will need to be developed, reviewed and accepted before the transfer can proceed.**

Estimated cost: Part of ongoing local regulatory program
Potential funding sources and permitting: None
Responsible entities: Town of Bolton

- **Improve methods for effective stormwater management and erosion control.**

The Town has an existing stormwater management program and continues to implement effective strategies that address controlling stormwater. LWRP recommendations include: continue to implement the 1999 Town of Bolton Stormwater Management Plan; support the adoption of the Town of Bolton Stormwater Management Ordinance (Chapter 125) which has been revised (2012) to consolidate all ordinance references on grading, erosion control and stormwater management;

continue to support the work of the Warren County Soil and Water Conservation District which implements a catch basin program that sets priorities to complete and fund projects over the long-term; support the dredging of the Finkle Brook delta and continued remediation of stormwater and erosion control projects upstream; and monitor the results of the upstream and in-stream actions and adjust the program as necessary.

Project 15: **Develop a town-wide Stormwater Management Plan that addresses the long-term remediation of uncontrolled stormwater runoff and associated erosion. Evaluate existing guidelines and standards for stormwater management and erosion control measures for effectiveness and practicality. Examine what works, what is not effective, and any significant gaps in practice and enforcement. Develop guidelines that could be used on a regular basis for future improvements to parking, stormwater runoff, natural filtration, green roofs, and erosion control.**

Estimated cost: $ 25,000
Potential funding sources and permitting: Warren County Soil & Water Conservation District; NYSDOS LWRP grant program
Responsible entities: Town of Bolton

- **Improve methods for effective prevention and management of flooding from major storm events.**

Project 16: **Develop and implement a Major Storm Event Plan that includes an engineering study that assess the maximum capacities of all dams, bridges, culverts, ditches and other stormwater structures throughout the Town with the goal of identifying inadequacies. Determine the need to upgrade at-risk structures for large storm events and implement appropriately engineered stormwater management flood prevention techniques within town roadways.**

Estimated cost: $ 25,000
Potential funding sources and permitting: Warren County Soil & Water Conservation District; NYSDOS LWRP grant program
Responsible entities: Town of Bolton

- **Improve methods for efficient management of the Transfer Station.**

Project 17: **Develop and implement a plan for the replacement of the existing compactor including the proper siting of the equipment. Evaluate the longer-term needs (10 – 20 years) for equipment and management at the Transfer Station including the development of a compost facility at the site.**

Estimated cost: $ 2,500
Potential funding sources and permitting: Town of Bolton
Responsible entities: Town of Bolton

- **Improve the availability of telecommunications throughout the Town.**

Project 18: **Develop a comprehensive and strategic telecommunications plan that defines short-term (next 5 years), mid-range (5 to 10 years) and long-term objectives**

and implementations. Plan should address all technologies (high speed cable, wireless access, etc.) and detail a time-phased plan for the installation of the same.

Estimated cost: $ 5,000
Potential funding sources and permitting: Town of Bolton
Responsible entities: Town of Bolton

- **Improve roads and make streetscape improvements.**

The LWRP recommends continuing to monitor the effectiveness of porous asphalt pavement on Beach Road in Lake George Village and explore the feasibility of utilizing it in all hardscape areas in Bolton Landing; continue the program of moving street tree plantings located in inappropriate locations that restrict pedestrian circulation and plant new trees where adequate space is available; locate opportunities to infill street trees behind the sidewalk; coordinate with private land owners if location is on private property; and continue to expand public parking opportunities.

Project 19: **Develop and implement a streetlight consolidate/replacement plan for Lake Shore Drive and all Town parks and parking lots. New fixtures would be dark sky compliant (downward facing and shielded).**

Estimated cost: $ 2,500 plan; $30,000-$100,000 fixtures and installation
Potential funding sources and permitting: Town of Bolton; Adirondack Smart Growth Grant
Responsible entities: Town of Bolton

Project 20: **Develop a transportation signage plan that assesses all public signage in the hamlet and seeks to improve the consistency and design of signage throughout downtown. The plan should address elimination, consolidation or relocation of existing signs, and provide design guidelines to provide consistent streetscape appearance. Incorporate Global Positioning System (GPS) and Quick Response Codes (QR Codes) for coordination for visitors with Smart Phone telecommunication devices.**

Estimated cost: $ 10,000
Potential funding sources and permitting: Town of Bolton; Adirondack- Glens Falls Transportation Council grant
Responsible entities: Town of Bolton

Community Development

Community development primarily focuses on economic development initiatives that are designed to first and foremost protect the water quality of Lake George recognizing the direct correlation between the quality of the water and regional and local economy. Other important community goals are to retain young families and attract new families, and continue to implement strategies that would act to attract, engage and promote strategic business partnerships and investments and to act as a catalyst for expanded economic development initiatives. The LWRP supports the Town Board becoming both a “Waypoint Community” and a "Trail Town" and participate in the planning, implementation and

promotion of Lakes to Locks Passage initiatives to the furthest extent possible. Waypoint Communities are part of the Lake George Loop Corridor of Lakes to Locks Passage and serve as a "hub" for surrounding towns, hamlets, and countryside connected by various multimodal routes, allowing the visitor easy access to goods and services. Lakes to Locks encourages a multi-model experience through travel by steamboat, trolley or automobile to one or more trail resources amongst all the communities. This would involve coordinated times between shuttles and steamboat landings and extensive promotion.

- **Continue to support the implementation of aquatic invasive species control measures.**

  The Town should continue to support the recommendations from the Lake George Park Commission's Aquatic Invasive Species Prevention Plan (2013). Actions include playing a key leadership role in implementing strategies for prevention and spread control, providing town-supported educational material to lakeside points of access, reporting to residents the status of the invasive species management program on an annual basis, and supporting the work of the Lake George Integrated Aquatic Plant Management Program to manage the spread of Eurasian watermilfoil and other non-native species.

  Project 21: **Provide the long-term commitment of annual dedicated funds to advance the work of the Lake George Asian Clam Rapid Response Task Force including management of Asian clams in town waters: Middleworth Bay; Norowal Marina; Cotton Point, Basin Bay and Boon Bay.**

  Estimated cost: Variable
  Potential funding sources and permitting: Town of Bolton
  Responsible entities: Town of Bolton

- **Invest in a marketing strategy that focuses on Bolton as a destination for heritage tourism, and hiking, biking and adventure sports**.

  Project 22: **Develop a Community Tourism Plan that expands the tourism focus to include heritage and recreational tourism, and incorporates a regional marketing strategy developed by Lakes to Locks Passage Scenic Byway. At a minimum, the plan would include:**

  - Develop a historical timeline sign with Lakes to Locks Passage for display at the new Bolton Visitor Center/Chamber of Commerce.
  - Develop variety of themed self-guiding driving tours based on visitor interests such as: heritage stops, historic landscapes, geology tours, waterfront tours, watchable wildlife tours, natural history from the car window tour stops, etc. Coordinate this effort with the Bolton Historic Society and Chamber of Commerce;
  - Design and develop a Heritage Walking Trail throughout the hamlet that provides a unique pedestrian experience between the Sagamore Resort, the residential neighborhoods, parks and the downtown business district. Concentrate initially on the area between the Sagamore Resort and downtown Bolton Landing;

- Create a brochure or set of maps that indicates where there are local trails to fit the experience desired; include information on the type of activity permitted (hiking, cycling, mountain biking, dog friendly), level of difficulty, trail surface, and availability of restrooms and parking;
- Integrate Waypoint Community signage to direct visitors to sites and attractions and to provide an introduction to the key partners and interpretive themes of the heritage region;
- Participate (Town of Bolton) and encourage businesses throughout Bolton to join the Lakes to Locks Passage Geotourism project through the National Geographic Society; and
- Meet regularly with Hague Chamber of Commerce, Lake George Regional Chamber of Commerce and the Adirondack Regional Chamber of Commerce to identify ways to coordinate and link local and regional events and Lakes to Locks Passage initiatives.

Estimated cost: $ 25,000
Potential funding sources and permitting: Chamber of Commerce; Town of Bolton; Warren County Occupancy Funds
Responsible entities: Chamber of Commerce and Town of Bolton; Bolton Local Development Corporation and Bolton Landing Business Association

➢ **Keep storefronts in the downtown full with diverse products and services.**

Project 23: **Conduct a study of the economic development relationship between the Bolton downtown business community, the Sagamore Resort, and second home residents; quantify the economic impacts of the resort closing during the winter months; identify strategies to build up a winter tourism season; identify how the condition of and the mix of businesses in the downtown relates to business at the Sagamore; and examine other resort communities that are successfully maintaining a vibrant downtown business environment during all four seasons.**

Estimated cost: Varies depending on scope; could use student
Potential funding sources and permitting: Chamber of Commerce and Town of Bolton
Responsible entities: Chamber of Commerce and Town of Bolton; Bolton Local Development Corporation and Bolton Landing Business Association

➢ **Continue to improve the public's access to information for citizens and visitors.**

Project 24: **Install a Steamboat Dock Webcam at the Town Pier at Rogers Memorial Park and provide visual access through the Town and Chamber websites.**

Estimated cost: $2,500
Potential funding sources and permitting: Chamber of Commerce and Town of Bolton
Responsible entities: Chamber of Commerce

Project 25: **Update the Town's website. The website should make town government more open and transparent and improve its general appearance and content. A priority is to highlight Bolton's recreational attributes and diversity of year round programming for young people. Other needs are: a flow chart with checklist of required approvals to allow prospective applicants to more fully understand the process for obtaining all permits, variances and approvals as it relates to land use; an information roadmap that links citizens with the various agencies that regulate environmental regulations and permitting; lakes management; terrestrial and water invasive species control; recycling; water conservation; and energy efficiency.**

Estimated cost: Highly variable
Potential funding sources and permitting: Chamber of Commerce and Town of Bolton
Responsible entities: Chamber of Commerce and Town of Bolton

Project 26: **Set up a Steamboat Dock Webcam for the Town and Chamber websites at the Town Pier at Rogers Memorial Park or other location and provide visual access through the Town and Chamber websites.**

Estimated cost: Variable
Potential funding sources and permitting: Chamber of Commerce and Town of Bolton
Responsible entities: Chamber of Commerce and Town of Bolton; Bolton Local Development Corporation and Bolton Landing Business Association

- **Provide for a diversity of housing opportunities especially targeting working class families and the seasonal workforce.**

Project 27: **Develop an affordable housing initiative that would explore the feasibility of utilizing the Community Housing Density Relief Program, the Adirondack Community Housing Trust, and local builders/developers to expand opportunities for affordable/workforce housing in the Bolton Landing hamlet. Develop an inventory of available properties that could be a match for this program.**

Estimated cost: $15,000
Potential funding sources and permitting: Adirondack Smart Growth grant and Town of Bolton
Responsible entities: Town of Bolton

- **Protect the Town's historic resources**.

Project 28: **Provide a detailed digital photograph inventory of all historic buildings, landmarks and sites and make accessible on the Town's web site.**

Estimated cost: Volunteer effort
Potential funding sources and permitting: None
Responsible entities: Bolton Historical Society

SECTION 5 LOCAL IMPLEMENTATION TECHNIQUES

This section of the LWRP sets out laws and sections of the town code that relate to the LWRP Policies, and other town actions necessary to support the LWRP policies and implementation strategies. Means by which to implement the LWRP include:

- The enforcement of existing laws and regulations supporting the LWRP;
- The establishment of new laws and regulations specifically imposed to assist in the implementation of the LWRP;
- Establishment of local review regulations that evaluate proposed projects for consistency with the LWRP policies; and
- Identification of financial resources available to fund projects and programs of the LWRP.

Local Laws and Regulations Implementing the LWRP

Local laws and regulations are the basic means of enforcing provisions of the LWRP. The enforcement of these laws and regulations helps assure the long-term beneficial use of the waterfront. These regulations must be identified in the LWRP.

Zoning Ordinance

The Town of Bolton has a Zoning Ordinance, initially adopted in 1979, that regulates land use under traditional zoning provisions. These provisions categorize land use by type (residential, commercial, industrial etc.) into districts and allow for permitted uses and conditional uses. Conditional uses are permitted in zoning districts subject to additional review. Generally, each zoning ordinance can be characterized as cumulative, meaning that uses permitted in one district are permitted in subsequent districts. More details are provided in Section II of the LWRP.

The Town of Bolton continually updates its land use regulations in response to changing natural environment and evolving conflicts of use in the human environment. The Town just completed the draft of a comprehensive update to its zoning regulations.

To administer the town code, the Town established a Zoning Board of Appeals (ZBA) and a Planning Board. The ZBA has appellate jurisdiction (i.e., variance requests) for all matters pertaining to the zoning ordinance and the Planning Board has original jurisdiction for all matters pursuant to Section 274A of the Town Ordinance – Site Plan Review and Subdivision.

The entire town is within the jurisdiction of the Adirondack Park Agency (APA) and the town has an approved APA Local Land Use Plan. As a result, the APA retains Class A jurisdiction and the Town receives Class B authority.

The most of the zoning districts encourage some form of residential and commercial development. There are two areas specifically designated for more intense commercial development, eight districts that encourage a mixture of residential and commercial development and one district that encourage a mixture of low density residential and industrial uses. In total, nine of the districts allow for some form of residential development. All districts fall within the Waterfront Revitalization Area (WRA).

Site Plan Review and Regional Project Review

The Town's site plan review process is very strong and, when combined with the reviewing authority of the APA, all of the key factors to consider when reviewing a proposed development are considered. These factors include natural resources, historic sites, site development characteristics, and government considerations (i.e., fiscal impacts).

When an applicant comes before the town for site plan review, it is recommended that the town establish a system whereby each applicant undergoes a "pre-planning" review. The intent is to begin a dialogue that assists both the applicant and town flush out early questions and concerns before the applicant moves deeper into the planning process which can become costly in some instances. To assist in moving the process forward in a smooth manner, previously completed successful applications can be provided as a guide. Many communities utilize this technique as it helps to clarify the development process.

Shoreline Regulations

Shoreline setbacks are 75 feet for all districts except the Residential High Density District and the General Business District, which require a 50-foot setback, and the Rural Residential and Land Conservation Districts which require a 100-foot setback.

The town currently regulates the amount of cutting along its shorelines including all lakes, ponds, rivers, streams, swamps, or wetlands. Within 35 feet of the high water mark no vegetation may be removed, except that up to a minimum of 30 percent of the trees in excess of six inches in diameter and 4 ½ feet above ground may be cut over a ten-year period. Within six feet of the high water mark no vegetation may be removed, except that up to a maximum of 30 percent of vegetation may be cleared on any individual lot.

Docks and Boathouses

In a similar manner to shoreline regulations, the town regulates docks and boathouses. In addition to the town regulations, the Lake George Park Commission regulates the location of docks and boathouses along the shoreline of Lake George. Review authority was challenged in 2011 and presently, town regulatory authority is stricken and the Lake George Park Commission is the only authority on the permitting of docks and boathouses.

Subdivision Regulations

In addition to the zoning ordinance, the Town has subdivision regulations that provide a guideline for new development on larger tracts of land that are proposed to be subdivided.

Size and Horsepower of Inboard and Outboard Motors on Trout Lake[84]

This ordinance, adopted in 2011, limits the use or navigation of a motorized vessel upon the waters of Trout Lake to those vessels with an inboard or outboard motor with a manufacturer's rating of less than fifty horsepower (50hp).

Use of Personal Watercraft on Trout Lake[85]

This ordinance, adopted in 1994, prohibits the use of jet skis, surf skis, fun skis, wave runners or other similar type of devices on the waters of Trout Lake.

Use of Personal Watercraft on Sherman Lake[86]

This ordinance, adopted in 1996, regulates the use of jet skis, surf skis, fun skis, wave runners or other similar type of devices on the waters of Sherman Lake.

Speed of Motorboats in the Town of Bolton[87]

This ordinance, last time amended in 2008, prohibits mechanically propelled vessel to operate at a speed exceeding five miles per hour on certain areas of the waters of Lake George mapped on the "Lake George 1970 Base Chart prepared for State of New York Department of Conservation by Dickerson, Czerwinski and Marneck".

On-site Sewer Disposal[88]

This ordinance, adopted in 1979, controls the disposal of on-site sewage and the design of all on-site sewage disposal systems within the Town.

Drinking Water District[89]

This ordinance establishes the rules and regulations that apply to all properties located within the Town of Bolton water district where water mains are maintained.

Ongoing Efforts to Enhance Local Laws and Regulations

The existing laws and regulations in the Town of Bolton are presently adequate to assure that the policies and conditions of the LWRP are upheld in future waterfront redevelopment. A separate effort is underway to completely update the Town of Bolton Zoning Code which will result in streamlining the land use code and updating the stormwater regulations to be consistent with the Lake George Park Commission rules. The Town of Bolton administers the LGPC stormwater regulations.

[84] Regulation of Size and Horsepower of Inboard and Outboard Motors on Trout Lake - http://www.boltonnewyork.com/wp-content/uploads/2010/04/ORDINANCE-31-TROUT-LAKE-FINAL.pdf
[85] http://www.boltonnewyork.com/pdf/ordinances/41-personal-watercraft.pdf
[86] http://www.boltonnewyork.com/pdf/ordinances/42-shermanlake.pdf
[87] http://www.boltonnewyork.com/pdf/ordinances/28-mechanical-vehicles.pdf
[88] http://www.boltonnewyork.com/pdf/ordinances/36-sewer.pdf
[89] http://www.boltonnewyork.com/pdf/ordinances/39-water.pdf

Waterfront Consistency Review Law

Actions to be directly undertaken, funded, or permitted within Bolton WRA must be consistent with the policies set forth in the Town of Bolton LWRP. The Bolton Waterfront Consistency Review Law provides the framework for the Town of Bolton to consider policies and purposes contained in the LWRP when reviewing its actions, and to assure that such actions are consistent with the intent of the LWRP. A Waterfront Assessment Form is part of the law and helps in assessing the impact of an action on the waterfront. The Waterfront Consistency Review Law and Waterfront Assessment Form can be found in Appendix A.

Other Public and Private Actions Necessary to Implement the LWRP

In addition to administering the above-cited local ordinance, the Town and other governmental entities, as well as the private sector, will undertake various actions to implement the provisions of this LWRP. The following describes some of the key actions.

Town Actions

1. The Town Board will implement the recommendations in the LWRP as funds are available and circumstances allow.
2. The Town will continue to be proactive in the prevention of aquatic and terrestrial invasive species by working with all applicable agencies and relevant interested partners on the local and regional levels.
3. The Town will continue to oversee the planned improvements at Veterans Memorial Park and Rogers Memorial Park, such as general reorganization, addition of dockage, installing new walkways and decorative lighting, and others as outlined in several grant applications to NYS DOS for Veterans Memorial Park and Rogers Memorial Park.
4. The Town will continue its efforts to support hamlet revitalization through various means including a potential Business Improvement District (BID), encouraging the reuse and redevelopment of underutilized properties, development of additional parking facilities particularly shared use arrangements, and preparing guidelines for advertising signs. To support such activities, the town will continue to seek assistance from the federal and state government for community development activities aimed at revitalizing downtown.
5. The Town replaced the Chamber of Commerce building with a multi-use Chamber of Commerce/ Visitor Center that disseminates information 24 hours a day and educates the visitor on Bolton's and other Lake George community resources. The Town will continue to seek funding from state agencies to implement the master plan components for the site.
6. The Town will continue to implement Infrastructure projects that relate to the efficient energy use, function, and quality of the municipal water supply and wastewater facilities, best management practices regarding on-site septic systems, energy supply and efficiency, the expansion of telecommunications, improvements to Edgecomb Pond dam, and improvements to stormwater systems throughout the community. Essential to improving the function and

capacity at the Bolton Sewage Treatment Plant is to prepare a funding plan and timeline to complete the slip-lining of the remaining sewer line.

7. The Town will develop an inventory of all on-site waste treatment systems documenting location, age, type and last inspection. The Town should require an inspection of all onsite wastewater treatment systems in the town by both a licensed professional engineer and the Town Zoning Administrator prior to the sale, gift or any other transfer means of properties having subject systems.
8. The Town will support the development of a comprehensive Community Tourism Plan that is consistent with regional tourism initiatives and will provide a brand and framework for business, local government, cultural and other organizations to promote all relevant types of economic developments.
9. The Town will support the development of a Community Tourism Plan will be a marketing strategy that promotes Bolton as a destination for hiking, biking and adventure sports.
10. The Town will continue to work with the Lake George Park Commission on an Aquatic Invasive Prevention Plan that will limit the introduction of invasive species into Lake George.
11. The Town will also work with the Lake George Park Commission on prohibiting motorboat access into the Northwest Bay inlet area.
12. The Town will continue to work with the Department of State on funding and technical assistance to implement the LWRP.
13. The Town will continue to work with NYSDEC on resolving issues related to fish stocking in Trout Lake, and environmental issues.
14. The Town will continue to work with NYSDEC on developing and maintaining snowmobile, mountain biking, and hiking trails.
15. The Town will continue to coordinate with NYSOPR for improvements relating to public parks and historic property preservation and promotion.
16. The Town will maintain contact and continue to examine ways in which it can help preserve water quality as it supports the water quality monitoring and other important environmental conservation and stewardship work being conducted by its partners at the Darrin Fresh Water Institute, Up Yonda Farm, the Fund for Lake George, the Lake George Association, and the Lake George Land Conservancy.
17. The Town will continue to work with the Lake George Land Conservancy on ways to protect sensitive lands in the Town of Bolton, and develop permanent public access to town-owned and preserve lands.

Management Structure Implementing the Approved LWRP

All State actions proposed within the Town of Bolton WRA shall be reviewed for consistency with the policies of the LWRP, and in accordance with the guidelines established by the New York State Department of State. The Town of Bolton Planning Board (the “Planning Board”) shall be responsible for

coordinating review of actions in the Town's WRA for consistency with the goals and policies of the LWRP, and will advise, assist, and make consistency recommendations to the Town Board and other town agencies in the implementation of the LWRP, its policies and projects, including physical, legislative, regulatory, administrative and other actions included in the program. Any action that is proposed within the WRA, and is subject to the local Waterfront Consistency Review Law, requires completion of a Waterfront Assessment Form (the Consistency Review Law and Waterfront Assessment Form are contained in Appendix A). The Town Board will create an Implementation Committee to oversee the implementation of the proposed projects.

Guidelines for Notification and Review of State Agency Actions Where Local Waterfront Revitalization Programs are in Effect

I Purposes of Guidelines

A. The Waterfront Revitalization of Waterfront Areas and Inland Waterways Act (the Act) (Article 42 of the Executive Law) and the Department of State's regulations (19 NYCRR Part 600) require certain state agency actions identified by the Secretary of State to be consistent to the maximum extent practicable with the policies and purposes of the approved Town of Bolton Local Waterfront Revitalization Programs (LWRP). These guidelines are intended to assist state agencies in meeting that statutory consistency obligation.

B. The Act also requires that state agencies provide timely notice to the Town of Bolton whenever an identified action will occur within an area covered by the Town of Bolton LWRP. These guidelines describe a process for complying with this notification requirement. They also provide procedures to assist local governments in carrying out their review responsibilities in a timely manner.

C. The Secretary of State is required by the Act to confer with state agencies and the Town of Bolton when notified by the Town that a proposed state agency action may conflict with the policies and purposes of its approved LWRP. These guidelines establish a procedure for resolving such conflicts.

II Definitions

A. **Action** means:

1. A "Type 1" or "Unlisted" action as defined by the State Environmental Quality Review Act (SEQRA);
2. Occurring within the boundaries of the approved Bolton LWRP; and
3. Being taken pursuant to a state agency program or activity that has been identified by the Secretary of State as likely to affect the policies and purposes of the Town of Bolton LWRP.

B. **Consistent to the maximum extent practicable** means that an action will not substantially hinder the achievement of any of the policies and purposes of the approved Town of Bolton LWRP and, whenever practicable, will advance one or more of such policies. If an action will substantially hinder any of the policies or purposes of the approved Town of Bolton LWRP, then the action must be one:

1. For which no reasonable alternatives exist that would avoid or overcome any substantial hindrance;

2. That will minimize all adverse effects on the policies or purposes of the Town of Bolton LWRP to the maximum extent practicable; and

3. That will result in an overriding regional or statewide public benefit.

C. **Local Waterfront Revitalization Program** or **LWRP** means the Town of Bolton LWRP locally adopted by the Town of Bolton and approved by the Secretary of State pursuant to Executive Law, Article 42; which program contains policies on the management of land, water and man-made resources, proposed land uses and specific projects that are essential to program implementation.

D. **Municipal chief executive officer** is the Town Supervisor.

E **Local Government** is the Town of Bolton Town Board

F. **Local program/LWRP coordinator** is the Town of Bolton Planning Board, which is responsible for the preliminary review of proposed actions within the waterfront area for consistency with the approved LWRP and consistency recommendations for the final determination of consistency that will be made by the Bolton Town Board.

III Notification Procedure

A. When a state agency is considering an action as described above in Definitions, the state agency shall notify the Town of Bolton.

B. Notification of a proposed action by a state agency:

1. Shall fully describe the nature and location of the action;

2. Shall be accomplished by use of existing state agency notification procedures, or through an alternative procedure agreed upon by the state agency and Town Board;

3. Should be provided to the Town Supervisor as early in the planning stages of the action as possible, but in any event at least thirty (30) days prior to the agency's decision on the action. The timely filing of a copy of a completed Waterfront Assessment Form (WAF) with the Town Supervisor should be considered adequate notification of a proposed action.

C. If the proposed action will require the preparation of a draft environmental impact statement (EIS), the filing of this draft EIS with the Town Clerk can serve as the state agency's notification to the Town of Bolton.

IV Local Government Review Procedure

A. Upon receipt of notification from a state agency, the Town Board will be responsible for evaluating a proposed action against the policies and purposes of its approved LWRP. Upon request of the Planning Board, the state agency should promptly provide the Town Board with whatever additional information is available that will assist the Town of Bolton in evaluating the proposed action.

B. If the Town Board cannot identify any conflicts between the proposed action and the applicable policies and purposes of its approved LWRP, it should inform the state agency in writing of its finding. Upon receipt of the Town of Bolton's finding, the state agency may proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.

C. If the Town of Bolton does not notify the state agency in writing of its finding within the established review period, the state agency may then presume that the proposed action does not conflict with the policies and purposes of the approved Town of Bolton LWRP.

D. If the Town Board notifies the state agency in writing that the proposed action does conflict with the policies and/or purposes of its approved LWRP, the state agency shall not proceed with its consideration of, or decision on, the proposed action as long as the Resolution of Conflicts procedure established in item below shall apply. The Town of Bolton shall forward a copy of the identified conflicts to the Secretary of State at the time when the state agency is notified. In notifying the state agency, the Town Board shall identify the specific policies and purposes of the LWRP with which the proposed action conflicts.

V Resolution of Conflicts

A. The following procedure applies whenever the Town of Bolton has notified the Secretary of State and state agency that a proposed action conflicts with the policies and purposes of its approved LWRP:

1. Upon receipt of notification from the Town Board that a proposed action conflicts with its approved LWRP, the state agency should contact the Planning Board to discuss the content of the identified conflicts and the means for resolving them. A meeting of state agency and Town of Bolton representatives may be necessary to discuss and resolve the identified conflicts. This discussion should take place within 30 days of the receipt of a conflict notification from the Town Board.

2. If the discussion between the Town of Bolton representatives and the state agency results in the resolution of the identified conflicts, then, within seven (7) days of the discussion, the Town Board shall notify the state agency in writing, with a copy forwarded to the Secretary of State, that all of the identified conflicts have been resolved. The state agency can then proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.

3. If the consultation between the Town of Bolton representatives and the state agency does not lead to the resolution of the identified conflicts, either party may request, in writing, the assistance of the Secretary of State to resolve any or all of the identified conflicts. This request must be received by the Secretary within fifteen (15) days following the discussion between the Town of Bolton and the state agency. The party requesting the assistance of the Secretary of State shall forward a copy of their request to the other party.

4. Within thirty (30) days following the receipt of a request for assistance, the Secretary or a Department of State official or employee designated by the Secretary, will discuss the identified conflicts and circumstances preventing their resolution with appropriate representatives from the state agency and the Town of Bolton.

5. If agreement among all parties cannot be reached during this discussion, the Secretary shall, within fifteen (15) days, notify both parties of his/her findings and recommendations.

6. The state agency shall not proceed with its consideration of, or decision on, the proposed action as long as the foregoing Resolution of Conflicts procedures shall apply.

Funding Resources Necessary to Implement the LWRP

Costs for the implementation of the LWRP fall into three categories. Administrative costs, capital costs and maintenance costs. Administrative costs are those costs associated with the Town's efforts to manage and oversee conformance and enforcement of the LWRP. Departments that may need additional budgetary expenditures to implement the Program include legal counsel for the review of policy conformance, Planning Board for consistency review and general administration to support additional review efforts. Funding for administrative costs shall come from the Town's general revenue sources and shall be reflected in the annual budget.

Capital costs reflect the costs incurred by the Town in completing specific projects. The LWRP has identified a number of projects to be completed by the Town that will require significant capital expenditures.

Projects such as these are generally funded through State or Federal grants, many of which require partial matching either in dollars or in-kind services. Possible sources for these grants include:

Creating Healthy Places to Live, Work and Play Healthy Grant - Financing is for the purchase of bike racks and other streetscape amenities throughout the town.

The New York State Environmental Protection Fund[90] –Funding for grants administered by the Office of Parks, Recreation and Historic Preservation (OPRHP) and the Department of State (DOS) is provided from the Environmental Protection Fund (EPF). Pursuant to Title 9 of the Environmental Protection Act, the EPF grants administered by the OPRHP provide financial assistance for park, recreation and historic preservation projects. Pursuant to Title 11 of the Environmental Protection Act, the EPF LWRP grants administered by the DOS provide assistance for the implementation of Local Waterfront Revitalization Programs. Occasionally, grants from the EPF are available through DEC for the prevention and control of invasive species.

Clean Water State Revolving Fund for Water Pollution Control - Financing is available to respond to non-point source pollution projects. Non-point source refers to water pollution from diffuse sources that are not directly related to a piped discharge. Examples include remediation of contamination from leaking underground storage tanks or collection and treatment of road runoff, and water body restoration such as stream bank stabilization, drainage erosion and sediment control, and fertilizer/pesticide control.

The State Revolving Fund Program - One of the largest environmental infrastructure financing programs in the nation. Three primary loans are available through EFC: Bond-Funded Loans, Financial Hardship Loans (including interest-free, long-term) and Interest-Free Short-Term (up to two years).

Community Development Block Grant (CDBG) - This program provides direct funding from the U.S. Department of Housing and Urban Development (HUD) for activities that support the reuse of industrial sites. CDBG funds are used for grants, loans, loan guarantees and technical assistance activities. Formally a Federal program, New York State has been administering the program since 2000.

[90] Article 54 of the Environmental Conservation Law - http://public.leginfo.state.ny.us/navigate.cgi

New York State and United States Departments of Transportation - Grants and loans may be available pursuant to the DOT Transportation Alternatives Program (TAP), formerly ISTEA (Industrial Access Program Chap 54 of Laws of 1985-appropriationsbill).

New York State Empire State Development Corporation (ESDC)

Program grants and loans are available as incentives to attract commercial development and may be applicable to brownfields development. The Economic Development Fund is the primary funding program.

United States Department of Commerce Economic Development Administration - Grants are available to assist economic development projects.

New York State Nonpoint Source Implementation Grants Program - The NYSDEC has a grant program under its Nonpoint Source Implementation Grants Program. The Program provides grants for up to fifty percent (50%) of the cost of eligible nonpoint source water pollution assessment, planning and abatement projects.

Land and Water Conservation Fund - Federal monies allocated to the States by the Department of the Interior for land acquisition and development of outdoor recreation.

Forest Legacy Program - Federal monies designed to identify and protect environmentally sensitive forests that are threatened with conversion to non-forest uses.

NYS Environmental Facilities Corps - State Revolving Loan Fund - Provides low-interest loans to municipalities to construct and expand sewage treatment facilities. Continuation of the State revolving loan fund depends on periodic reauthorization of the Clean Water Act with grants to States to capitalize the loan fund.

NYS Department of State - Brownfield Opportunity Areas (BOA) Program - The BOA Program provides assistance to communities to undertake activities resulting in neighborhood revitalization strategies for areas affected by brownfields or economic distress. The program enables communities to assemble effective strategies to return dormant sites and areas back to productive uses.

SECTION 6 STATE ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION OF THE LWRP

State actions will affect and be affected by implementation of the LWRP. Under State law, certain State actions within or affecting the local waterfront area must be “consistent” or “consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This “consistency” requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions. This also helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State agencies is also likely to be necessary to implement specific provisions of the LWRP.

The first part of this section identifies the actions and programs of State agencies that should be undertaken in a manner consistent with the LWRP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP. Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs that are to be undertaken in a manner consistent with approved LWRPs. The lists of State actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures. The current official lists of actions subject to State consistency requirements may be obtained from the NYS Department of State.

The second part of this section is a more focused and descriptive list of State agency actions that are necessary to further implementation of the LWRP. It is recognized that a State agency’s ability to undertake such actions is subject to a variety of factors and considerations; that the consistency provisions referred to above, may not apply; and that the consistency requirements cannot be used to require a State agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section IV and Section V, which also discuss State assistance needed to implement the LWRP.

A. STATE ACTIONS AND PROGRAMS TO BE UNDERTAKEN IN A MANNER CONSISTENT WITH THE LWRP

ADIRONDACK PARK AGENCY

1.00 Regulation of land use and development on private lands pursuant to the Adirondack Park Land Use and Development Plan.

2.00 Administration of the NYS Wild, Scenic and Recreational Rivers System Act within the Adirondack Park.

3.00 Administration of the NYS Freshwater Wetlands Act within the Adirondack

4.00 Approval of local government land use plans within the Adirondack Park.

OFFICE FOR THE AGING

1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

1.00 Agricultural Districts Program

2.00 Rural Development Program

3.00 Farm Worker Services Programs

4.00 Permit and approval programs:

- 4.01 Custom Slaughters/Processor Permit
- 4.02 Processing Plant License
- 4.03 Refrigerated Warehouse and/or Locker Plant License

DIVISION OF ALCOHOLIC BEVERAGE CONTROL, LIQUOR AUTHORITY

1.00 Permit and Approval Programs:

- 1.01 Ball Park- Stadium License
- 1.02 Bottle Club License
- 1.03 Bottling Permits
- 1.04 Brewer's Licenses and Permits
- 1.05 Brewer's Retail Beer License
- 1.06 Catering Establishment Liquor License
- 1.07 Cider Producer's and Wholesaler's Licenses
- 1.08 Club Beer, Liquor, and Wine Licenses
- 1.09 Distiller's Licenses
- 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
- 1.11 Farm Winery and Winery Licenses
- 1.12 Hotel Beer, Wine, and Liquor Licenses
- 1.13 Industrial Alcohol Manufacturer's Permits
- 1.14 Liquor Store License
- 1.15 On-Premises Liquor Licenses
- 1.16 Plenary Permit (Miscellaneous-Annual)
- 1.17 Summer Beer and Liquor Licenses

1.18 Tavern/Restaurant and Restaurant Wine Licenses

1.19 Vessel Beer and Liquor Licenses

1.20 Warehouse Permit

1.21 Wine Store License

1.22 Winter Beer and Liquor Licenses

1.23 Wholesale Beer, Wine, and Liquor Licenses

DIVISION OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES

1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Certificate of approval (Substance Abuse Services Program)

3.00 Permit and approval:

3.01 Letter Approval for Certificate of Need

3.02 Operating Certificate (Alcoholism Facility)

3.03 Operating Certificate (Community Residence)

3.04 Operating Certificate (Outpatient Facility)

3.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities

2.00 Architecture and environmental arts program

DEPARTMENT OF FINANCIAL SERVICES

1.00 Permit and approval programs:

1.01 Authorization Certificate (Bank Branch)

1.02 Authorization Certificate (Bank Change of Location)

1.03 Authorization Certificate (Bank Charter)

1.04 Authorization Certificate (Credit Union Change of Location)

1.05 Authorization Certificate (Credit Union Charter)

1.06 Authorization Certificate (Credit Union Station)

1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)

1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office)

1.09 Authorization Certificate (Investment Company Branch)

1.10 Authorization Certificate (Investment Company Change of Location)

1.11 Authorization Certificate (Investment Company Charter)

1.12 Authorization Certificate (Licensed Lender Change of Location)

1.13 Authorization Certificate (Mutual Trust Company Charter)

1.14 Authorization Certificate (Private Banker Charter)

1.15 Authorization Certificate (Public Accommodation Office- Banks)

1.16 Authorization Certificate (Safe Deposit Company Branch)

1.17 Authorization Certificate (Safe Deposit Company Change of Location)

1.18 Authorization Certificate (Safe Deposit Company Charter)

1.19 Authorization Certificate (Savings Bank Charter)

1.20 Authorization Certificate (Savings Bank De Novo Branch Office)

1.21 Authorization Certificate (Savings Bank Public Accommodations Office)

1.22 Authorization Certificate (Savings and Loan Association Branch)

1.23 Authorization Certificate (Savings and Loan Association Change of Location)

1.24 Authorization Certificate (Savings and Loan Association Charter)

1.25 Authorization Certificate (Subsidiary Trust Company Charter)

1.26 Authorization Certificate (Trust Company Branch)

1.27 Authorization Certificate (Trust Company-Change of Location)

1.28 Authorization Certificate (Trust Company Charter)

1.29 Authorization Certificate (Trust Company Public Accommodations Office)

1.30 Authorization to Establish a Life Insurance Agency

1.31 License as a Licensed Lender

1.32 License for a Foreign Banking Corporation Branch

DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION

1.0 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

OFFICE OF CHILDREN AND FAMILY SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Homeless Housing and Assistance Program.

3.00 Permit and approval programs:

3.01 Certificate of Incorporation (Adult Residential Care Facilities)

3.02 Operating Certificate (Children's Services)

3.03 Operating Certificate (Enriched Housing Program)

3.04 Operating Certificate (Home for Adults)

3.05 Operating Certificate (Proprietary Home)

3.06 Operating Certificate (Public Home)

3.07 Operating Certificate (Special Care Home)

3.08 Permit to Operate a Day Care Center

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

1.00 Financing of higher education and health care facilities.

2.00 Planning and design services assistance program.

ECONOMIC STATE DEVELOPMENT/EMPIRE STATE DEVELOPMENT CORPORATION

1.00 Preparation or revision of statewide or specific plans to address State economic development needs.

2.00 Allocation of the state tax-free bonding reserve.

EDUCATION DEPARTMENT

1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Certification of Incorporation (Regents Charter)

2.02 Private Business School Registration

2.03 Private School License

2.04 Registered Manufacturer of Drugs and/or Devices

2.05 Registered Pharmacy Certificate

2.06 Registered Wholesale of Drugs and/or Devices

2.07 Registered Wholesaler-Repacker of Drugs and/or Devices

2.08 Storekeeper's Certificate

ENERGY PLANNING BOARD AND ENERGY OFFICE

1.00 Preparation and revision of the State Energy Master Plan.

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

1.00 Issuance of revenue bonds to finance pollution abatement modifications in power generation facilities and various energy projects.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1.00 Acquisition, disposition, lease, grant of easement, and other activities related to the management of lands under the jurisdiction of the Department.

2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.

3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

4.00 Financial assistance/grant programs:

- 4.01 Capital projects for limiting air pollution
- 4.02 Cleanup of toxic waste dumps
- 4.03 Flood control, beach erosion and other water resource projects
- 4.04 Operating aid to municipal wastewater treatment
- 4.05 Resource recovery and solid waste management capital projects
- 4.06 Wastewater treatment facilities

5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only).

6.00 Implementation of the Environmental Quality Bond Act of 1972, including:

- (a) Water Quality Improvement Projects
- (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.

7.00 Marine Finfish and Shellfish Programs.

8.00 New York Harbor Drift Removal Project.

9.00 Permit and approval programs:

Air Resources

- 9.01 Certificate of Approval for Air Pollution Episode Action Plan
- 9.02 Certificate of Compliance for Tax Relief- Air Pollution Control Facility
- 9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System
- 9.04 Permit for Burial of Radioactive Material
- 9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer

9.06 Permit for Restricted Burning

9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of

Air Contamination; Process, Exhaust or Ventilation System Construction Management

Construction Management

9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

9.09 Certificate to Possess and Sell Hatchery Trout in New York State

9.10 Commercial Inland Fisheries Licenses

9.11 Fishing Preserve License

9.12 Fur Breeder's License

9.13 Game Dealer's License

9.14 Licenses to Breed Domestic Game Animals

9.15 License to Possess and Sell Live Game

9.16 Permit to Import, Transport and/or Export under Section 184.1(11-0511)

9.17 Permit to Raise and Sell Trout

9.18 Private Bass Hatchery Permit

9.19 Shooting Preserve Licenses

9.20 Taxidermy License

9.21 Permit- Article 15, (Protection of Water)- Dredge or Deposit Material in a Waterway

9.22 Permit- Article 15, (Protection of Water)- Stream Bed or Bank Disturbances

9.23 Permit- Article 24, (Freshwater Wetlands)

Hazardous Substances

9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects

9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation

9.26 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish

Lands and Forest

9.27 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)

9.28 Floating Object Permit

9.29 Marine Regatta Permit

9.30 Navigation Aid Permit

Marine Resources

9.31 Digger's Permit (Shellfish)

9.32 License of Menhaden Fishing Vessel

9.33 License for Non-Resident Food Fishing Vessel

9.34 Non-Resident Lobster Permit

9.35 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits

9.36 Permits to Take Blue-Claw Crabs

9.37 Permit to Use Pond or Trap Net

9.38 Resident Commercial Lobster Permit

9.39 Shellfish Bed Permit

9.40 Shellfish Shipper's Permits

9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean

9.42 Permit- Article 2(Tidal Wetlands)

Mineral Resources

9.43 Mining Permit

9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)

9.45 Underground Storage Permit (Gas)

9.46 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)

Solid Wastes

9.47 Permit to Construct and/or Operate a Solid Waste Management Facility

9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

9.49 Approval of Plans for Wastewater Disposal Systems

9.50 Certificate of Approval of Realty Subdivision Plans

9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)

9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan

9.53 Permit- Article 36, (Construction in Flood Hazard Areas)

9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas

9.55 State Pollutant Discharge Elimination System (SPDES) Permit

9.56 Approval-Drainage Improvement District

9.57 Approval - Water (Diversions for) Power

9.58 Approval of Well System and Permit to Operate

9.59 Permit- Article 15, (Protection of Water)- Dam

9.60 Permit- Article 15, Title 15 (Water Supply)

9.61 River Improvement District Approvals

9.62 River Regulatory District Approvals

9.63 Well Drilling Certificate of Registration

9.64 401 Water Quality Certification

9.65 Flood Control-Article 16

10.00 Preparation and Revision of Air Pollution State Implementation Plan

11.00 Preparation and Revision of Continuous Executive Program Plan.

12.00 Preparation and Revision of Statewide Environmental Plan.

13.00 Protection of Natural and Man-made Beauty Program.

14.00 Urban Fisheries Program.

15.00 Urban Forestry Program.

16.00 Urban Wildlife Program.

ENVIRONMENTAL FACILITIES CORPORATION

1.00 Financing program for pollution control facilities for industrial firms and small businesses.

FACILITIES DEVELOPMENT CORPORATION

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities

OFFICE OF GENERAL SERVICES

1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.

2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.

3.00 Facilities construction, rehabilitation, expansion, or demolition

4.00 Administration of Article 5, Section 233 of the Education Law on the removal of archaeological objects under the waters of the State.

5.00 Administration of Article 3, Section 32 of the Navigation Law regarding location of structures in or on navigable waters.

DEPARTMENT OF HEALTH

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

- 2.01 Approval of Completed Works for Public Water Supply Improvements
- 2.02 Approval of Plans for Public Water Supply Improvements
- 2.03 Certificate of Need (Health Related Facility- except Hospitals)
- 2.04 Certificate of Need (Hospitals)
- 2.05 Operating Certificate (Diagnostic and Treatment center)
- 2.06 Operating Certificate (Health Related Facility)
- 2.07 Operating Certificate (Hospice)
- 2.08 Operating Certificate (Hospital)
- 2.09 Operating Certificate (Nursing Home)
- 2.10 Permit to Operate a Children's Overnight or Day Camp
- 2.11 Permit to Operate a Migrant Labor Camp
- 2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer
- 2.13 Permit to Operate a Service Food Establishment
- 2.14 Permit to Operate a Temporary Residence/Mass Gathering
- 2.15 Permit to Operate or Maintain a Swimming Pool or Public Bathing Beach
- 2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions
- 2.17 Shared Health Facility Registration Certificate

DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES

1.00 Facilities construction, rehabilitation, expansion, or demolition.

2.00 Financial assistance/grant programs:

- 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
- 2.02 Housing Development Fund Programs
- 2.03 Neighborhood Preservation Companies Program
- 2.04 Public Housing Programs

2.05 Rural Initiatives Grant Program

2.06 Rural Preservation Companies Program

2.07 Rural Rental Assistance Program

2.08 Special Needs Demonstration Projects

2.09 Urban Initiatives Grant Program

2.1 0 Urban Renewal Programs

3.00 Preparation and implementation of plans to address housing and community renewal needs.

HOUSING FINANCE AGENCY

1.00 Funding programs for the construction, rehabilitation, or expansion of facilities.

2.00 Affordable Housing Corporation

JOB DEVELOPMENT AUTHORITY

1.00 Financing assistance programs for commercial and industrial facilities.

MEDICAL CARE FACILITIES FINANCING AGENCY

1.00 Financing of medical care facilities.

LAKE GEORGE PARK COMMISSION

1.00 Regulation of land use and development on private lands pursuant to the Adirondack Park Land Use and Development Plan.

2.00 Administration of the NYS Wild, Scenic and Recreational Rivers System Act within the Adirondack Park.

3.00 Administration of the NYS Freshwater Wetlands Act within the Adirondack

4.00 Approval of local government land use plans within the Adirondack Park.

OFFICE FOR PEOPLE WITH DEVELOPMENTAL DISABLILITIES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:

2.01 Operating Certificate (Community Residence)

2.02 Operating Certificate (Family Care Homes)

2.03 Operating Certificate (Inpatient Facility)

2.04 Operating Certificate (Outpatient Facility)

DIVISION OF MILITARY AND NAVAL AFFAIRS

1.00 Preparation and implementation of the State Disaster Preparedness Plan

NATURAL HERITAGE TRUST

1.00 Funding program for natural heritage institutions.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including regional State Park Commission)

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office.

2.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities.

3.00 Funding program for recreational boating, safety and enforcement.

4.00 Funding program for State and local historic preservation projects.

5.00 Land and Water Conservation

6.00 Nomination of properties to the Federal and/or State Register of Historic Places.

7.00 Permit and approval programs:

- 7.01 Floating Objects Permit
- 7.02 Marine Regatta Permit
- 7.03 Navigation Aide Permit
- 7.04 Posting of Signs Outside State Parks

8.00 Preparation and revision of the Statewide Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.

9.00 Recreation Services Program.

10.00 Urban Cultural Parks Program.

POWER AUTHORITY OF THE STATE OF NEW YORK

1.0 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.

2.00 Facilities construction, rehabilitation, expansion, or demolition.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

1.00 Corporation for Innovation Development Program.

2.00 Center for Advanced Technology Program.

DEPARTMENT OF SOCIAL SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Homeless Housing and Assistance Program.

3.00 Permit and approval programs:

3.01 Certificate of Incorporation (Adult Residential Care Facilities)

3.02 Operating Certificate (Children's Services)

3.03 Operating Certificate (Enriched Housing Program)

3.04 Operating Certificate (Home for Adults)

3.05 Operating Certificate (Proprietary Home)

3.06 Operating Certificate (Public Home)

3.07 Operating Certificate (Special Care Home)

3.08 Permit to Operate a Day Care Center

DEPARTMENT OF STATE

1.00 Appalachian Regional Development Program.

2.00 Coastal Management Program.

3.00 Community Services Block Grant Program.

4.00 Permit and approval programs:

4.01 Billiard Room License

4.02 Cemetery Operator

4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

1.00 Acquisitions disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the University.

2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DEPARTMENT OF TRANSPORTATION

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.

2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:

(a) Highways and parkways

(b) Bridges on the State highways system

(c) Highway and parkway maintenance facilities

(d) Rail facilities

3.00 Financial assistance/grant programs:

3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)

3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York

3.03 Funding programs for rehabilitation and replacement of municipal bridges

3.04 Subsidies program for marginal branch lines abandoned by Conrail

3.05 Subsidies program for passenger rail service

4.00 Permits and approval programs:

4.01 Approval of applications for airport improvements (construction projects)

4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)

4.03 Approval• of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities

4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities

4.05 Certificate of Convenience and Necessity to Operate a Railroad

4.06 Highway Work Permits

4.07 License to Operate Major Petroleum Facilities

4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)

4.09 Real Property Division Permit for Use of State-Owned Property

5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.

6.00 Water Operation and Maintenance Program--Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

URBAN DEVELOPMENT CORPORATION and its subsidiaries and affiliates

1.00 Acquisition, disposition, lease, and grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.

2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:

(a) Tax-Exempt Financing Program

(b) Lease Collateral Program

(c) Lease Financial Program

(d) Targeted Investment Program

(e) Industrial Buildings Recycling Program

3.00 Administration of special projects.

4.00 Administration of State-funded capital grant programs

DIVISION OF YOUTH

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding or approval of such activities.

B. STATE, FEDERAL AND LOCAL ACTIONS AND PROGRAMS WHICH ARE NECESSARY TO FURTHER THE LWRP

DEPARTMENT OF ECONOMIC DEVELOPMENT

I. Any action or provision of funds for the development or promotion of tourism related activities or development.
2. Any action involving the Seaway Trail.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1. Planning, development, construction, major renovation, or expansion of facilities in waterfront, including recreational improvement projects.
2. Advance assistance under the Small Communities and Rural Wastewater Treatment Grant Program and a subsequent construction grant subsidy.
3. Review of actions within National Register Districts pursuant to SEQR.
4. Administration of permits and approvals.
5. Implementation of the Environmental Quality Review Act of 1972.
6. Provision of operating aid to municipal wastewater treatment facilities.
7. Administration of funding for resource recovery and management capital projects.

EMPIRE STATE DEVELOPMENT

1. Any action or provision of funds for the development or promotion of tourism related activities or development.

DIVISION OF HOUSING AND COMMUNITY RENEWAL

1. Provision of funding under the Rural Preservation Company Program.
2. Approval of funding for Rural Area Revitalization Program projects.

JOB DEVELOPMENT AUTHORITY

1. Provision of low interest mortgage loans to local non-profit development corporations to finance commercial and industrial facilities.

LAKE GEORGE PARK COMMISSION

1. Subpart 646-1 Docks, Wharfs, Moorings and Marinas.
2. Subpart 646-2 Special Navigational Rules.
3. Subpart 646-3 Wastewater Management.
4. Subpart 646-4 Stormwater Management.
5. Subpart 646-7 Signs.
6. Invasive Species Prevention and Management.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

1. Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
2. Provision of funding for State and local activities from the Land and Water Conservation Fund.
3. Planning, development, implementation or the provision of funding for recreation services programs.
4. Certification of properties within the National Register Districts.
5. Provision of funding for State and local historic preservation activities.
6. Review of Type I actions within the National Historic Districts.
7. Activities under the Urban Cultural Park program.
8. Provision of planning and funding, and development of recreation services programs. Nomination of properties to the State and National Register of Historic Places. Project review of State and Federal agency projects affecting National Register properties.

DEPARTMENT OF STATE

1. Provision of funding and assistance for the implementation of an approved LWRP.
2. Provision of funding under the Community Services Block Grant program.

COUNCIL ON THE ARTS

1. Assistance from the Architecture and Environmental Arts program for a harbor front plan.

DEPARTMENT OF TRANSPORTATION

1. Projects located in the highway right-of-way can be funded through the Consolidated Highway Improvements Program (CHIP).
2. Enhancements via the Moving Ahead for Progress in the 21st Century (MAP-21) – Transportation Alternatives Program (TAP).
3. Industrial Access Program (IAP) loan/grant program to create or improve road, bridge, rail access to industrial and agricultural lands.
4. Coordination of planned road improvements.

OFFICE OF GENERAL SERVICES (OGS)

1. Prior to any development occurring in the water or on the immediate waterfront, OGS will be contacted for a determination of the State's interest in underwater or formerly underwater lands and for authorization to use and occupy such lands.

DEPARTMENT OF COMMERCE

1. Provision of funding and assistance for development and promotion of local tourism, including Adirondack North Country Association (ANCA) programs and activities in the Town area.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1. Continued funding and assistance as requested through the Community Development Block Grant/Small Cities program and the Urban Development Action Grant program.

DEPARTMENT OF THE INTERIOR

1. Provision for funding under the Historic Preservation Grants-in-Aid program, when available.

DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE

1. Provision of investment tax credits for qualified building rehabilitation.

SECTION 7 LOCAL COMMITMENT AND CONSULTATION

Local Consultation

The Town of Bolton LWRP is a policy document supported by previous planning efforts including the Comprehensive Plan/Hamlet Strategic Plan adopted in 2003, Bolton Hamlet Sustainability Plan approved in 2008, and Zoning Ordinance update in 2013. An outreach plan was the first element of the LWRP outlined. The Town of Bolton website was utilized to post all meetings and materials and all public outreach sessions. A continual display indicating the status of the project and asking for public feedback was set up at the town community building. An LWRP Advisory Committee was created in September 2011 to guide development. The Members of the committee were appointed by the supervisor. Members included local business owners and year round and seasonal residents. See the Acknowledgements page for the list of LWRP Advisory Committee members.

A total of thirteen committee meetings were held between September 2011 and February 2013. Three public open house meetings were held to introduce the public to the project, to identify the issues and constraints of the resources under review, and to present the recommendations of the LWRP Committee. Each meeting provided unique and comprehensive methods for the public to provide comment. Several presentations about the progress of the LWRP were made to the Town Board.

Issues and opportunities were identified for each of the topics in the WRA by the LWRP Advisory Committee. These were reviewed and augmented during public Visioning Workshops, as part of the public meetings held during the drafting of the Bolton LWRP. Meeting participants were asked to identify issues related to community strengths, representing the physical, social, and regulatory assets of the community; weaknesses, representing the physical, social, and regulatory shortcomings of the community; opportunities, representing the physical and social entities or assets of the community that are underutilizes or undeveloped; and threats, the physical and social entities or assets and regulations that detract from the community or if left unchecked could diminish quality of life for residents and businesses in the community (SWOT analysis). The LWRP Advisory Committee also compiled and reviewed the recommendations from the 2003 Comprehensive Plan and 2008 Hamlet Sustainability Plan. The purpose of the SWOT analysis was to provide an opportunity for residents, businesses, organizations, and elected officials to prioritize the issues that are most important to the community. The SWOT analysis was completed by the LWRP Advisory Committee for each of the topics in the LWRP. The results are incorporated throughout the LWRP in the inventory, policies, and projects and implementation strategies.

Consultation with Other Agencies

Members from the New York State Department of State assisted the LWRP Advisory Committee in the development of the inventory and analysis, and program policies portions of the LWRP. Telephone conversations, field visits, and e-mails have focused on LWRP preparation, methods of implementation, legal and programmatic concerns. The NYS Department of Environmental Conservation, Lake George Park Commission, Cornell Cooperative Extension, and Warren County Soil and Water Conservation District were also involved.

Consultation with Other Groups in the Lake George Watershed

Contributions were made for the provision of data, reports and educational materials by the Fund for Lake George, Lake George Association, Lake George Land Conservancy, Darrin Fresh Water Institute, and Up Yonda Farm and Environmental Center. The Bolton Central School District participated with students contributing to the development of the SWOT Analysis.



Appendix A Waterfront Consistency Review Law and Waterfront Assessment Form

Town of Bolton Local Law Adopted by Resolution of the Bolton Town Board on November 1, 2016

Be it enacted by the Town Board of the Town of Bolton as follows:

GENERAL PROVISIONS

I. Title.

This local law will be known as the Town of Bolton Waterfront Consistency Review Law.

II. Legislative authority and purpose.

A. This local law is adopted under the authority of the Municipal Home Rule Law and the Waterfront Revitalization of Coastal Areas and Inland Waterways Act of the State of New York (Article 42 of the Executive Law).

B. The purpose of this local law is to provide a framework for agencies of the Town of Bolton to incorporate the policies and purposes contained in the Town of Bolton Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions within the Waterfront Revitalization Area (WRA) covered by the LWRP; and to assure that such actions and direct actions by Town agencies are consistent with the LWRP policies and purposes.

C. It is the intention of the Town of Bolton that the preservation, enhancement and utilization of the unique waterfront of the Town take place in a coordinated and comprehensive manner to ensure a proper balance between protection of natural resources and the need to accommodate limited population growth and economic development. Accordingly, this local law is intended to achieve such a balance, permitting the beneficial use of waterfront resources while preventing: degradation or loss of living waterfront resources and wildlife; diminution of open space areas or public access to the waterfront; disruption of natural waterfront processes; impairment of scenic, cultural or historical resources; losses due to flooding, erosion and sedimentation; impairment of water quality; or permanent adverse changes to ecological systems.

D. The substantive provisions of this local law shall only apply when there is in existence a Town of Bolton Local Waterfront Revitalization Program which has been locally adopted in accordance with Article 42 of the Executive Law of the State of New York.

III. Definitions.

A. “Actions” include all the following, except minor actions:

(1) projects or physical activities, such as construction or any other activities that may affect natural, manmade or other resources in the WRA or the environment by changing the use, appearance or condition of any resource or structure, that:

i. are directly undertaken by an agency; or

ii. involve funding by an agency; or

iii. require one or more new or modified approvals, permits, or review from an agency or agencies;

(2) agency planning and policymaking activities that may affect the environment and commit the agency to a definite course of future decisions;

(3) adoption of agency rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect waterfront resources or the environment; and

(4) any combination of the above.

B. "Agency" means any board, agency, department, office, other body, or officer of the Town of Bolton

C. "Consistent" means that the action will fully comply with the LWRP policy standards, conditions and objectives and, whenever practicable, will advance one or more of them.

D. "Direct Actions" mean actions planned and proposed for implementation by an agency, such as, but not limited to a capital project, rule making, procedure making and policy making.

E. "Environment" means all conditions, circumstances and influences surrounding and affecting the development of living organisms or other resources in the waterfront area.

F. "Local Waterfront Revitalization Program" or "LWRP" means the Local Waterfront Revitalization Program of the Town of Bolton, approved by the Secretary of State pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), a copy of which is on file in the Office of the Clerk of the Town of Bolton

G. "Minor actions" include the following actions, which are not subject to review under this local law:

(1) maintenance or repair involving no substantial changes in an existing structure or facility;

(2) repaving or widening of existing paved highways not involving the addition of new travel lanes;

(3) street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities;

(4) maintenance of existing landscaping or natural growth, except where threatened or endangered species of plants or animals are affected

(5) granting of individual setback and lot line variances, except in relation to a regulated natural feature or a bulkhead or other shoreline defense structure

(6) minor temporary uses of land having negligible or no permanent impact on waterfront resources or the environment;

(7) installation of traffic control devices on existing streets, roads and highways;

(8) mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns;

(9) information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any action;

(10) official acts of a ministerial nature involving no exercise of discretion, including building where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building code.

(11) routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment;

(13) conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action;

(14) collective bargaining activities;

(15) investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt;

(16) inspections and licensing activities relating to the qualifications of individuals or businesses to engage in their business or profession;

(17) purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, storage of road de-icing substances, or other hazardous materials;

(18) adoption of regulations, policies, procedures and local legislative decisions in connection with any action on this list;

(19) engaging in review of any part of an application to determine compliance with technical requirements, provided that no such determination entitles or permits the project sponsor to commence the action unless and until all requirements of this Part have been fulfilled;

(20) civil or criminal enforcement proceedings, whether administrative or judicial, including a particular course of action specifically required to be undertaken pursuant to a judgment or order, or the exercise of prosecutorial discretion;

(21) adoption of a moratorium on land development or construction;

(22) interpreting an existing code, rule or regulation;

(23) designation of local landmarks or their inclusion within historic districts;

(24) emergency actions that are immediately necessary on a limited and temporary basis for the protection or preservation of life, health, property or natural resources, provided that such actions are directly related to the emergency and are performed to cause the least change or disturbance, practicable under the circumstances, to waterfront resources or the environment. Any decision to fund, approve or directly undertake other activities after the emergency has expired is fully subject to the review procedures of this Part;

(25) local legislative decisions where the Town Board determines the action will not be approved.

H. "Waterfront area or WRA" means the waterfront revitalization area illustrated in Fig 1_WRA boundary and described in Section I of the Town of Bolton LWRP, pursuant to Article 42 of the Executive Law.

I. "Waterfront Assessment Form (WAF)" means the form, a sample of which is appended to this local law, used by an agency or other entity to assist in determining the consistency of an action with the Town of Bolton LWRP.

IV. Management and Coordination of the LWRP

A. The Town of Bolton Planning Board (the "Planning Board") shall be responsible for coordinating review of actions in the Town's waterfront area for consistency with the LWRP, and will advise, assist and make consistency recommendations to the Town Board in the implementation of the LWRP, its policies and projects, including physical, legislative, regulatory, administrative and other actions included in the program.

B. The Planning Board shall coordinate with State agencies regarding consistency review of their actions.

C. The Planning Board shall assist the Town Board in making applications for funding from State, Federal, or other sources to finance projects under the LWRP.

D. The Planning Board shall perform other functions regarding the waterfront area and direct such actions or projects as the Town Board may deem appropriate, to implement the LWRP.

V. Review of Actions.

A. Whenever a proposed action is located within the Town's waterfront area (WRA), each Town agency shall, prior to approving, funding, or undertaking the action, make a determination that the action is consistent with the LWRP policies standards set forth in Section H herein. No action in the waterfront area shall be approved, funded, or undertaken by that agency without such a determination.

B. Whenever a Town agency receives an application for approval or funding of an action, or as early as possible in the agency's formulation of a direct action to be located in the waterfront area, the agency shall refer a copy of the completed WAF to the Planning Board within ten (10) days of its receipt and prior to making its determination shall consider the recommendation of the Planning Board with reference to the consistency of the proposed action.

C. After referral from an agency, the Planning Board shall consider whether the proposed action is consistent with the LWRP policy standards set forth in Section H herein. The Planning Board shall require the applicant to submit all completed applications, WAFs, EAFs, and any other information deemed necessary to its consistency recommendation.

   The Planning Board shall render its written recommendation to the agency within thirty (30) days following referral of the WAF from the agency, unless extended by mutual agreement of the Planning Board and the applicant or in the case of a direct action, the agency. The Planning Board's recommendation shall indicate whether the proposed action is consistent with or inconsistent with one or more of the LWRP policy standards and shall elaborate in writing the basis for its opinion. The Planning Board shall, along with a consistency recommendation, make any suggestions to the agency concerning modification of the proposed action, including the imposition of conditions, to make it consistent with LWRP policies and objectives or to greater advance them.

   In the event that the Planning Board's recommendation is not forthcoming within the specified time, the agency shall make its consistency decision without the benefit of the Planning Board's recommendation.

D. If an action requires approval of more than one Town agency, decision making will be coordinated between the agencies to determine which agency will conduct the final consistency review, and that agency will thereafter act as designated consistency review agency. Only one WAF per action will be prepared. If the agencies cannot agree, the Town Board shall designate the consistency review agency.

E. Upon receipt of the Planning Board's recommendation, the agency shall consider whether the proposed action is consistent with the LWRP policy standards set forth in Section H herein. The agency shall consider the consistency recommendation of the Planning Board, the WAF and other relevant information in making its written determination of consistency. No approval or decision shall be rendered for an action in the waterfront area without a written determination of consistency having first been rendered by a Town agency.

   The Zoning Board of Appeals is the designated agency for the determination of consistency for variance applications subject to this law. The Zoning Board of Appeals shall consider the written consistency recommendation of the Planning Board in the event and at the time it makes a decision to grant such a variance and shall impose appropriate conditions on the variance to make the activity consistent with the objectives of this law.

F. Where an EIS is being prepared or required, the draft EIS must identify applicable LWRP policies standards set forth in Section H and include a discussion of the effects of the proposed action on such policy standards.

G. In the event the Planning Board's recommendation is that the action is inconsistent with the LWRP, and the agency makes a contrary determination of consistency, the agency shall elaborate in writing the basis for its disagreement with the recommendation and state the manner and extent to which the action is consistent with the LWRP policy standards.

H. Actions to be undertaken within the waterfront area shall be evaluated for consistency in accordance with the following LWRP policy standards, which are further explained and described in the Town of Bolton LWRP, a copy of which is on file in the Town of Bolton Clerk's office and available for inspection during normal business hours. Agencies which undertake direct actions must also consult with Section IV-Proposed Land and Water Uses and Projects of the LWRP, in making their consistency determination. The action must be consistent with the policies to:

Policy	Policy Statement
Developed Waterfront Policies	
Policy 1	**Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.**
Policy 1.1	Concentrate development and redevelopment in or adjacent to traditional waterfront communities.
Policy 1.2	Ensure that development or uses take appropriate advantage of their waterfront location.
Policy 1.3	Protect stable residential areas.
Policy 1.4	Maintain and enhance natural areas, recreation, open space, and agricultural lands.
Policy 1.5	Minimize adverse impacts of new development and redevelopment.
Policy 2	**Preserve historic resources of the waterfront area.**
Policy 2.1	Maximize preservation and retention of historic resources.
Policy 2.2	Protect and preserve archaeological resources.
Policy 2.3	Protect and enhance resources that are significant to the waterfront culture.
Policy 3	**Enhance visual quality and protect scenic resources throughout the waterfront area.**
Policy 3.1	Protect and improve visual quality throughout the waterfront area.
Policy 3.2	Protect aesthetic values associated with recognized areas of high scenic quality.
Natural Waterfront Policies	
Policy 4	**Minimize loss of life, structures, and natural resources from flooding and erosion.**
Policy 4.1	Minimize losses of human life and structures from flooding and erosion hazards.
Policy 4.2	Preserve and restore natural protective features.
Policy 4.3	Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.
Policy 4.4	Manage navigation infrastructure to limit adverse impacts on stream and lake processes.
Policy 4.5	Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.
Policy 5	**Protect and improve water quality and supply.**
Policy 5.1	Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.

Policy 5.2	Manage land use activities and use best management practices to minimize non-point pollution of waterfront areas.
Policy 5.3	Protect and enhance the quality of waterfront area waters.
Policy 5.4	Limit the potential for adverse impacts of watershed development on water quality and quantity.
Policy 5.5	Protect and conserve the quality and quantity of potable water.
Policy 6	**Protect and restore the quality and function of the ecosystem.**
Policy 6.1	Protect and restore ecological quality.
Policy 6.2	Protect and restore significant fish and wildlife habitats.
Policy 6.3	Protect and restore freshwater wetlands.
Policy 6.4	Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.
Policy 6.5	Protect natural resources and associated values in identified regionally important natural areas.
Policy 7	**Protect and improve air quality in the waterfront area.**
Policy 7.1	Control or abate existing and prevent new air pollution.
Policy 7.2	Limit discharges of atmospheric radioactive material to a level that is as low as practicable.
Policy 7.3	Limit sources of atmospheric deposition of pollutants to the waterway, particularly from nitrogen sources.
Policy 8	**Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.**
Policy 8.1	Manage solid waste to protect public health and control pollution.
Policy 8.2	Manage hazardous wastes to protect public health and control pollution.
Policy 8.3	Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.
Policy 8.4	Prevent and remediate discharge of petroleum products.
Policy 8.5	Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the state; and the continued use of transportation facilities.
Policy 8.6	Site solid and hazardous waste facilities to avoid potential degradation of waterfront resources.
Public Waterfront Policies	
Policy 9	**Provide for public access to, and recreational use of, the waterway, public lands, and public resources of the waterfront area.**
Policy 9.1	Promote appropriate and adequate physical public access and recreation throughout the waterfront area.
Policy 9.2	Provide public visual access from public lands to waterfront lands and waters or open space at all sites where physically practical.
Policy 9.3	Preserve the public interest in and use of lands and waters held in public trust by the state, and other public entities.
Policy 9.4	Assure public access to public trust lands and navigable waters.
Working Waterfront Policies	

Policy 10	**Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.**
Policy 10.1	Protect existing water-dependent uses.
Policy 10.2	Promote hamlet centers as the most suitable locations for water-dependent uses.
Policy 10.3	Allow for development of new water-dependent uses outside of hamlet centers.
Policy 10.4	Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and support services.
Policy 10.5	Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses.
Policy 10.6	Provide sufficient infrastructure for water-dependent uses.
Policy 10.7	Promote efficient near shore water surface operation.
Policy 11	**Promote sustainable use of living lacustrine resources.**
Policy 11.1	Ensure the long-term maintenance and health of living resources in the waters of Lake George, Trout Lake, and their tributaries.
Policy 11.2	Provide for commercial and recreational use of lacustrine resources.
Policy 11.3	Promote recreational use of lacustrine resources.
Policy 11.4	Promote aquaculture.
Policy 13	**Promote appropriate use and development of energy and mineral resources.**
Policy 13.1	Conserve energy resources.
Policy 13.2	Promote alternative energy sources that are self-sustaining, including solar energy generation.
Policy 13.3	Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities.
Policy 13.4	Minimize adverse impacts from fuel storage facilities.
Policy 13.5	Minimize adverse impacts associated with mineral extraction.

G. If the agency determines that an action will be inconsistent with one or more LWRP policy standards or objectives, such action shall not be undertaken unless modified to be consistent with the LWRP policies.

H. Each agency shall maintain a file for each action made the subject of a consistency determination, including any recommendations received from the Planning Board. Such files shall be made available for public inspection upon request.

VI. Enforcement.

No action within the Town of Bolton waterfront area, which is subject to review under this local law, shall proceed until a written determination has been issued from a Town agency that the action is consistent with the Town's LWRP policy standards. In the event that an activity is being performed in violation of this law or any conditions imposed thereunder, the Zoning Enforcement Officer or any other authorized official of the Town shall issue a stop work order and all work shall immediately cease. No further work or activity shall be undertaken on the project so long as a stop work order is in effect.

VII. Violations.

A. A person who violates any of the provisions of, or who fails to comply with any condition imposed by, this local law shall have committed a violation, punishable by a fine not exceeding five hundred dollars ($500.00) for a conviction of a first offense and punishable by a fine of one thousand dollars ($1000.00) for a conviction of a second or subsequent offense. For the purpose of conferring jurisdiction upon courts and judicial officers, each week of continuing violation shall constitute a separate additional violation.

B. The Town Attorney is authorized and directed to institute any and all actions and proceedings necessary to enforce this local law. Any civil penalty shall be in addition to and not in lieu of any criminal prosecution and penalty.

VIII. Severability.

The provisions of this local law are severable. If any provision of this local law is found invalid, such finding shall not affect the validity of this local law as a whole or any part or provision hereof other than the provision so found to be invalid.

IX. Effective Date.

This local law shall take effect immediately upon its filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

TOWN OF BOLTON

WATERFRONT ASSESSMENT FORM

A. INSTRUCTIONS (Please print or type all answers)

1. Applicants, or in the case of direct actions, Town of Bolton agencies, shall complete this Waterfront Assessment Form (WAF) for proposed actions which are subject to the Waterfront Consistency Review Law. This assessment is intended to supplement other information used by a Town of Bolton agency in making a determination of consistency with the policy standards set forth in the Waterfront Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the approved Town of Bolton Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Town of Bolton Clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area and its consistency with the policy standards.
3. If any questions in Section C on this form are answered "yes", then the proposed action may affect the achievement of the LWRP policy standards contained in the Waterfront Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Describe nature and extent of action:

_____
_____
_____
_____
_____
_____
_____

2. Type of agency action (check appropriate response):

- Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)_____
- Financial assistance (e.g. grant, loan, subsidy) _____
- Permit, approval, license, certification _____
- Agency undertaking action: _____

3. If an application for the proposed action has been filed with a Town of Bolton, the following information shall be provided:

   a) Name of applicant: _____

   b) Mailing address

   _____

   _____

   c) Telephone number & email : _____

   d) Property tax number: _____

   e) Application number, if any _____

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

   Yes _____ No _____If yes, which State or federal agency? _____

5. Location of action (Street or Site Description and nearest intersection):

   _____

6. Size of site (acres): _____

   Amount (acres) of site to be disturbed: _____

7. Present land use: _____
8. Present zoning classification:_____
9. Describe any unique or unusual land forms on the project site (i.e. steep slopes, swales, ground depressions, other geological formations):

   _____

   _____

   _____

   _____

10. Percentage of site which contains slopes of 15% or greater: _____
11. Streams, lakes, ponds or wetlands existing within or contiguous to the project area?

    - Name: _____
    - Size (in acres): _____

12. Is the property serviced by public water? Yes _____ No _____
13. Is the property serviced by public sewer? Yes _____ No _____

WATERFRONT ASSESSMENT

If the answer to any question is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified in the Bolton LWRP?	**Yes**	**No**
Significant fish or wildlife habitats.		
Scenic quality of the waterfront environment.		
Important agricultural lands.		
Stability of the shoreline.		
Designated state or federal freshwater wetlands.		
Commercial or recreational use of fish and wildlife resources.		
Existing or potential public recreation opportunities.		
Surface or groundwater quality.		
Development of future, or existing water dependent uses.		
Structures, sites or districts of historic, archeological or cultural significance to the Town of Bolton**,** State or nation?		
2. Will the proposed action involve or result in any of the following:	**Yes**	**No**
Physical alteration of land along the shoreline, land under water or waterfront waters.		
Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area.		
Expansion of existing public services or infrastructure in undeveloped or low density areas of the WRA.		
Energy facility not subject to Article VII or VIII of the Public Service law.		
Mining, excavation, filling or dredging in WRA waters.		
Reduction of existing or potential public access to or along the shore.		
Sale or change in use of publicly-owned lands located on the shoreline or under water.		
Development within a designated floor or erosion hazard area.		
Development on a beach or other natural feature that provides protection against flooding or erosion.		
Construction or reconstruction of erosion protective structures.		
Diminished or degraded surface or groundwater quality and /or quality.		
Removal of ground cover from the site.		
3. Project	**Yes**	**No**
If a project is to be located adjacent to shore, does the project require a waterfront location/site?		
If a project is to be located adjacent to shore, do essential public services and facilities presently exist at or near the site?		
If a project is to be located adjacent to shore, is it located in a flood prone area?		

If a project is to be located adjacent to shore, is it located in an area of high erosion?		
Project Continued	**Yes**	**No**
If a project is to be located adjacent to shore, will water-related recreation be provided?		
If a project is to be located adjacent to shore, will public access to the foreshore be provided?		
If a project is to be located adjacent to shore, will it supplant a recreational use?		
If project site is publicly owned, will the project protect maintain and/or increase the level and types of public access to water- related recreation resources and facilities?		
If located in the foreshore, will access to those and adjacent lands be provided?		
If located in the foreshore, will it involve the siting and construction of major energy facilities?		
If located in the foreshore, will it be transforming industrial facilities into waterfront facilities?		
Is the project site presently used by the community neighborhood as an open space or recreation area?		
Does the project site offer or include scenic views or vistas known to be important to the community?		
Is the project site presently used for commercial fishing or fish processing?		
Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?		
Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?		
Will the project involve any waste discharges into WRA waters?		
Does the project involve surface or subsurface liquid waste disposal?		
Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?		
Does the project involve shipment or storage of petroleum products?		
Does the project involve discharge of toxics, hazardous substances or other pollutants into WRA waters?		
Does the project involve or change existing ice management practices?		
Will the project affect any area designated as a freshwater wetland?		
Will the project alter drainage flow, patterns or surface water runoff on or from the site?		
Will best management practices be utilized to control storm water runoff into WRA waters?		
Will the project utilize or affect the quality or quantity of sole source or surface water supplies?		
Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?		

D. REMARKS OR ADDITIONAL INFORMATION:

(Add any additional sheets to complete this form.)

Preparer's Name: _____Telephone Number: (___)_____-_____

Title: _____Agency: _____

Date: _____

If you require assistance or further information is needed to complete this form, please contact **Bolton Town Clerk (townclerk@town.bolton.ny.us or 518-644-2444)**

Please submit completed form, along with one copy of a site/sketch plan to:

Bolton Town Clerk

Town of Bolton

4949 Lake Shore Dr. P.O. Box 7

Bolton Landing, NY 12814

Appendix B Local Laws Supporting the Implementation of the LWRP

Lake George Park Commission Rules and Regulations: Part 646

SUBSTANTIVE REGULATIONS

Statutory authority: Environmental Conservation Law Sections 43-0107 (8) & (32), 43-0115 (3), and 43-0117 (4), Navigation Law Section 44-a (not subdivided)

646-1.1 Docks, Wharfs and Moorings
646-1.2 Class A Marinas
646-1.3 Class B Marinas
646-1.4 Special Permits for Recreational Uses
646-1.5 General Provisions Applicable to Special Permits
646-1.6 Miscellaneous Provisions
646-1.7 Exemptions

Section 646-1.1 Docks, Wharfs and Moorings.

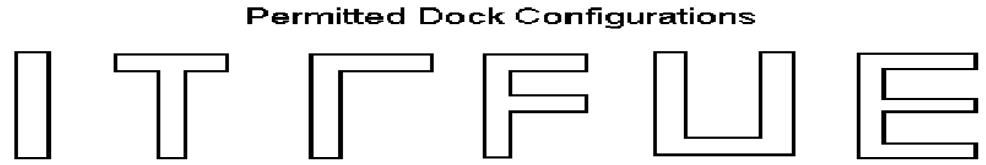
(a) General Prohibitions:

> (1) No person shall construct, erect, place, alter, modify, enlarge, or expand any dock, wharf or mooring on waters of Lake George without having first obtained a permit from the Commission; and
>
> (2) No person shall use or maintain a dock, wharf or mooring on waters of Lake George unless the dock, wharf or mooring is registered with the Commission, and the fees required pursuant to Subpart 645-7 are paid in full when due.

(b) Annual Registration. Each dock, wharf and mooring shall, on or before April 1 of each year, be registered with the Commission on such forms as the Commission may prescribe. Such forms shall include certification by the owner or operator of the number of vessels to be berthed at the facility and the names of the owners thereof, including the vessels that will be registered to the owner or the owner's immediate family, and the vessels that will be registered to other persons.

(c) Special Requirements. All new docks, wharfs and moorings shall comply with the provisions of this paragraph:

(1) No dock or wharf shall be constructed in a configuration other than a straight pier, T, L, U, E or F-shaped. For the convenience of the regulated community, the following specific configurations are authorized configurations:



(These configurations shall not be interpreted to indicate which side of the structure should be connected to land.)

(2) No dock or wharf shall be constructed so as to exceed the following offshore distance criteria:

(i) No dock or wharf may extend offshore for more than forty feet beyond the man low-water mark where the wharf intersects the mean low-water mark;

(ii) In streams, no dock or wharf may extend more than twenty percent (20%) of the width of the stream at the point of construction; and

(iii) No dock, wharf or mooring shall be constructed or placed so as to extend offshore more than 100 feet from the mean high water mark.

(3) No dock, wharf or mooring shall be constructed or placed so as to interfere with normal navigation or reasonable access to adjacent docks, wharfs, moorings or lands.

(4) The maximum surface area of any dock or wharf shall be seven hundred square feet, including any walkway. For the purpose of computing the maximum surface area, no portion of the structure shall be included within the computation which extends upland of the mean high water mark, and the minimum allowable width of any dock, wharf, pier, lateral projection or finger shall be two feet.

(5) The maximum width of any pier shall be eight feet.

(6) The maximum width of any dock or wharf, including all lateral projections, shall be forty feet.

(7) The maximum number of docks, wharfs or moorings permitted per lakefront lot or parcel shall be limited as follows:

(i) Forty-five to sixty-five feet of lakefront - one dock or wharf constructed as a straight pier (a minimum of forty-five feet is required for the construction of a wharf);

(ii) Sixty-six to one hundred and fifty feet of lakefront - one dock or wharf constructed as a straight pier, T, L or U-shaped, plus one mooring;

(iii) One hundred and fifty one to two hundred and fifty feet of lakefront - two docks or wharfs constructed in any combination of straight pier, T, F, L or U-shaped, or one E shaped wharf, plus two moorings;

(iv) Two hundred and fifty one to five hundred feet of lakefront - three docks or wharfs constructed of any combination of straight pier, T, L, U, or F-shaped, or two E-shaped wharfs, plus three moorings; or

(v) Five hundred and one or more feet of lakefront - four docks or wharfs constructed as a straight pier, T, F, E, L or U- shaped wharf, plus four moorings, and one additional dock or wharf plus one additional mooring for each additional one hundred and fifty feet of lakefront. In determining the maximum number of permitted docks, wharfs or moorings, the Commission may review any subdivision of land created on or after the effective date of these regulations which involved the lot or parcel in issue to determine the maximum number of docks, wharfs or moorings permitted and base such number upon the total footage of lakefront prior to the subdivision.

(8) No structure shall be constructed on a dock, wharf or mooring which exceeds sixteen feet in height above the mean high water mark and which is not in compliance with local zoning.

(9) All crib wharfs shall be of the open crib type.

(10) No dock or wharf shall be constructed unless designed to withstand forces of flowing water and wave washes.

(11) Every dock or wharf constructed shall have a minimum setback of twenty feet from the adjacent property line extended into the lake on the same axis as the property line runs onshore where it meets the lake, or at a right angle to the mean high-water mark, whichever results in the greater setback. This provision shall control over the provisions of section 646-1.6 (k) of this Subpart.

(12) Moorings shall be placed so that vessels moored to them, at the full swing of their mooring or anchor line, will be no closer than twenty feet to the projection of the property lines extended into the lake along the axis of the property lines as they intersect the lake, or a line extended at a right angle to the mean high-water mark, whichever results in the greater setback. Moorings shall not be placed so that the full swing of the vessel extends more than one hundred feet offshore from the mean high-water mark.

Section 646-1.2 Class A Marinas.

In addition to the requirements of other sections of this Subpart, all Class A marinas servicing the waters of Lake George shall comply with the following:

(a) General requirements.

(1) No person shall construct, expand, or operate a Class A marina servicing the waters of Lake George, or alter or expand the number or type of services or recreational activities offered without obtaining a permit from the commission, or if a permit has been issued for the subject facility, a modification to the permit for that facility which authorizes the new or expanded services or recreational uses. Permits shall be issued for a maximum of five years.

(2) No permit shall be issued for the construction, operation or expansion of a quick launch facility which was not in existence and operating, or for which no permit was issued, prior to the effective date of these regulations.

(3) Permits issued pursuant to Section 646-1.2 (a) (1) of this Title may be issued only to the owner of the facility or in the alternative to a lessee of the facility and shall authorize activities and uses at that facility. A permit may not be relocated to other facilities unless a permit for the different facility has been issued by the Commission. Marina permits will be modified to reflect a sale or transfer of the facility to another owner subject to a determination by the Commission that the facility is in accordance with the requirements of this Subpart and permits issued in accordance with this Subpart. Lakefront marina facilities at separate locations under common ownership shall require separate permits pursuant to Section 646-1.2 (a) (1) of this Title.

(4) Special Permits. A special permit is a permit granted by the Commission to operate any new recreational activity as defined in Section 646-2.4 (1) of this Title or the recreational activities or uses contained in Section 646-1.4 of this Subpart. Special permits are not transferrable to another location and shall not be leased or transferred to another location, facility or operator.

(b) Specific Requirements: No Class A marina shall be constructed, expanded or operated without providing the following:

(1) Restrooms, including toilet facilities, for the use by customers, which shall be available at all times from May 1 to October 31 of each year.

(2) One on-site parking space or adequate off-site parking for each vessel berthed. Where the Class A marina offers rides, instruction or water-based recreation for a fee, adequate parking must be provided for customers of the Class A marina.

(3) An adequate storage area for trailers or the storage of trailers shall be prohibited.

(4) Where applicable, proof of compliance with New York State fire code standards and DEC bulk storage standards for the storage of gasoline and hazardous materials. If applicable, no permit application shall be complete until proof of compliance is submitted to the Commission.

(5) For each Class A marina with a petroleum sales facility, a plan relative to the inspection and maintenance of petroleum storage facilities and all associated equipment, and appropriate measures relative to spill prevention and countermeasures. Such plan shall include:

> (i) the inspection of all plumbing and related pumping equipment, not less than daily, to guard against leakage of petroleum products into the waters of the Park;
>
> (ii) the training of each person pumping motor fuels in procedures to guard against the spillage of such motor fuels into the waters of the park and procedures to respond to a spill; and
>
> (iii) the maintenance, in close proximity to the pumping facilities, of such equipment as is necessary to respond to any spill of petroleum products into the waters of the Park or on to land or structures where it may flow into the waters of the Park.

(6) Adequate garbage and debris disposal facilities with leakproof containers, which must be properly maintained.

(7) Facilities for the disposal of sanitary wastes from vessels with on-board sanitary equipment including:

> (i) on-site pumpout facilities, or proven access to pumpout facilities, for use by vessels which use the services of the Class A marina; and
>
> (ii) facilities for the disposal of waste from portable marine toilets, or proven access to such facilities, for use by vessels which use the services of the Class A marina. Such facilities shall be designed, installed, operated and maintained to prevent the discharge

of contaminants from marine toilets to the waters of the Park or the ground from which they may flow into the waters of the Park. For the purposes of this paragraph, vessels using the services of the Class A marina shall include vessels which moor, dock or are quick launched by the marina. Written proof of access to disposal facilities for a period equal to the life of the permit shall be required. Off-site facilities must be located within a reasonable distance from the Class A marina.

(8) A boat cleaning area that is designed, operated and maintained in such a manner to prevent contamination of the waters of the Park shall be provided, or boat cleaning shall be prohibited.

(9) All Class A marina owners or operators engaged in the rental of personal watercraft (PWC) as that term is defined in Section 646- 2.3 (a) (3) of this Title upon the waters of Lake George shall in addition to the regulations governing PWC contained in Subpart 646-2 of this Title comply with the following regulations:

(i) The owner or operator of a PWC shall ensure that prior to operation all users of PWC have read the rules and regulations governing their operation as contained in this Subpart, as well as Subpart 646-2 of this Title. All users shall sign a form prepared by the owner or operator that indicates the user has read said rules and regulations. The owner or operator shall maintain written records that the above requirements have been complied with. The records are subject to inspection by the Commission upon reasonable notice.

(ii) If the PWC is part of a rental fleet or group of PWCs, a tour guide shall operate a vessel with the fleet or group.

(iii) A fleet or group shall not consist of more than six (6) PWC. The tour guide shall guide the operations and behavior of the fleet or group. The tour guide shall not be in charge of more than one (1) fleet or group at any time.

Section 646-1.3 Class B Marinas.

In addition to the requirements of other sections of this Subpart, Class B marinas located on the waters of Lake George shall comply with the following:

(a) General requirements. The owner of any dock, wharf or mooring used as a Class B marina shall register the same with the Commission on such forms as the Commission may prescribe.

(b) Specific requirements. No Class B marina shall be operated without providing the following:

(1) a restroom, including a toilet, for use by customers, which shall be available at all times from May 1 to October 31 of each year;

(2) one on-site parking space or suitable off-site parking for each vessel berthed;

(3) adequate garbage and debris disposal facilities, which must be properly maintained; and

(4) adequate facilities, or proven access to such facilities, for the disposal of sanitary waste from vessels and waste from portable marine toilets in accordance with the requirements of Section 646-1.2 (b) (7) of this Subpart, or vessels with such facilities shall be prohibited at the facility. Written proof of access to disposal facilities for the period of annual registration shall be required. Off-site facilities must be located within a reasonable distance from the site of the Class B marina.

(c) The failure to register a Class B marina or the failure to provide the services required by paragraph (b) of this section shall be a violation of this Subpart.

(d) Upon receipt of a complaint regarding a Class B marina from any nearby property owner or at the request of any municipality wherein such use is located, the commission shall, or upon its own initiative may, undertake a review of the availability and adequacy of the services required to be provided by the owner pursuant to this section.

(e) Following investigation by the Commission, the Commission shall render a report concerning the findings of its investigation to the complainant and the owner of the facility. Such a report shall include a finding whether the facility is in compliance with the requirements of this section. If the Commission determines that the facility is not in compliance with the requirements of this section, or that the facility unreasonably impacts the resources of the Park, navigation, or the character of the neighborhood, the Commission may include within its report an order requiring the owner to bring the facility into compliance within a stated time period, or to cease such commercial use, or imposing upon the owner reasonable restrictions to abate any condition which the Commission finds objectionable under this section.

(f) Upon receipt of such an order, the owner may either comply with the same, or request a hearing in accordance with the procedure specified in section 645-5.10 (c) of this Title, which shall be held and determined in accordance with subdivisions (d) and (e) of such section.

Section 646-1.4 Special Permits for Recreational Uses.

(a) New Recreational Activities. No person shall operate or engage in any new recreational activity as defined in Section 646-2.3 (1) of this Title or recreational use without first obtaining a special permit from the Commission pursuant to this Subpart.

(b) Seaplanes.

(1) No person, except for a gratuitous guest, shall berth a seaplane or use any dock, wharf, mooring or ramp, or any other facility for the berthing of a seaplane without having first obtained a special permit from the Commission. When issued, a special permit shall be issued to the person owning the seaplane. Special permits issued pursuant to this Section are not transferrable. Discontinuation of the authorized use for a period of one (1) year or more shall result in expiration of the special permit.

(2) A special permit pursuant to this Section shall be granted upon timely application and payment of any application fees, to any person owning a dock, wharf or berthing facility, mooring or ramp which has been in continual use for the berthing of a seaplane prior to the effective date of these regulations except that such permit shall be conditioned on, and each such seaplane owner shall conform with, the provisions of Section 646-1.4 (b) (1) of this Subpart.

(3) The following provisions shall apply to the operation of seaplanes:

(i) Commercial use of a seaplane to or from the waters of Lake George is prohibited as provided in Section 248 of the General Business Law of the State of New York.

(ii) Seaplanes shall be operated in such a manner so as not to cause unnecessary audible impacts to adjacent property owners.

(iii) All facilities used for seaplanes including any dock, wharf or mooring or other berthing facility shall conform with the provisions of this Subpart.

(iv) Seaplanes shall be berthed in accordance with the provisions of this Subpart.

(v) Issuance of a special permit pursuant to this Section shall be subject to the requirements set forth in Sections 646-1.2 and 646-1.5 of this Title.

(c) Parasails.

(1) No person shall use or operate a parasail on the waters of Lake George without first having obtained a special permit from the Commission. Special permits issued pursuant to this Section are not transferrable. Discontinuation of the use or operation of any parasail for a period of one (1) year or more shall result in expiration of the special permit.

(2) Whenever a parasailing operation and the facility where the parasailing operation is berthed and maintained are held in common ownership with the facilities of a Class A marina, the special permit required herein will be merged with approvals pursuant to Section 646-1.2 of this Title and only one application to the Commission shall be required.

(3) Existing Parasail and Parasail Operations. The owner of any parasail or the owner of any parasail business in continuous operation prior to the effective date of these regulations and registered with the Commission pursuant to Subpart 646-2 of this Title shall, upon timely filing of application and payment of any application fees, be granted a special permit subject to the requirements set forth in Sections 646-1.2 and 646-1.5 of this Title.

(4) All parasail operators shall conform with the following provisions:

(i) Each parasail operator shall be limited to a maximum of two (2) take-off and landing craft and three (3) parasails in the air at any one time.

(ii) Spectators shall not be permitted on the take-off and landing craft.

(iii) Take-off and landing craft with parasails in flight shall maintain a minimum distance between the craft of one-half mile. If such distance separation is not provided by the respective parasail operators, then the Commission may prescribe zones of operation and schedules for the use of such zones as part of any special permit. Such zones and schedules shall be designed to afford competing business equal access to more desirable operating areas.

(iv) Parasails shall be operated only between the hours of 8:00 a.m. to 7:00 p.m. or sunset whichever is earlier.

(v) Parasails shall not be in flight within five hundred (500) feet of shore.

(5) Staff.

(i) Each operator shall maintain a crew of at least two (2), including a pilot and an observer on the tow craft at all times during operation. The observer on the tow craft

must be at least sixteen (16) years of age. The observer must maintain visual contact with the parasail at all times while the parasail is in the air.

(ii) Drivers. All drivers of tow craft must pass the New York State written pilot-engineer examination. In addition, with the exception of pilots engaged, participating or employed in parasail operation upon the waters of Lake George prior to July 1, 1990, all pilots must log a minimum of fifty (50) hours actual driving time accompanied by a qualified and experienced pilot. A pilot is qualified and experienced if the pilot has logged at least two hundred (200) hours of actual driving time or operated a tow craft for two (2) full seasons on Lake George.

(iii) Raft Crew Members. There shall be a crew of at least two (2), including the driver on the raft at all times. With the exception of raft crew members engaged, participating or employed in parasailing activities upon the waters of Lake George prior to July 1, 1990 all raft crew members must log a minimum of ten (10) hours actual working time on Lake George with a qualified and experienced crew member present on the raft. A crew member is qualified and experienced if the crew member has one hundred (100) hours of actual crew time or has participated in a crew at least one (1) full season on Lake George.

(iv) The owner or operator must maintain written records that the above requirements have been complied with. The records are subject to inspection by the Commission upon reasonable notice.

(6) Equipment.

(i) Any parasail which contains a rip, hole, damaged line, or damaged or inoperable hardware must be immediately withdrawn from service until repaired.

(ii) All harnesses must be kept in good and working condition and be free from any damage.

(iii) All parasails, accompanying apparatus and equipment shall be inspected by the owner or operator prior to use, on a daily basis. Written records of the inspections shall be maintained by the owner or operator and made available to the Commission for review upon reasonable notice.

(iv) The owner or operator shall maintain written records of the size, make and condition of the parasail and the date of purchase of the parasail. The records are subject to inspection by the Commission upon reasonable notice.

(v) Rafts shall be equipped with radios which are capable of receiving and transmitting on marine channel 16.

(vi) A United States Coast Guard approved personal flotation device shall be provided for each person on the raft. All persons engaged in parasailing shall wear a United States Coast Guard approved Type III personal flotation device.

(7) Accidents. Accidents involving parasails shall be reported in writing by the owner or operator to the Commission within forty- eight (48) hours after such accident.

(d) Tour Boats.

(1) No person shall construct or operate a tour boat on the waters of Lake George without first obtaining a special permit pursuant to this Section. A special permit shall be granted for any tour boat which was placed into service on Lake George prior to the effective date of these regulations. Special permits shall be issued for a term not to exceed five (5) years. Special permits are subject to the requirements set forth in Sections 646-1.2 and 646-1.5 of this Title.

(2) The following provisions shall apply to the operation of existing tour boats and in the review of applications for tour boats:

(i) Tour boats shall not be berthed so as to interfere with navigation, access to adjacent property, significantly interrupt views or encroach on riparian rights of another.

(ii) All tour boats shall be designed to minimize wakes produced and shall not be operated in such a way as to produce a wake which will cause shoreline erosion or property damage or endanger the safety of others.

(iii) No tour boat shall by use of loud speakers, live music or other sound producing machines or equipment, except a horn, exceed a sound level of 86 db as measured at fifty (50) feet from 8:00 a.m. to 7:00 p.m. or sunset whichever is earlier or 72 db as measured from any point upland of the mean high-water mark from 7:00 p.m. or sunset whichever is earlier and 8:00 a.m.

(iv) Tour boat operators shall take all necessary steps to prevent any litter or debris from being thrown or discharged from the vessel and shall announce the prohibition contained in ECL Section 17-1711 against littering in Lake George by loud speaker at the beginning of each tour. Each tour boat shall be equipped with an adequate number of covered receptacles.

(v) Tour boats shall be operated from properly permitted marina facilities.

(vi) Tour boats shall provide systems for the safe removal, handling and disposal of fuel, sewage, wastewater, oil and other lubricants and solid wastes.

(vii) Whenever a tour boat and the facility where it is berthed are held in common ownership with the facilities of a Class A marina, the special permit required herein will be merged with approvals pursuant to Section 646-1.2 of this Title and only one application to the Commission shall be required.

Section 646-1.5 General Provisions Applicable to Special Permits.

(a) Prior to the issuance of any special permit pursuant to the provisions of this Subpart, the Commission may require submission of information necessary to determine whether the proposed activity will result in overcrowding, congestion, safety hazards or impair the water quality or other environmental resources of the Park. This may include, but not be limited to, specifications on the craft, its power, maneuverability, craft speed, equipment, noise output, lighting, wake, proposed operation including points of departure and landing, course, speed of operation and hours of operation.

(b) The Commission may require the submission of alternative design, equipment or methods of operation to mitigate specific impacts identified by the Commission.

Section 646-1.6 Miscellaneous Provisions.

(a) Prior to granting any permit relative to a dock, wharf, mooring or marina, the Commission shall ascertain the probable effect of the proposed facility and the operation thereof on the health, safety and welfare of the public and on the resources of the Park. The Commission shall also ascertain the impact of the proposed facility upon the congestion of Lake George and the probable visual, cultural and audible effects of the proposed facility on the neighborhood in which the facility is proposed and on the Park. Where the Commission determines that the facility will have an undue impact upon the health, safety, or welfare of the public of the resources of the park, lead to overcrowding or congestion, or cause undue visual, cultural or audible impacts on the neighborhood or the Park, a permit shall be denied.

(b) Any person owning, operating, or constructing a dock, wharf or mooring, shall be responsible for the complete removal of pilings, cribs, chains and blocks, floats and/or any other related components which are abandoned or fall into disuse.

(c) All persons shall comply with all conditions issued with any permit issued for the construction, operation or use of a dock, wharf, mooring or marina. Failure to comply with any such condition shall be

a violation and grounds for the immediate revocation of the permit and/or the imposition of a fine for each day from the date the violation first occurred until the violation is corrected.

(d) A permit shall not be required for maintenance and repair of an existing dock, wharf or mooring if such repairs do not alter the size or shape of the dock or wharf. All repairs must conform to the requirements of this Subpart.

(e) Any change in use of an existing marina which increases the number and/or types of vessels serviced shall require a modification to any previously issued permit.

(f) Prior to the issuance of any permit which involves the commercial use of a dock, wharf or mooring, or the registration of any such facility, the Commission shall require the applicant to certify that the facilities and associated land uses are in compliance with applicable provisions of state and local laws, ordinances, rules and regulations.

(g) No person shall clean any vessel with chemicals or detergents where runoff into or contamination of the waters of the Park is likely to occur.

(h) No person shall launch a vessel into or remove a vessel from the waters of the Park without inspecting the vessel and its trailer, if any, to ensure the detection of marine growth, including macrophytes (weeds), or any other hull contamination, and removing said growth and disposing of it so as to ensure that it is not discharged into the waters of the park.

(i) No person shall launch any vessel into the waters of the Park, or operate a vessel on the waters of the Park, which is not permanently sealed to prevent the discharge of wastewater into the waters of the Park.

(j) No permit shall be issued under Sections 646-1.1 and 646-1.2 of this Subpart, and no facility shall be registered under Section 646- 1.3 of this Subpart unless the applicant demonstrates that the requirements of those sections have been complied with. If, during the life of the registration or permit the dock, wharf or mooring, or marina, ceases to meet the requirements of this Subpart, the registration or permit shall be subject to immediate revocation and the owner or operator shall be subject to the imposition of a fine for each day until the violation is corrected.

(k) No vessel shall be berthed at a dock, wharf or mooring without the prior consent of the adjoining landowner so as to encroach beyond the adjacent property line extended into the lake on the same axis as the property line runs onshore where it meets the lake, or at a right angle to the mean high-water mark, whichever results in the lesser setback.

(l) No person shall operate or put to use a commercial dock, wharf, mooring, Class A marina or Class B marina without implementing a maintenance program sufficient to keep all docks, wharves, adjacent shoreline, water and lake bottom clean of debris.

(m) The construction of a dock, wharf or mooring may also require a permit from other agencies, including the following: The Department; the U.S. Army Corps of Engineers, in certain locations, a wetlands permit or a land use permit from the APA; and/or municipal zoning approval.

Section 646-1.7 Exemptions.

The permit application requirements of this Subpart shall not be applicable to the State, including agencies of the State, or any municipality acting in a governmental capacity.

Appendix C Priority Projects Implementation Chart

	Priority Projects	Implementation Strategy	
1	• The Town board implements the recommendations of the LWRP as funds and circumstances permit. The Town Board continues to focus on issues that were addressed in the LWRP but require further consideration and refinement • Establish LWRP Implementation as a permanent agenda item.	1. Town Board adopts LWRP and LWRP Consistency Review Law. 2. Town Board resolutions to support establishment of the committee and LWRP Implementation Status as a permanent agenda item.	□ □
2	• Adopt the revised Town of Bolton Zoning Ordinance. Adopt the Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.	1. Town Board resolves to adopt the updated Bolton Zoning Ordinance following review and approval of the recommended revisions. 2. Town Board resolves to adopt the revised Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.	□ □
3	• Review and update the Bolton Stormwater Management Ordinance	1. Town Board resolves to assign the Implementation Committee this task 2. Seek professional planning assistance as needed.	□ □
4	• Review the Dark Sky Ordinance proposed to the Town Board in January 2012 for consistency with the current Land Use Code. • Continue the program of consolidating street lighting and replace individual street lights with sky compliant fixtures.	1. Town Board resolves to assign the Implementation Committee this task 2. Continue to seek appropriate funding sources. 3. Seek professional planning assistance as needed.	□ □ □
5	• Develop a Ridgeline Overlay District and create a set of standards that addresses both the visual and environmental impacts of land use activities.	1. Town Board resolves to assign the Implementation Committee this task. 2. Seek professional planning assistance as needed.	□ □
6	• Explore the potential of hiring a consistent and continuous level of professional planning support to assist with local planning initiatives and interface with the planning and zoning boards.	1. Town Board resolves to assign the Implementation Committee this task.	□
7	• Conduct a detailed study determining the state of functionality of the Bolton Wastewater Treatment plant and the collection system; and complete the slip-lining of the remaining sewer lines.	1. Seek funding through the Watershed Coalition and/or through EFC Green Innovation Program to conduct needed improvements to the BWTP and sanitary collection system.	□
8	• Develop and maintain an inventory of all on-site waste treatment systems in the town.	1. Town Board resolves to assign the Implementation Committee this task.	□

	Priority Projects	Implementation Strategy	
	• Require an inspection of all on-site wastewater treatment systems in the town by both a licensed professional engineer and the Town Zoning Administrator prior to the sale, gift or any other transfer means of properties having subject systems.	2. Update the Sanitary Sewage Disposal Ordinance to be consistent with these recommendations. 3. Develop a database system for the inventory 4. Seek professional planning assistance as needed.	□ □ □
9	• Continue Implementing Master Plan for Rogers Memorial Park including: Construction of a Visitor Center; Comprehensive Stormwater Plan; Park Entry plaza; Replacement North Dock.	1. Town Board resolves to prepare a CFA DOS grant application for 50% funding; 2. Consider partnering with Lakes to Locks Scenic Byways heritage center program for additional funding for Heritage Center.	□ □
10	• Implement the recommendations in the Trails master plan for the West Side of Lake George (completed May 2013).	1. Town Board resolves to support a joint application with Lake George and Hague to AGFTC for technical assistance and funding for Route 9N bicycle and pedestrian improvements. 2. Town Board supports the CFA grant application to complete a trails master plan for the east side of Lake George. 3. Town Board supports the creation of the Lake George Area Trails Partnership organization. 4. Town Board and Chamber Support a Town Board resolution to participate in the planning, implementation and promotion of Lakes to Locks passage initiatives to the furthest extent possible.	□ □ □ □
11	• Implement the Veterans Memorial Park Master Plan. Priorities include: replacement of the south public dock; replacement of the all lighting.	1. Town Board resolves to seek future funding for these initiatives through grants and other means.	□
12	• Progress the Norowal Site Redevelopment plan and incorporate planning for the boat wash station.	1. Town Board supports the Bolton Local Development Corporation to apply for grant funding or otherwise finance these improvements.	□
13	• Develop a town recreation brochure. Expand the Town's website and the public's access to online information and services for citizens and visitors. Incorporate Quick Response Codes (QR Codes) for coordination for visitors with Smart Phone devices.	1. Town Board resolves to seek funds from the Warren County Occupancy Tax program to implement project.	□
14	• Continue to support the implementation of aquatic invasive species control measures as recommended in the LGPC DEIS on the Prevention of Invasive Species.	1. Town Board resolves to support the boat wash station at Norowal Marina and the management of Asian Calms and other invasive species in Bolton waters.	□
15	• Support the Expansion of the Bolton Historical Museum	1. Town Board continues to assist the museum in locating funds to construct the planned building	□

	Priority Projects	Implementation Strategy	
		addition.	

Appendix D List of Resources

1. Bozony, Kathy, 2012. Lake George Water Quality is Changing. Fund for Lake George.
2. Burke, Eric, Christenberry, Peter, 2007. *Terrestrial Invasive Plant Inventory and Analysis for the Lake George Watershed*. Lake George Land Conservancy.
3. C.T. Male Associates, 2010. Edgecomb Pond Dam, *Town of Bolton Compliance with NYSDEC Dam Safety Requirements*.
4. Elan Planning and Design, 2008. *Draft Town of Bolton Citizen's Guide to Stormwater, Erosion Control, and Development*.
5. Fuller, Douglas R., 1997. *Understanding, Living With and Controlling Shoreline Erosion: A Guidebook for Shoreline Property Owners*. Tip of the Mitt Watershed Council. Conway, MI.
6. Fund for Lake George, 2012. *Clean Boats Only: The case for a pro-active and mandatory boat inspection and decontamination program for Lake George to prevent new aquatic invasive species infestations*.
7. Holmes, Timothy, 2005. *Lake George Recreation Study Plan*. Lake George Park Commission.
8. Kepplar, Dawn, 2008. *Lake George Stream Assessment Report*. Lake George Waterkeeper.
9. Lake George Asian Clam Rapid Response Task Force, 2011. *Plan to Eradicate the Infestation of the Invasive Species Asian Clam in Lake George.*
10. Lake George Watershed Conference/Coalition, 2001. *Lake George: Planning for the Future*.
11. Landworks, *2006. Lake George Planning, Permitting,& Management of Growth & Development for Sensitive Shoreland & Upland Areas*. Prepared for the Fund for Lake George.
12. Lycott Environmental Inc., 2011. *Lake George Integrated Aquatic Plant Management Program*. Southbridge MA.
13. NYSDEC Lands and Forests, 2006. *Lake George Wild Forest Draft Unit Management Plan including: Mossy Point Boat Launch, Horicon Boat Launch, South Bay Boat Launch*.
14. Saratoga Associates, 2001. *Town of Bolton Local Waterfront Revitalization Program*.
15. Saratoga Associates, 2003. *Town of Bolton Comprehensive Plan & Hamlet Strategic Plan*.
16. The LA Group, 2008. *Town of Bolton Hamlet Sustainability Plan*
17. Trancik, Roger, 2010. *Hamlets 3: Planning for Smart Growth and Expansion of Hamlets in the Adirondack Par*k. Community Housing Trust in partnership with Essex County.
18. Smart Growth/ Smart Energy Toolkit, no date. *Model Low Impact Development (LID) Bylaw*.

19. Swinton, Mark, Boylen, C. 2009. *Influence of Land Use and Climate on Stream Chemistry and Discharge Within the Lake George Watershed*. Darrin Freshwater Institute, RPI.
20. Warren County Planning Department, 2006. *Lake George Loop Corridor Management Plan*. Lakes To Locks Passage.
21. Warren County Soil and Water Conservation District, 2012. *Stewart Pond/Dula Pond Watershed Assessment*. Prepared for the Town of Bolton, LGPC Community Stormwater Grant Program.
22. Warren County Soil and Water Conservation District, 2008. *Lake George Stream Crossing Assessment Project*. Prepared for the LGPC.

Appendix E Municipal Boundary

Excerpts from page 71 of: Laws of the State of New York: Revised and Passed at the Thirty-Sixth Session of the Legislature April 14, 1813[91]:

“And that all that part of the said county of Warren be beginning at the northeast corner of Shonnard's patent on the west shore of Lake George and running westerly along the north bounds of the town of Caldwell to Schroon river thence northerly on the east bank of Schroon river and lake to the south line of the town of Hague thence easterly on the south line of the town of Hague continued to the east side of Lake George thence southerly on the east bank of Lake George to the northeast corner of Houghton's patent thence along the east line of the town of Caldwell to the place of beginning shall be and continue a town by the name of Bolton.”

Description of Houghton's Patent on Lake George:

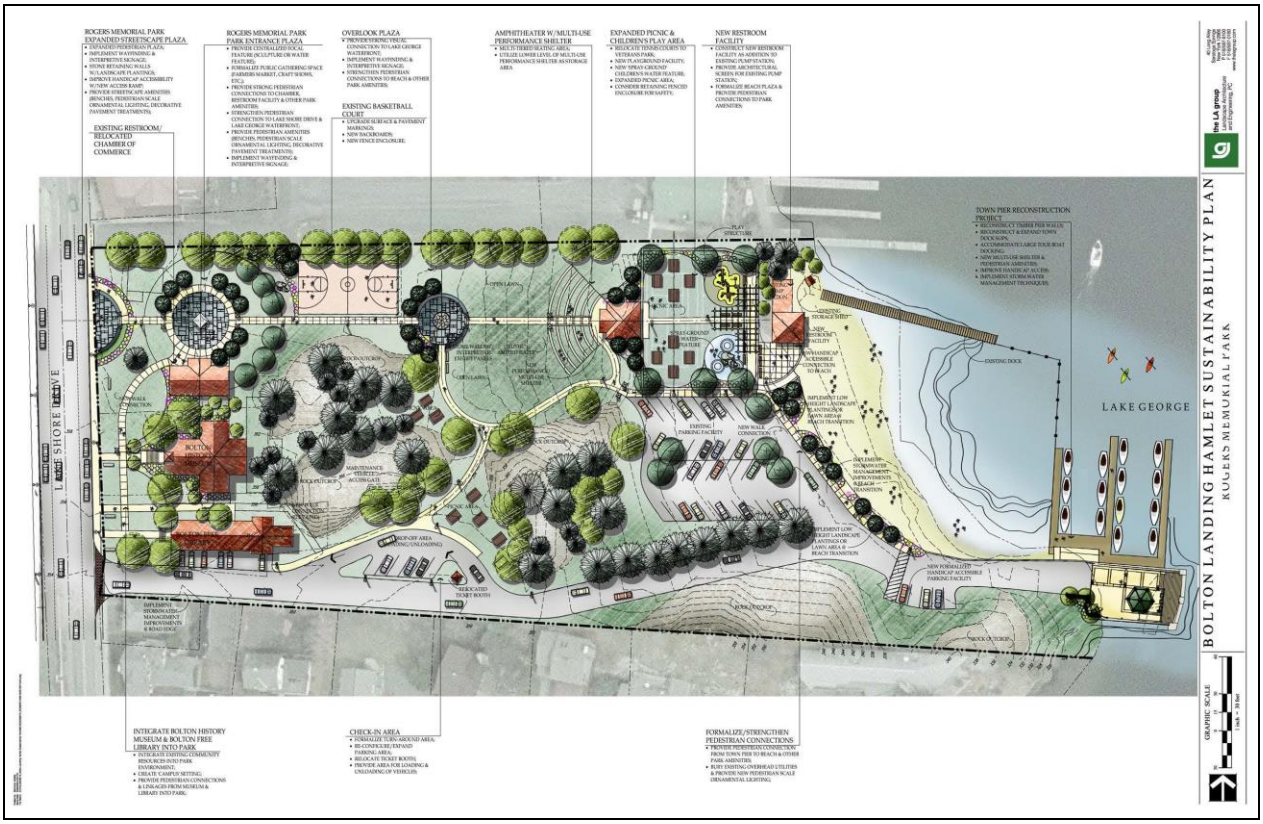
Houghton - A tract around the head of Lake George, and reaching as far south as Queensbury patent, was granted to Robert Harpur, of King's College, New York, and eighty-six others, "Protestants and dutiful subjects of the North of Ireland" for three thousand seven hundred acres, with 31,015 acres lying between Wood Creek and Lake George, together with Long Island in Lake George, on the 22d of May, 1765. In this patent was granted the rights and privileges of a township named Harpurville; precisely as in the case of Queensbury. Why this patent reverted would be of interest to know, as the land that was covered by the patent has been resurveyed in other tracts, and the original boundaries become obsolete. A small part of this original grant, lying around the "garrison grounds" at Caldwell, and reaching south to Queensbury patent in a very small point, was granted to William Houghton on the 3d of July, 1770, containing two thousand acres. The commencement of this survey is identical with the first and so are several of the courses, and distances. The first grant is in Patents, Vol. XIV, page 78, etc.; and the second M. P., Vol. II, page 479. It lies in the town of Caldwell.

[91] The Town of Bolton Boundary as presented by David Rosenbrool, Town Assessor

Appendix F Relevant Excerpts from Other Plans

Bolton Landing Hamlet Sustainability Plan (excerpt)

Rogers Memorial Park Concept Master Plan



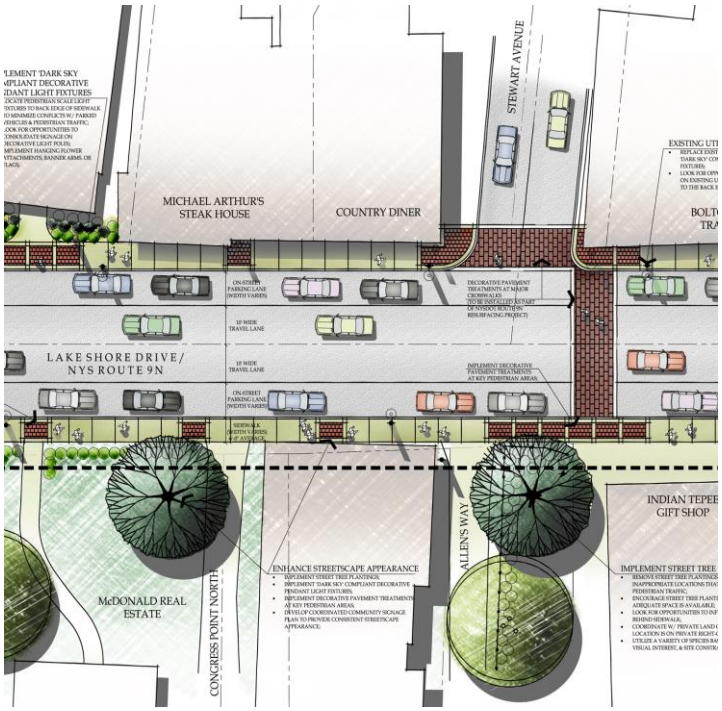
Town Pier Reconstruction



Norowal Marina Master Plan



Lake Shore Drive Streetscape improvements



Veterans Memorial Park Concept Master Plan



Infill Development Potential



Bolton Landing Hamlet Sustainability Plan: Implementation Strategy

Project Type	Actions Required	Timetable Recommended	Potential Funding Opportunities
Rogers Memorial Park	Construction level drawings need to be completed.	Spring/Fall 2010	Grant for Phase 2 construction to be filed 2009/2010 EPF.
Town Pier	Construction level drawings completed. Bid proceeding in summer 2009.	Spring 2010 Construction	Grant Awarded from 2008 EPF.
Veteran's Memorial Park	Construction level drawings need to be completed.	Spring/Fall 2010	Grant for construction to be filed 2009/2010 EPF.
Grand Union Block Concept	Make initial contact with private property owners.	Fall 2009	Private funds will be utilized. Town can provide incentives through zoning.
Lake Shore Drive Streetscape	Construction level drawings need to be completed.	On-Going	Grant for construction to be filed 2010/2011 EPF.
Norowal Marina	Construction level drawings need to be completed.	On-Going	To Be Determined.
Boat Wash Station	Construction level drawings need to be completed.	Spring 2010	NYS DEC Boating Infrastructure Grant Program.
Bolton Wastewater Treatment Plant	Construction of a membrane bioreactor and other upgrades.	Spring 2010 Construction	Environmental Facilities Corporation Green Innovation Grant Program.
New Parking	Coordination with School/Fire Department.	On-Going	To Be Determined.
Affordable Housing	Coordination with Adirondack Community Housing Trust/Warren County Department of Community Development.	Immediately	Committee can initiate anytime.
Design Guidelines	Hire consultant to develop a set of workshops to determine type and extent of guidelines.	Summer 2010	Grant for professional services/design to be filed under the 2009 Smart Growth Program.

Trail Master Plan for the West Side of Lake George

Chapter Six: Priority Projects

Six Month Action Items

There are nine critical elements that need to be integrated into the present marketing and promotion efforts to making the Lake George Region a successful destination for trail users:

Form a Regional Trail Alliance: *Lake George Area Trails Partnership*

In order to implement the recommendations in the Master Plan, it will be necessary to create a new organization that focuses on developing the Lake George Region's many trail resources into a cohesive system. This new organization would develop and/or maintain collaborative relationships with local, regional and statewide organizations and agencies that focus on the development and promotion of trails.

Embrace the Town Tourism Concept

All five involved communities should individually adopt the *Trail Town* concept. Creating a network of "Trail Towns" that capitalize on trail resources by making trails the centerpiece of a new economic development initiative for the region.

Become a Bicycle-Friendly Destination

Take concrete steps to provide a community that is welcoming to and supportive of hikers and bicyclists. Encourage and promote bicycle tourism and develop the framework for businesses and organizations to become a bicycle-friendly destination. Become listed on Tourism/ Bicycling websites as a community that supports bicyclists.

Integrate the Scenic Byway Experience

Integrate recreational and heritage tourism as a marketing initiative where visitors experience that encourage visitors to learn about the history, local landmarks, and cultural stories that make the area an interesting place to visit. Embrace a unified signage for trails through the model established by Lakes To Locks Passage. Market the trails with the Lakes To Locks PassagePort Internet Wayfinding Tool.

Develop Itinerary Trip Planning Tools

Itinerary planning is essential in today's visitor tool box. Develop an effective set of itineraries for hiking and biking that will provide the visitor with experiences that are tailored to their interests and recreational comfort level. Since area trail resources vary widely from easy to extremely challenging, and the entire area is imbedded with environmental assets and historic landmarks and events, itineraries have the capacity to be the primary tool for promotion of *Lake George Area Trails*. Provide space on the website for trail users to give feedback about their experiences.

Develop a System of *Trail Heads and Trail Beds*

Support itinerary trip planning recommendations by creating a system of *Trail Heads and Trail Beds* designed to connect visitors with accommodations ranging from campgrounds to motels near trailheads that support the services that they need.

Priority Projects

Create a Dedicated Website

Develop a single website that will tie the entire region together as a cluster of high quality trails that offer varied and interesting trail experiences. This website would highlight and link to the individual communities, attractions, and services. It would also interface with state, national, and regional websites that feature recreational tourism. Create a Social Media/Facebook Interface through the website so that individuals can share experiences and an E-Newsletter that can apprise visitors/members of the latest information on events and trail planning. Incorporate interactive components such as photo competitions and best walk challenge program similar to those hosted by the Erie Canalway National Heritage Area.

Promote the Trail System Through Lakes to Locks Passage Geotourism Website

Map all trails in *Lake George Area Trails* on MapGuide on the Lakes to Locks Passage Geotourism website. Lakes to Locks Passage, New York's only All-American Road in the collection of America's Byways, has collaborated with National Geographic Maps to create a co-branded website promoting Geotourism, a travel experience that contributes to the economic health of communities by enhancing the geographical character of a place; its environment, culture, aesthetics, heritage and the well-being of its residents. The project will link with the Lakes to Locks Passage Geotourism website to highlight the region's history, unique points of interest, ongoing events, and outdoor routes and trails along the trail corridor. The website encourages national and international travelers to choose sustainable tourism experiences that are distinctive to the special places that define the region's character and distinct appeal.

Integrate Marketing with the Lakes to Locks *PassagePort* Wayfinding Tool

This program is a cross between a thematic itinerary, scavenger hunt, and geocaching. Through the Lakes To Locks Passage print, web and social media promotions, the visitor can find thematic experiences that are appealing for children and adults. A mobile device is used as a *PassagePort* that could be developed for any combination of walking tours, bike routes, driving tours, hiking trails, and water trails. This high impact program brings heritage tourism to a new and exciting level for the visitor. An example of a PassagePort activity for Bolton Landing is presented below.