Appendix F
Town of Bolton
Comprehensive Plan



COMPREHENSIVE PLAN

Town of Bolton

May 20, 2025





Laberge Group
ENGINEERING ARCHITECTURE
SURVEYING PLANNING

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MESSAGE FROM THE SUPERVISOR

I wish to sincerely thank the Comprehensive Planning Committee (CPC) for their effort in producing this new Comprehensive Plan. The CPC continuously engaged the community in establishing a balanced and forward-facing plan. Moreover, the CPC provided insights that helped move us through this process, supplying the guidance needed to complete this Plan.

I also would like to thank residents who participated in the survey and public workshops. Their constructive input helped define the shared vision for Bolton. We are confident the strategies identified by residents will help guide change and make positive improvements in the quality and durability of this community, while providing opportunities for current and future generations.

Bolton is where many call home, and is a special place that has touched the lives of many people for generations. Maintaining its sense of wonder and vitality are crucial outcomes. Preserving scenic and rural character while enhancing a sustainable built environment that improves the quality of life for all are major hallmarks of this Plan.

The Plan is a guide for change. It provides a framework to move towards a positive and resilient future by carefully reinforcing infrastructure, housing, recreational offerings, services, and the economic base, while preserving valued open and natural spaces. It is important to remember that completing this Plan is really just the beginning of guiding varied but consistent action for the future of Bolton. This Plan lays out multiple actions that can advance community goals, and once adopted, will help the community discover additional ways to improve Bolton.

This Plan will move forward through supporting local businesses, finding ways to connect with one another, and through collaboration among people and groups who help make the quality of life as rich and varied as the landscape. The Plan will also provide ways to compliment the regional efforts to steward smart growth for the whole of Warren County and the southern Adirondak region. Moving forward, this Plan should serve as a guide for municipal decisions that affect the community and keep those things that have been identified as important in the forefront. Finally, it is imperative that this Comprehensive Plan be re-evaluated from time to time to ensure that it remains a relevant tool for community preservation and betterment.

Developing Bolton's new Comprehensive Plan has defined our shared vision. Implementing the Plan will be a shared effort as well. I look forward to having you by my side as we embrace our future together.

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INTRODUCTION & OVERVIEW



A comprehensive plan, also called a master plan, is a collection of information and materials designed to guide future development and provide communities with a firm foundation for policies and legislation to foster a more certain future. Accordingly, like many comprehensive plans, this Plan:

- **Reflects** the collective values, aspirations, and long-term vision of the community, shaping a path toward a prosperous future;
- **Serves** as a unifying framework ensuring that all town initiatives, policies, and investments align cohesively to drive preservation and sustainable growth and development;
- **Provides** a strategic roadmap for managing change, helping the community adapt to evolving needs while preserving its unique character;
- **Acts** as the cornerstone of policy and decision-making, providing a clear and informed foundation for shaping the town's future; and
- **Is** Bolton's strategic action plan, outlining priorities and guiding implementation to achieve the community's long-term goals.

While comprehensive plans help guide policy, they are not law. Rather, they provide a framework and context in which to make decisions relating to future land use and development. Plans are subject to change and revision with the passage of time and events and its adequacy and appropriateness should always be considered when contemplating future community changes.

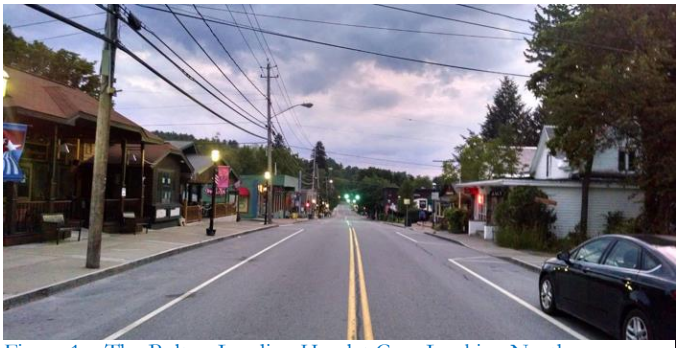
New York State General Town Law, Section 272-2, notes that the Comprehensive Plan shall:

> *"Serve as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of a town comprehensive plan."*

The Town of Bolton Smart Growth Comprehensive Plan shall be the general guiding policy of the Town of Bolton for all rezoning and infrastructure projects planned by the Town and proposals from other government agencies. A copy of this Plan has been provided to Warren County and New York State agencies to assist with their plans and projects in the Bolton area. The Plan is available to guide future undertakings and it can be used by an implementation committee and elected leaders in defining priorities.

Organization & Use of this Plan

This Plan is a guide for future action. The ***vision*** of the Bolton community is at the core of this Plan. The vision should guide Bolton's overall development. Consult the vision often as you delve into this Plan, and help move it forward.


Figure 1 – The Bolton Landing Hamlet Core Looking North

The Comprehensive Plan provides the basis for code changes and it serves as a roadmap for future studies, projects, expenditures, and grants to further the vision, goals and strategies articulated in this Plan. Linked to the vision is a detailed ***implementation plan***. The implementation plan defines a broad set of possible actions available to the community over 10 years. The implementation plan advises on timing, parties to involve, and resources to leverage for advancing the 100 individual strategies that are suggested for activating the Plan and its goals. The Plan is intended to be referenced during legislative processes and the formation and advancement of projects suggested in this Plan.

Principles and subject elements, meanwhile, set this Plan's framework. Six elements present principles which guide this Plan. Each element: ***Housing Choices***; ***Living Environment; Community Circulation; Placemaking; Economic Vitality;*** and ***Leading for the Future*** is substantive. Separately, there is also discussion of ***Community & Regional Plans*** and how these relate to contextualizing and structuring action. Another subsection describes smart growth principles which, likewise, frame planning action.

There are 14 ***key actions/ priorities*** which are detailed later in this Plan. Addressing key actions will align growth with the vision. Key actions emanate from what are identified as pressing needs and they describe projects or initiatives and methods of organization that Bolton can use to advance such initiatives. They can systematically and sustainably address the interests of current and future generations. Key actions are cross-cutting and may be structured to demonstrate to the public what is possible. An index in the implementation plan shows how key actions relate to goals. Key actions typically align with multiple goals and provide a means to form quality deliberations and collectively move this Plan ahead.

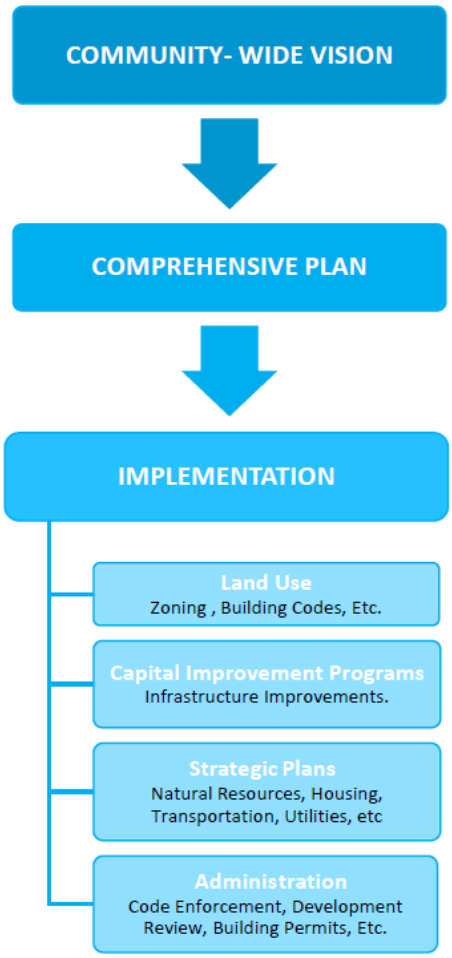
As an aid to understanding the basis of goals and strategies, there is extensive community profiling in each of the six elements. These examinations of the community environment, its conditions and trends are comprehensive. The discussion of town and regional features and attributes in this profiling is intended to present information for decision making. This profiling can be consulted when deliberating on potential action and key priorities or other strategies that are identified as important to Bolton's future development.

Consulting the vision, key actions, and implementation plan should bring familiarity with the intent of this Plan and suggested strategies. When users seek to delve further into topics, the appendices provide additional background documentation that can be used in contemplating action. This includes summaries of public outreach and engagement activities, a grant needs assessment funding matrix, and the thumbnail descriptions of regional plans and past and subject-specific local plans.

A Blueprint for Action

The Town of Bolton has historically been a destination for summer vacation, relaxation, and recreation. Settled in the late 18th century, its transition from forestry to tourism began as early as the 19th century. Bolton's time-tested allure resides in the lasting imprint its picturesque 20 miles of Lake George shoreline leaves on residents as well as visitors to this unique community. With one grand lakefront property after another terminating at the iconic Tongue Mountain peninsula, each beholden with breathtaking views to Buck and Sleeping Beauty Mountains, Bolton is truly representative of Thomas Jefferson's inspired quote:

> *"Lake George is without comparison, the most beautiful water I ever saw; formed by a contour of mountains into a basin…. finely interspersed with islands, its water limpid as crystal, the mountain sides covered with rich grown…. down to the water edge: here and there precipices of rock to checker the scene and save it from monotony*[1]*."*



Following the first permanent settlement, Bolton transitioned into a largely self–contained economy. By the mid–19th century, the Adirondacks were gaining as a destination for respite. Those considered "high society" began flocking to grand hotels of the time to socialize on the impressive porches, dine on fresh trout and venison, and enjoy magnificent natural surroundings. Bolton was and still is home to some of these iconic resorts. Over time, however, private estates were built, contrasting with the small camps which were established around and beyond the flourishing hotels.

Today, Bolton's economy is predominantly oriented toward tourism and recreation, with the number of visitors increasing each year. Many large estates have been subdivided and divided again: first developed into resorts in the 1950's, and then into private homes beginning in the 1970's with views of the Lake. Bolton's waterfront is now well developed, with numerous private residential properties. NY Route 9N runs north and south along the lakefront and is lined with small motels, restaurants and retail establishments—primarily to accommodate the influx of tourists and seasonal residents. As Bolton's popularity continues to grow, more homes are being built along the hillsides and ridgelines.

[1] *The Papers of Thomas Jefferson,* vol. 20*, 1 April–4 August 1791,* ed. Julian P. Boyd. Princeton: Princeton Univ. Press, 1982, pp. 463–464.

Tourism and development are placing pressures on the physical environment, which is a critical component of Bolton's distinctive rural character. Because it is Bolton's natural beauty and unique character that attracts visitors and makes Bolton a great place to live, steps should be taken to ensure the characteristics that make Bolton a special place are preserved. These steps however, must not hinder Bolton's ability to sustainably grow and be competitive. The key is to encourage growth in a way that adds value, while ensuring preservation of the built environment and natural characteristics that Bolton is known for.



Figure 2 – Chic's Marina

Bolton's mix of small town, rural, and natural character is its strongest asset. Residents and property owners are in tune with the importance of protecting natural resources: Bolton's surface waters, wetlands, steep slopes, and forest cover. This Comprehensive Plan was created to support and provide solutions that will preserve Bolton's community character.

The resulting Plan represents a community-wide effort to identify and address critical issues and opportunities currently facing the community. At its core, this Plan is intended to help guide public and private initiatives that are taken on behalf of or which may impact the Town. The Comprehensive Plan attempts to honor the community's legacy while embracing the ever-emerging opportunities and energies that continue to make Bolton a beautiful and enjoyable place.



Figure 3 – Route 9N Looking South in the Vicinity of Tongue Mountain



This Comprehensive Plan represents the community's desired future and it aims to help guide decision-making by elected and appointed officials on how development, conservation, and public investment take place within Bolton. Plans are subject to change and revision with the passage of time and events, and its adequacy and appropriateness should always be considered when contemplating future community changes.

- A Comprehensive Plan reflects the collective values, aspirations, and long-term vision of the community, shaping a path toward a prosperous future;
- A Comprehensive Plan serves as a unifying framework ensuring that all town initiatives, policies, and investments align cohesively to drive preservation and sustainable growth and development;
- A Comprehensive Plan provides a strategic roadmap for managing change, helping the community adapt to evolving needs while preserving its unique character;
- A Comprehensive Plan acts as the cornerstone of policy and decision-making, providing a clear and informed foundation for shaping the town's future; and
- A Comprehensive Plan is Bolton's strategic action plan, outlining priorities and guiding implementation to achieve the community's long-term goals.

The Town of Bolton's last Comprehensive Plan was prepared in 2003. Municipalities should update their comprehensive plans approximately every five to ten years (or when conditions warrant). Bolton is overdue for a new plan. Town officials recognized their community was in need of a new plan in order to understand current conditions and to identify and prepare for future growth and development. The Town has successfully completed this endeavor and is proud to provide the Town of Bolton 2025 Comprehensive Plan.

Enabling statutes give towns the power to create comprehensive plans, should they so desire. New York State Town Law states that:

> *"Among the most important powers and duties granted by the [State] legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens." [Section 272-a]*

Town Law describes the legal requirements for approval and what elements may be included in the general plan, but does not firmly require every plan include every element. Therefore, comprehensive plans vary by community and many focus on elements and issues deemed important to the local population at the time of creation and adoption. Each comprehensive plan in New York State is unique and tailored to the individual community. This is no different for Bolton, and this document shall prove instrumental for the Town moving forward.

The Town of Bolton Comprehensive Plan outlines the community's vision, and specifies development, conservation and revitalization goals, while providing numerous strategy recommendations. The Plan is structured to be

comprehensive in its approach, providing consideration of how possible actions relate to context, and the vision; as well as guiding principles, and goals, with identification of desired outcomes. Once this Plan is adopted, it is a tool that should be frequently consulted to ensure success in analyzing and forming quality deliberations as part of an implementing action. There are not specific priorities, or an order, or sequence that must be absolutely followed. Rather, priorities will emerge based on consensus building and current needs or conditions.

Still, as Bolton moves forward, it is essential to implement priorty zoning updates and protect traits of Bolton's ecology and setting that underpin healthy and sustainable growth and a highly special character. Where development is to occur, infrastructure must be adequate. This requires investments in sewer and water infrastructure, as well as other infrastructure that underpins the community's economic base. Doing so will influence long-term resiliency. Other infrastructure investments will likely be needed in recreation facilities, roads, sidewalks, stormwater facilities, energy and telecommunications infrastructure, the Town Hall and other public facilities. There must also be an advancement of housing action and affordability as well as beneficial commercial development that will provide jobs and economic diversity and reinforce the distinctive traits of this community. Most surely, this will require community and stakeholder collaboration in planning!

Planning Process

The Town of Bolton has been actively involved in community planning over the years with the help of a number of highly skilled and dedicated volunteers. Together they have helped ensure the preservation of Bolton's rural character and unique natural setting. Since the 1970s, Bolton has produced several planning documents, including the 1970 "Master Plan Report—Town of Bolton, NY," the "Town of Bolton Background Studies" prepared in the late 1970s, "The Town of Bolton Hamlet Preservation Program" prepared in 1985, and more recently, the 2003 "Town of Bolton Comprehensive Plan & Hamlet Strategic Plan."



Town officials recognized the importance of taking a fresh look at the Town's land use planning goals and sought to build consensus on how these goals could be updated and implemented. In 2023, the Town Board designated the Town Comprehensive Planning Committee (CPC) as the Plan's study committee (which constitutes a special board under § 272 of NYS Town Law) with the directive to spearhead this effort.

The CPC is made up of residents with a variety of interests based on their roles as community volunteers, professionals, and interested citizens, and a Town Board liaison. The CPC convened on a regular basis, typically monthly, during the planning process to help guide the development of the Plan in a way that responded to a wide range of interests.

The CPC, in recognizing the Comprehensive Plan belongs to the community, involved them from the very beginning in the planning process. The CPC, with assistance from the consultant designed and completed a series of outreach and engagement efforts to gather public opinion and input on planning, zoning, and land use issues and interests. Much of the funding came from a Smart Growth Planning Grant from the New York State Department of State.

More than just conventional public hearings and comment periods, this was a process that spanned many months. It included interviews, community planning workshops, and a public opinion survey to ensure that everyone who wanted to comment on land use issues and planning options for the Town could do so. **Appendix 4** contains full information on the engagement meetings and other events that occurred as part of the public process used in forming the Plan.

COMMUNITY SURVEY

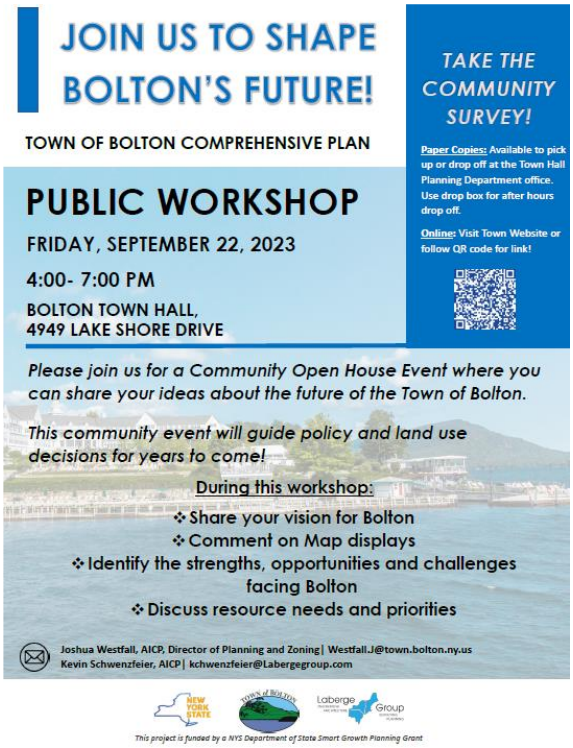
A questionnaire on community interests and perspectives was completed by over 350 people. The survey explored topics such as: Things people love about living in or visiting Bolton; and The top issues or challenges facing Bolton over the next 10 years.

The responses provide evidence of support for maintaining clean water and a sustainable living environment that welcomes visitors and prioritizes management of growth and preservation of rural and natural character. Participants also articulated interest in supporting families and the ability for residents to live year round in Bolton.They also noted the need to make Bolton financially feasible for more people.

The community also supports upkeep and investment in public facilities (42% indicated it is a priority to improve water and sewer infrastructure). Meanwhile, they asked about priorities for recreation, users support investments in boating/watersports, hiking, walking/running and community parks.

During this project there were two broadly promoted community planning open houses held at Town Hall as part of informing and formulating this Plan**.** At these meetings, Town officials and Laberge Group staff explained the status of planning work in Bolton, examined issues and needs, and explored possible treatments. Over 125 residents attended these meetings and offered questions and comments during open discussion periods.

Public Workshop #1 Community Open House with SWOT Analysis: Sept. 22, 2023. This was a well-attended session where people dropped in at Town Hall and provided feedback on Bolton's strengths, weaknesses, opportunities, and threats (SWOT). There was extensive input obtained, including the following findings and opinions:



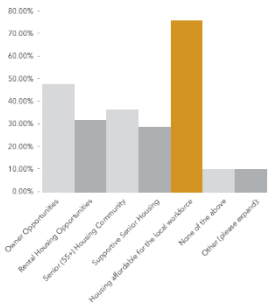
- Value the Lake and Lake access;
- Like small town atmosphere;
- Perceive value in the school district;
- Construe a need for housing for families and seniors;
- Want caps or more regulation of vacation rentals;
- Seek additional sidewalks;
- Desire cable and internet services improvements;
- See needs for protected bike/ walking options on Route 9N;
- Identify a lack of childcare options; and
- Want a dog park.

Considering potential priorities for Bolton in terms of government services, there was public interest expressed for local government to:

- Aid housing affordability, and housing options for summer workers;
- Prepare for sewer needs through a sewer plan and preparations to upgrade the sewer plant; and
- Ensure a focus on the needs of year-round residents and people living in all parts of Town.

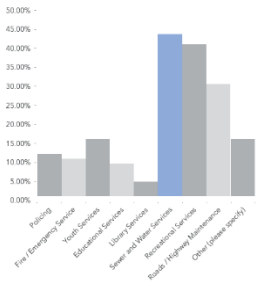
Many commentors showed support for fostering housing options for families and expressed strong support for goals and objectives to: develop and enhance outdoor recreational opportunities; promote a dark sky; manage impacts from short-term vacation rentals of homes; protect open space; limit invasive species spread; and construct sidewalks along hamlet back streets. Additionally, a public survey was open from July through November 2023, and informational pop-up sessions were held at the Bolton Farmers' Market to provide additional opportunities for residents, business owners, and other stakeholders to contribute input towards the Comprehensive Plan.

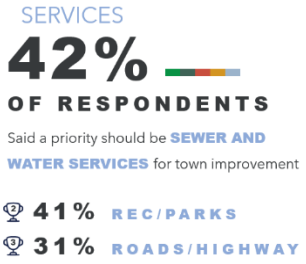
By the Fall of 2023, 360 people responded to the survey about what aspects of the Town they liked and disliked the most. The information gathered during these public participation sessions became the basis for the goals, objectives, and actions outlined in this Comprehensive Plan. The survey findings reinforce that people value the Lake and environment, cherish Bolton's sense of community, and nearly three out of every four respondents noted that they were in favor of having more workforce housing options available.





In the second half of the planning process, specific policies and actions were developed to address problems and issues identified through public outreach, including through the involvement of the CPC, or as defined through preparation of the profiling and inventorying of community conditions. Based on findings from the earlier stage, the Plan's vision was developed, along with the formation of either new goals or refinement of those in the 2003 Master Plan. Following these, policies and strategies that could be used to meet the vision and objectives were identified.





These process steps began in 2023 and overlapped with outreach involving special interest groups and key informants or stakeholders, giving them an opportunity to be heard on their particular issues, or areas of interest. These included meetings with the business community (Business Community Roundtable of January 2024), local public safety officials (April 2024), and school district officials (February 2024). In February 2024 there were also detailed content interviews with representatives of the Lake George Land Conservancy, Adirondack Park Agency, and the Lake Champlain-Lake George Regional Planning Board.

Public Workshop #2 Goals & Projects: September 13, 2024. Several Smart Growth-related issues were discussed at this meeting. This second major public engagement meeting was also organized to gain insight into the proposed vision for Bolton, obtain comments on maps regarding issues or needs in locations, hone-in on assets or challenges facing the Town, and assess alternative priorities and ways to address them.



Figure 4 - Public Workshop #2

Overall, participants consistently reiterated interest in themes expressed within prior public outreach, articulating that they value Bolton's unique character and setting and want a sustainable built environment. They associate importance with sidewalks and trails and support enhancements to these types of mobility and outdoor recreation offerings. They indicated support for actions to create a mix and affordability of housing, economic vitality through bolstered water and sewer capacity, would value advancement of child care options, and support leading for the future though environmental protection. At Workshop #2 participants also called for managing construction on steep slopes and ridgetop development, with greater efforts to blend growth on hillsides. Those attending also endorsed efforts around flood and storm resilience, assigned priority to creating a parking plan, and responded favorably to the idea of expanding parking using public properties on side streets, as well as changing business district parking as an aid to pedestrian and vehicular safety and mobility.

Preparation of the Comprehensive Plan included a review of reports, regional plans, economic studies, and other background analysis on topics, such as population, housing, historic preservation, natural resources, community facilities, transportation, and land use. These sources contain information pertinent to the Town and Warren County and this part of the Adirondacks. The section 'Planning Context' describes regional planning efforts and subject-specific plans. This 2025 Comprehensive Plan provides for the evaluation of these previous planning efforts and incorporates recommendations from them. In this way the Plan begins to provide a guide for development and redevelopment of the Town in the near future. In addition, it provides some of the basis for land use and policy decisions based on the community's expressed vision and goals.

Framework for Action

This document shall prove instrumental for the Town moving towards the vision for tomorrow. The adoption of this Plan by the Town Board is the first step towards fulfilling the Town's Vision. The goals and recommendations included in this Plan will not produce the intended results unless Town officials, residents, and business owners support the directions provided within, through local policies, regulations, and public investments. In addition, the formation of partnerships between the Town, agencies, organizations, authorities and other stakeholders is critically important.

Many communities use varied land use tools and regulations to prevent unwanted development and related undesirable effects. New York State Town Law states that zoning and subdivision regulations "shall be in accordance with a Comprehensive Plan." Zoning, site plan review, and subdivision regulations are noted as the primary regulatory methods for implementing land use recommendations in the Comprehensive Plan. Other land use tools include but are not limited to, overlay districts, architectural design guidelines, sign control, and incentive zoning. With this Plan in place, the Town will have guidance on how to use land use regulations, budgeting, capital improvement programming, and other functions to achieve its desired goals and allow the community to grow and change in positive ways.

Implementation Committee

Looking ahead, it is important to periodically examine this Comprehensive Plan in accordance with current conditions and changes in and around the Town of Bolton. This Plan should continue to build on the foundations achieved in former plans and assist in visualizing a future that equitably addresses the needs of Boltons' residents.

Notably, it is recommended that the Town Board designate a ***Comprehensive Plan Implementation Committee*** (CPIC) to advocate and assist with using this Plan and conduct periodic reviews of this Plan's substance, progress with it, and assist with making ongoing recommendations which will support comprehensive planning and the involvement of the people and groups that make up this community and which effect change. This can ensure there is tracking of activities and a contemplation of how the Plan is used to respond to the changing conditions within the Town. The Plan should be updated or re-written at least once every five to ten years, or as necessity dictates.

The Comprehensive Plan sets forth an established program highlighting improvements, development projects, and activities to be undertaken by the Town during the next five to ten years. In many ways, the comprehensive planning process has just begun. Completion of the updated Comprehensive Plan is only the first step towards achieving the Town's Vision and Goals. As such, users are urged to frequently consult the Plan's Implementation Matrix during the

course of conducting Town business. This matrix identifies potential funding sources and possible partners for implementing each strategy, with strategies assigned a recommended timeline for implementation as follows:

- Short: Years 0-2
- Mid: Years 3-10
- Long: 10+ Years
- Ongoing: Continuously Implement

This Implementation Plan presented below should be amended and updated annually by the CPIC as new actions are introduced, and strategies are implemented in concert with preparing annual budgets and capital improvement programming. The Implementation Plan highlights a number of "next steps" that could be undertaken to begin the process of Plan implementation and fulfillment.

General Implementation Strategies

Based upon good practice and dialogue throughout the comprehensive planning process, the following general actions are identified and should be undertaken by the Town in order to help advance this Plan:

- Adopt and use the Plan on a day-to-day basis;
- Establish a Comprehensive Plan Implementation Committee (CPIC);
- Develop and utilize a Capital Improvements Plan;
- Continually promote cooperation and participation;
- Annually prepare action plans and continually explore additional potential funding sources and implementation techniques;
- Update the Comprehensive Plan on a regular basis; and
- Annually report on implementation and progress of the Comprehensive Plan.

The Town of Bolton has the great responsibility and opportunity to enhance the Community's quality of life. This will be achieved by strengthening the economic benefits and opportunities for local businesses, protecting and conserving natural resources, providing for resiliency in the public sector and in public facilities, and increasing the recreational and cultural resources for all to enjoy. To properly take advantage of these opportunities, the Town must prioritize the recommendations that have been produced by this Comprehensive Plan and be prepared to adjust these priorities based upon the availability of funding sources and changing conditions.

PLANNING CONTEXT

Regional & Community Plans, Policies & Initiatives

Regional and subject-based plans address patterns and opportunities which are distinct to Warren County and the southern Adirondacks. They provide strategies for reinforcing area strengths. It is advantageous to consult these studies which define how parties can collaborate and synchronize resources, as they work to address cross-cutting issues.

Members of this community can align with and benefit from these efforts as they consider specific ways to structure and tailor local actions that fit with the unique qualities and needs of Bolton. Similarly, Bolton's 2003 general plan, and its subject-based plans, provide substantial guidance regarding needs and measures proposed or attempted. Contemplating these plans can aid in calibrating consistent actions and in structuring policies and projects that can significantly advance the community's planning vision.

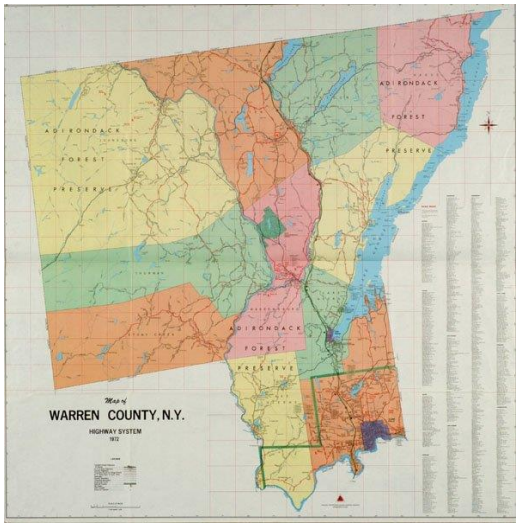


Figure 5 - 1972 County Highway Map (source: Adirondack Experience Museum)

There are over twenty (20) plans and resource studies identified as having content which relates to planning and environmental management in the Town of Bolton. **Appendix 1: Overview of Local & Regional Plans** contains a thumbnail summary of each one. This content is useful for contemplating individual actions and implementing this Plan.

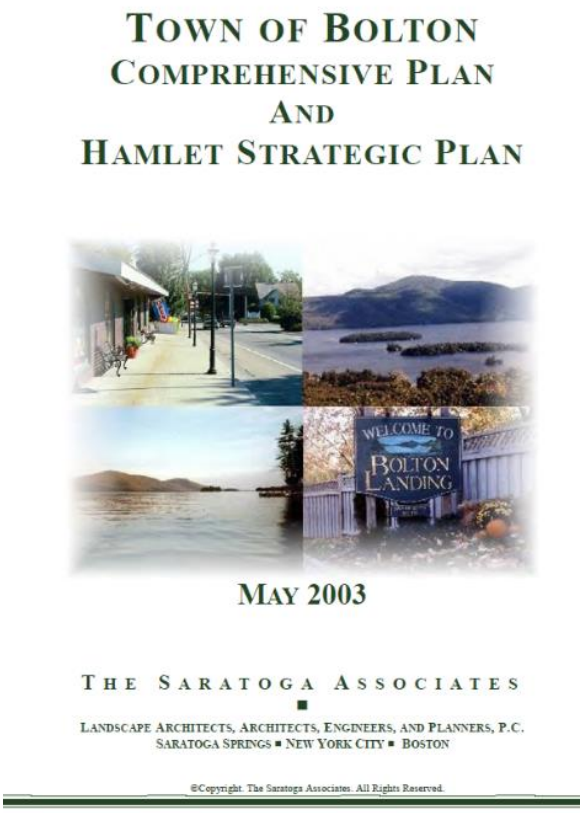
The following bulleted list identifies the plans and studies that relate to Bolton and its environment. Following it are brief descriptions of four local plans that received particular attention during the crafting of the Town development strategies presented herein: 1) the 2003 Town Comprehensive Plan; 2) the 2009 Bolton Landing Hamlet Sustainability Plan; 3) the 2016 Town of Bolton Local Waterfront Revitalization Program (LWRP); and 4) the 2019 Bolton Recreation Hub Strategy.

- Town of Bolton Comprehensive Plan & Hamlet Strategic Plan, May 2003;
- Status of Accomplishments & Future Priorities – Lake George Watershed Conference, 2006;
- Lake George Basin Reservoir & Sediment Basin Cleanout Program by the Warren County Soil & Water Conservation District, 2007;
- New York Citizens Statewide Lake Assessment Program (CSLAP) – Abridged Annual Report – Lake George (NYS Dept. of Environmental Conservation – Division of Water), 2008;
- Bolton Landing Hamlet Sustainability Plan, 2009;
- Lake Champlain Watershed Water Quality Management Planning Roadside Erosion Assessment and Inventory, circa 2011, by the Lake George Lake Champlain Regional Planning Board;
- Stewart Brook/ Dula Pond Watershed Assessment - Warren Co. Soil & Water Conservation Dist., 2012 ;

- Town of Bolton Stormwater Retrofit Opportunities Prepared by the Warren County Soil and Water Conservation District, 2013;
- Lake George Road Salt Initiative by the Lake George Association, et al, 2014;
- LG Watershed Data Atlas, 2016, by Lake George Lake Champlain Regional Planning Board;
- Town of Bolton Local Waterfront Revitalization Program (LWRP), Nov. 2016;
- Adirondack Park Invasive Plant Program Annual Report, 2017;
- Lake Champlain Non-Point Source Pollution Sub Watershed Assessment and Management Plan, 2018, by the Lake George Lake Champlain Regional Planning Board;
- Bolton Recreation Hub Strategy by the Lake George Land Conservancy, February 2019;
- Adirondack Park State Land Master Plan (& 1993 Lake George Wild Forest Amendment), 2019 ;
- Assessment of the Economic Value of Clean Water in Lake George, 2020, Prepared for the Village of Lake George, by the Lake Champlain Lake George Regional Planning Board;
- Forward Together Economic Resiliency Plan by the Lake Champlain - Lake George Regional Planning Board, Oct. 2021;
- Capital Region Economic Development Council (CREDC) Strategic Plan Update, 2022;
- Capital Region Workforce Development Strategy – NY State Dept. of Labor, 2022;
- Harmful Algal Bloom Action Plan for Lake George by the Lake George Park Commission, et al, 2022;
- Long-Range Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023;
- A Housing Needs Study & Market Demand Analysis of Warren County, plus Supplement, Oct. 2023;
- Rural Workforce Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023;
- 2022-2027 Comprehensive Economic Development Strategy by the Lake George Regional Planning Board, 2023 Update;
- Rural Electric Vehicle Charging Station Assessment by Adir. /Glens Falls Transportation Council, 2023;
- Hazard Mitigation Plan Volumes 1 - 3 (Warren County), 2023;
- Adirondack Road Salt Reduction Task Force Assessment & Recommendations, 2023;
- Lake George Lake Champlain Regional Planning Board Watershed Action Plan, 2023;
- Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan, 2023, by New York State Dept. of Environmental Conservation;
- Unified Planning Work Program - State Fiscal Year 2024 – 2025 by Adirondack /Glens Falls Transp. Council;
- Bolton Drinking Water Source Protection Program (DWSP2), 2025;
- Warren County 2040: Planning for the Future (County Comprehensive Plan), 2025;
- Warren County - Outdoor Recreation Economy Strategic Plan, 2025; and
- Warren County Housing Implementation Strategy, 2025.

2003 Town Comprehensive Plan & Hamlet Strategic Plan

The current Town Plan from 2003, while dated, provides a good foundation for a new plan. The Vision of the 2003 Plan is to maintain the Town's distinctive rural character in the face of increased tourism and demographic change.



The guidance from 2003 is still germane, as it presents Land Use Concepts for 'Residential & Home-Based Business', and areas for 'Residential/Lodging/Waterfront Access' surrounding designated 'Mixed Use'. The latter contain residential, community services, retail, restaurants, and entertainment assets, with services and amenities located close to dense residential areas and a majority of tourist accommodations, so Residential/Lodging/Waterfront Access areas provide relaxing settings nearby and in convenient locations. It also describes Residential & Home-Based Business areas covering a majority of residential and developing areas, with a focus on housing and cottage industries as a means to reinforce rural form.

The 2003 Plan has five corresponding goals:

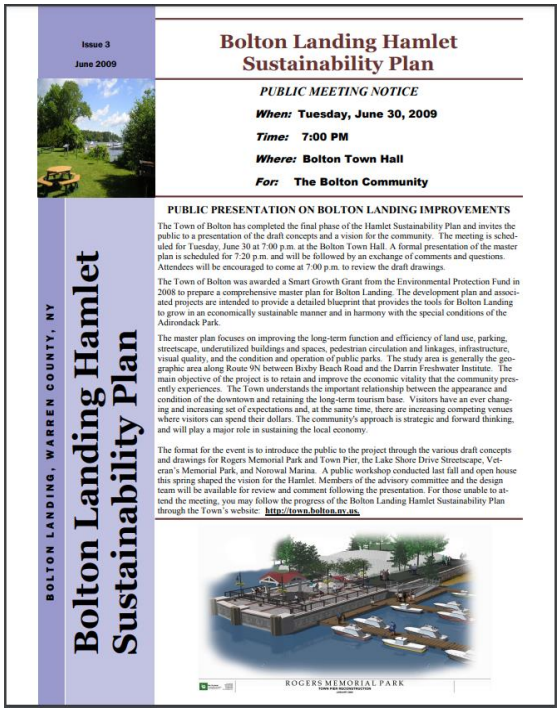
- Preserve the natural environment.
- Maintain Bolton's distinct rural character.
- Foster an economic base focused on a balance of quality tourism and year-round services.
- Retain connections to the lakes as a resource for swimming, boating, fishing, and viewing.
- Preserve Bolton Landing Hamlet as economic/cultural/civic/social focal point for the community.

The following are highlighted key strategies from the 2003 Plan:

- **Hamlet Strategic Plan**: Preserve and enhance unique qualities of Bolton Landing for the benefit of the community. Under this rubric, there are incomplete objectives for upgraded pedestrian connections, such as: constructing sidewalks between Bolton Landing's core and the Algonquin; making a northerly connection to Up Yonda Farm; extending the existing sidewalk from the Sagamore to Route 9N; and upgrading sidewalks in Hamlet back streets.
- **Rural Character, Open Space & Environment**: Protect, maintain, and reestablish the quality of Bolton's natural setting, open spaces, and ecosystems to preserve scenic shorelines, hillsides, and ridgelines and distinctive rural character; and ensure a sustainable future for the Town, its residents, and wildlife. Its objectives include forming a Town-wide watershed protection plan; and preservation of historic buildings, landscapes, and estates through preparation of a historic preservation plan.

- **Parks & Recreation**: Recreational resources should continually be assessed, modified, and improved to ensure the expectations, abilities, and interests of all residents, and visitors, are met. Many parties participated in successes improving parks, while trail planning greatly advanced.
- **Economic Sustainability**: Bolton's economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.
- **Housing**: Foster a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families. The 2003 Plan presents recommendations ranging from forming a housing partnership to stimulating affordable housing. The County's major housing planning initiative that is underway may offer a means for advancing housing planning and development, which is regional as well as local in nature.
- **Infrastructure & Community Services**: Continue to provide high-quality municipal services to every resident in the community that protect the natural environment, regard resident's needs, and protect the health, safety, and general welfare of the community. The community met the objective to establish a Town planner position, and grants have assisted in bolstering and sustaining existing sewers, which is an underpinning of the 2003 Plan's aim to expand sewer infrastructure. The need for developing a parking management program for Bolton Landing Business District remains a pressing need.

Bolton Landing Hamlet Sustainability Plan


Issue 3
June 2009

Bolton Landing Hamlet Sustainability Plan

PUBLIC MEETING NOTICE

When: **Tuesday, June 30, 2009**

Time: **7:00 PM**

Where: **Bolton Town Hall**

For: **The Bolton Community**

PUBLIC PRESENTATION ON BOLTON LANDING IMPROVEMENTS

The Town of Bolton has completed the final phase of the Hamlet Sustainability Plan and invites the public to a presentation of the draft concepts and a vision for the community. The meeting is scheduled for Tuesday, June 30 at 7:00 p.m. at the Bolton Town Hall. A formal presentation of the master plan is scheduled for 7:20 p.m. and will be followed by an exchange of comments and questions. Attendees will be encouraged to come at 7:00 p.m. to review the draft drawings.

The Town of Bolton was awarded a Smart Growth Grant from the Environmental Protection Fund in 2008 to prepare a comprehensive master plan for Bolton Landing. The development plan and associated projects are intended to provide a detailed blueprint that provides the tools for Bolton Landing to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park.

The master plan focuses on improving the long-term function and efficiency of land use, parking, streetscape, underutilized buildings and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and the condition and operation of public parks. The study area is generally the geographic area along Route 9N between Bixby Beach Road and the Darrin Freshwater Institute. The main objective of the project is to retain and improve the economic vitality that the community presently experiences. The Town understands the important relationship between the appearance and condition of the downtown and retaining the long-term tourism base. Visitors have an ever changing and increasing set of expectations and, at the same time, there are increasing competing venues where visitors can spend their dollars. The community's approach is strategic and forward thinking, and will play a major role in sustaining the local economy.

The format for the event is to introduce the public to the project through the various draft concepts and drawings for Rogers Memorial Park and Town Pier, the Lake Shore Drive Streetscape, Veteran's Memorial Park, and Norowal Marina. A public workshop conducted last fall and open house this spring shaped the vision for the Hamlet. Members of the advisory committee and the design team will be available for review and comment following the presentation. For those unable to attend the meeting, you may follow the progress of the Bolton Landing Hamlet Sustainability Plan through the Town's website: **http://town.bolton.ny.us.**

BOLTON LANDING, WARREN COUNTY, NY

Bolton Landing Hamlet Sustainability Plan

ROGERS MEMORIAL PARK

This 2009 Bolton Landing's Hamlet Sustainability Plan was funded by a NYSDEC smart-growth grant. The Plan lays out strategies to grow Bolton Landing's Hamlet in an economically sustainable manner, in harmony with the regulatory framework of Adirondack Park, while preserving unique community character.

The Hamlet blueprint study area is defined as Bixby Beach Road to the south, Brook Street to the west, north to Darrin Freshwater Institute to the north, and Lake George to the east. It covers parks and public spaces, Lake Shore Drive's streetscape, waterfront access, parking, affordable housing, infrastructure, and potential infill commercial development. The goals of the 2009 Hamlet Sustainability Plan are to:

- Protect and Improve the Water Quality of Lake George and the Surrounding Watershed.
- Provide a Well-Connected Pedestrian Network that Provides ADA Compliant Sidewalks, Pedestrian connections, and a Safe Network of Crosswalks to all Public Spaces and the Business District.
- Enhance the Distinctive Character and Attractiveness of the Hamlet.
- Encourage the Rehabilitation and Adaptive Re-Use of Underutilized Buildings and Parcels.

- Preserve, Enhance and Expand Open Space and Parkland (*Throughout the 2025 Town of Bolton Comprehensive Plan the term "parkland" refers to public property of a municipality, or of New York State, that is a protected nonrewable resource and is subject to public trust doctrine. Parkland is permanently dedicated as some form of park public asset and it requires a formal process of either municipal alienation, or an act of the State Legislature, in order to convert it to a non-park use or sell such asset*).
- Maintain an Infrastructure that Practically, Efficiently and Effectively Supports the Residential and Business Community.
- Foster Strong, Sustainable Businesses in Community Centers.
- Maximize Safe and Efficient Parking Choices for Visitors.
- Create a Range of Housing Opportunities and Choices.
- Develop a Long-Term Grant Implementation Strategy.

Importantly, a series of project master plans, including some with schematic concepts, outline techniques for implementing key projects, and recommended budgets. These cover initiatives which are now substantially underway or completed, including facilities upgrades at Rogers Memorial Park/Town Pier, Veteran's Memorial Park, and Norowal Marina's Conceptual Redevelopment. The Grand Union Block Concept Redevelopment Plan and the Lake Shore Drive projects, appear somewhat more incomplete.

Overall, this Plan provides guidance for strengthening the downtown and putting it in a position to compete in the tourism market, retain existing and create new businesses. Now more than fifteen years old, it noted stormwater, sewer and water infrastructure was often operating at near capacity. It also noted Bolton Landing is experiencing issues with retention of younger persons and families, rising land costs, and a lack of workforce housing -- some of the same needs people are focused on today.

Bolton Local Waterfront Revitalization Program (LWRP)

The 2016 Local Waterfront Revitalization Program (LWRP) is a key subject-specific master plan that addresses the use of land and waters in Town. Since this community is oriented to life around Lake George, it provides recommendations to balance and advance environmental, recreational, and economic development while sustaining a quality waterfront environment.

Issues and opportunities are identified in relation to the Town Waterfront Revitalization Area (WRA). The LWRP Advisory Committee stewarded the drafting of Bolton's LWRP. This group serves to implement the practices and project actions consistent with this Program.

The WRA boundary encompasses all areas within the municipal jurisdiction. The WRA's Upland Boundary includes the entire land area within the Town. Bolton's waterside boundary and WRA begins at the shoreline and extends easterly and southeasterly, covering all waters adjacent to the Town of Queensbury's shoreline (Queensbury has its own LWRP covering its upland), and all waters along the Town of Fort Ann and a tangential and southerly part of the Town of Dresden's shore.

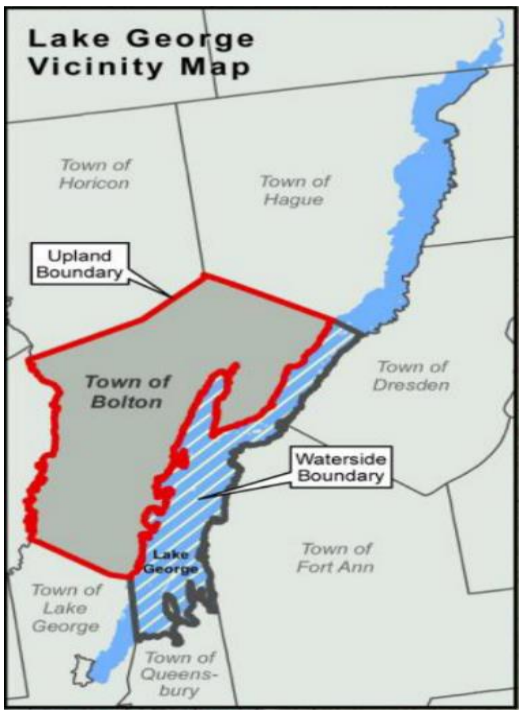


Figure 6 – LWRP Waterfront Area for the Town of Bolton with land area outlined in Red and waterside area outlined with a grey border.

The Advisory Committee uses the 13 policies contained in the LWRP to evaluate and confirm actions proposed within the jurisdictional boundary. The review aids community and stakeholder collaboration in planning, and ensures compatible physical growth. The policies applied in the assessment process are grouped in four categories:

- **Developed Waterfront Policies:** Policies 1 through 3 focus on developments that enhance community character, preserve open space or historic resources of the waterfront area, and enhance visual quality and protect scenic resources though the waterfront area.
- **Natural Waterfront Policies:** Policies 4-8 focus on minimizing loss of life, structures and natural resources from flooding and erosion. They aim to protect, improve and restore water quality, aid waterfront air quality; and minimize degradation from solid waste and hazardous substances.
- **Public Waterfront:** Policy 9 focuses on providing for public access to recreational uses, waterways, public lands, and public resources of the waterfront area.
- **Working Waterfront Policies:** Policies 10-13 focus on protecting water dependent uses and agricultural land. These promote sustainable use of living lacustrine resources (features related or associated with lakes) and appropriate use and development of energy and mineral resources.

The LWRP priority projects can be achieved to implement and leverage an appropriate conservation and development framework. Three major initiatives within it that are particularly germane to supporting recreation, tourism, and aligned water-dependent commercial development are as follows:

- **Veterans Memorial Park Master Plan** - The LWRP envisions upgrades to add active sports courts and improve lighting. The south dock replacement has been completed.

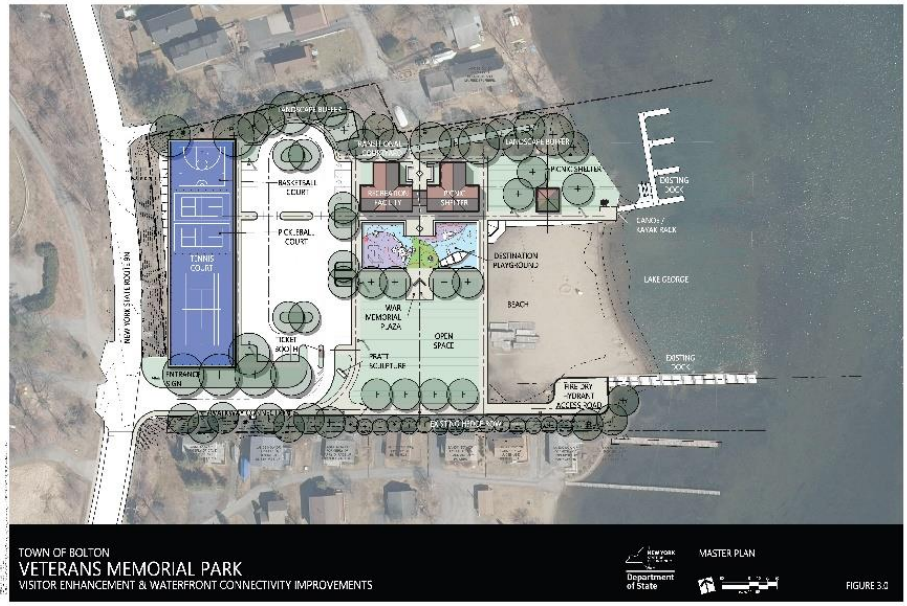


Figure 7 – Making further improvements at Veterans Memorial Park will establish a world-class bathing beach and recreation area on the north side of the Bolton Landing Hamlet.

- **Rogers Memorial Park** - The LWRP presents a Master Plan for this high-order Park that fronts on the Town's main corridor and serves as hub and a major shoreline access point in the southern part of Bolton Landing Hamlet. One remaining capital improvement target is an upgrade to the north dock. It may be possible to leverage a Department of State grant of 75% for this type of improvement.



Figure 8 - *Rogers Memorial Park Master Plan* – Facility enhancements are presented in the LWRP. As of 2024, the Visitor Center is operating, pathways were extended to the pier and beach, there were major stormwater management and landscaping upgrades, plus establishment of a new entryway/ plaza.

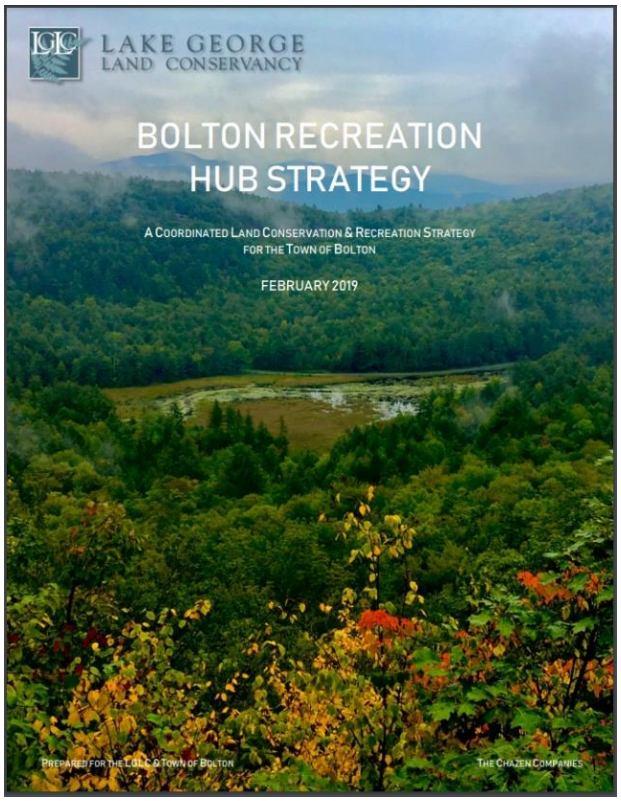
- **Norowal Marina Redevelopment -** Lake George's islands and bays, scenic surroundings, and extensive State Parklands are distinctive. There is an ongoing need to promote and redevelop shoreline facilities that provide adequate but sustainable access between land and water environments for users, while reinforcing a strong sense of place, and balancing the needs of the community. In a unique arrangement, the Town's economic development arm, the Bolton Local Development Corporation (BLDC), owns Norowal Marina, Inc. This wholly-owned Marina subsidiary is carrying out a 5-year project to enhance the facility's level of service by improving the marina's public waterfront interface. Phase 1 was completed in 2021. Phase 2 will upgrade parking and landscaping, including stormwater management improvements through additional plantings to help protect Bolton Bay, as well as add a boat washing station. When completed, greater numbers of users will be able to seamlessly and safely move back and forth between the shore and the Lake. Moreover, walkable / bikeable designs will enable users to easily connect with the Hamlet area, without the need to utilize cars.



Figure 9 – Norowal Marina supports extensive types of water-dependent recreation, ranging from motorboating, to sailing, canoeing and kayaking.

Bolton Recreation HUB Strategy

Sense of place in Bolton links with the natural resource base, exemplified by Lake George, adjacent mountains and green space centering on extensive NY State parklands. The 2019 Hub Recreation Strategy: A Coordinated Land Conservation & Recreation Strategy for the Town of Bolton, prepared by the Lake George Land Conservancy (LGLC) in collaboration with the Town, lays out objectives to enhance open space and bolster and leverage recreational opportunities in Town.



The Hub's vision is to extend conservation land that is central and accessible, serves natural resource and recreation-based functions, and supports hiking and recreational pursuits, such as nature observation and scenic experiences and winter sports. Accordingly, it presents trail and access points programs and budgets, including for trailheads and parking areas (especially at centrally located 'Ambassador' sites that are or can be linked with the population cores). Along with its objectives for an expanded and integrated open space and trails network, it aids marketing and branding experiences, by promoting unified wayfinding signage, as well as seasonally available restrooms.

Importantly, the conservation and recreation framework in the Hub Strategy points to areas that should be targeted for lower densities, where there are objectives for trail corridors and where it may be desirable to guide growth, facilitate, and steward trail connections that link different parts of this open space hub. The Hub study is an important foundation for many aspects of Town recreation planning. Specifically, it builds on and can enhance Town and County public lands, including the popular 'Pinnacle' and Town holdings around 'Edgecomb Pond.' It also lays out objectives for recreational conservation that will solidify the open space hub at and by LGLC's Preserves, including Amy's Park and Godwin Preserve.

THE VISION

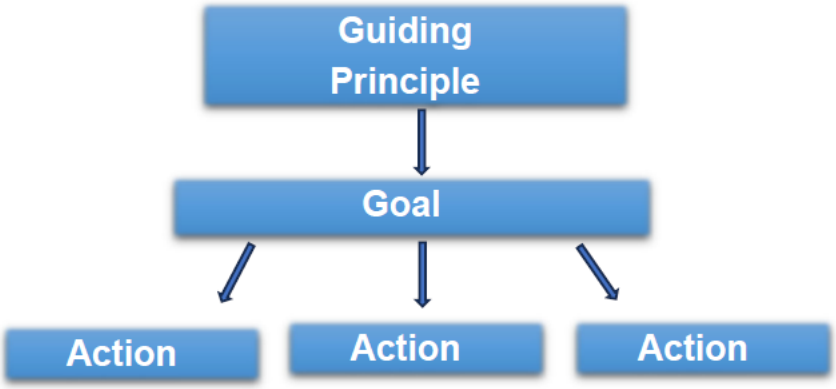
A broad, guiding Comprehensive Plan vision statement was created based on public input received using the community survey, stakeholder interviews, input from the CPC, and comments received from attendees at Public Workshop #1, which was conducted on September 22, 2023. The community vision that guides the Town of Bolton Smart Growth Plan was developed by reflecting on the vision statement presented in the 2003 Plan. The following statement was presented at Public Workshop #2 on September 13, 2024, where it was documented, that participants support the notion and vision that:

> The Town of Bolton is committed to preserving its historic, rural, and scenic character while enhancing a sustainable built environment in a manner that improves the quality of life for current and future residents, workers, and visitors.

Achieving this vision requires the development of planning goals and strategies that in turn can be transformed into tangible tasks to be undertaken by public officials and by the community at large. Achieving the vision will require partnerships between the public and private sector, between the Town and other municipalities, and at the State, County, and Federal levels of government. Moving from a general vision statement to increasingly detailed goals and action strategies is a traditional community planning approach. Therefore, it is important to keep the vision statement in mind as the starting point from which the elements or chapters of this Plan are based.

PLAN ELEMENTS & GUIDING PRINCIPLES

This Plan is divided into six subject areas. For each of these six Plan elements, there are principles defined which align with the vision. They help show how these respective six categories can be organized and used to help advance the selected vision for the Town of Bolton.



The six dimensions across which this Plan is organized and presented are:

> ***Housing Choices:*** *Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.*
>
> ***Living Environment:*** *Safeguard the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.*
>
> ***Community Circulation:*** *Promote a safe and diversified transportation system to serve the needs of all residents and visitors.*
>
> ***Place Making:*** *Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.*
>
> ***Economic Vitality:*** *Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.*
>
> ***Leading for the Future:*** *Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*

Under each of these six principles, multiple goals and strategies are presented. These touchpoints and actions are at the center of the Plan. They set direction and define the types of accomplishments the community should set out to achieve. Goals serve as individual general statements of what needs to be accomplished and why. Meanwhile, the identified strategies comprise specific and measurable alternative actions, or techniques, that are identified and suggested to advance that goal. Serving as objectives, the strategies are specific, discrete and measurable.

Within this Plan overall, there are 30 guiding goals and nearly 100 suggested strategies or actions distributed across the elements covering: Housing Choices, Community Connections, Placemaking, Living Environment, Economic Viability, and Leading for the Future.

Since the Plan is a tool for guiding growth over the next ten or more years, it is recognized there is no sure order for advancing various recommended goals. Yet, as previously noted, it is important to note that the last part provides a suggested Implementation Table. This table or matrix provides a rough implementation schedule, and identifies the parties, agencies, or departments that might be involved in crafting and implementing successful strategies, actions, and projects to advance the Plan's vision. Moreover, that same part recommends a timeframe for each particular strategy, and identifies resources, such as grants, or technical assistance that might be targeted to help fund and leverage the implementation of a particular action.

Moreover, this Plan identifies a set of possible Key Actions. These were identified during formation of this Plan. While there is not a particular order, or for that matter specific requirement to advance progress with all of these Key Actions, they are examples of projects and initiatives that are at the core of this Plan. Progress with them will aid in realizing the planning vision set for Bolton.

Smart Growth Principles

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

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

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

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

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

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

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

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

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

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

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

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

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

   The Plan concentrates on infilling areas already designated for growth as it reinforces compact community form, sustains concentrated investments in infrastructure, and focuses housing action in Bolton Landing and south along Route 9N Lake Shore Drive. In this area, the Town promotes commercial development through the General Business and

Residential-Commercial Hamlet Zoning Districts. This compact area is also connected with the community's higher density street grid, where it is recommended to form a Complete Streets Plan and promote greater walkability. This is the same corridor where there is a focus on advancing regional transit and workforce mobility improvements.

7. **Variety of Mobility Choices**: Providing people with efficient and varied mobility choices – walking, biking, public transit – fosters greater community opportunities for housing, shopping, and jobs compliant with Smart Growth principles.

   The Town will support and address scales of connectivity and multimodal systems by aiding walk and bicycle-ability and supporting regional transport innovations that can support worker mobility. Within its Implementation Plan there is identification of potential resources the community can pursue, and under this principle, it suggests pursuing resources available under the Unified Planning Work Program to assist inter-community mobility and advancing a Complete Streets initiative within the Town.

8. **Climate Change**: Concentrating residential, commercial, office, and recreational land uses provides the density and critical mass necessary to sustain mass transit, reduce automobile dependency, vehicle miles traveled, and transport-based greenhouse gas emissions. Denser communities are also more energy-efficient.

   The Town will support the mitigation of climate change using a multitude of goals and key actions. The attendant strategies include, but are not limited to, lowering greenhouse emissions, promoting clean energy and efficiency, enhancing mixed use, and increasing resiliency to extreme weather. The Plan promotes establishing a Climate Smart Community (CSC) Task Force and focusing on municipal actions that enable reduced public expenditures and the achievement of Bronze-level CSC certification. The Plan targets conservation of open space and natural resources, and working with non-profits to protect open space, while the Future Land Use Map identifies corresponding Open Space Hubs as focal areas for complimentary open space planning. The Plan advances best practice by promoting enrollment in the Clean Energy Communities Program, the use of and reliance on Low Impact Development Standards in policy proposals, and it encourages green building and energy star ratings within systems of development review, as well as the increasing the use and siting of renewable energy. The Plan provides for efficient land use by aligning development in and around Bolton Landing to ensure growth compliments the pattern of existing building and available infrastructure. It promotes an update to the Hamlet Plan and defining the buildout impacts if permissible density were increased in the Hamlet. Actions that can help enable greater levels of walking and more transit trips, in order to reduce vehicle miles traveled, range from adopting a complete streets policy and plan to advocating for regional transit improvement and transit investments and innovations.

9. **Walkable/Bikeable Neighborhood Design**: Walkable/bikeable communities make pedestrian activity possible by mixing land uses, building densely, and connecting streets in a gridded pattern, thus expanding transportation options, and creating streetscapes that better serves a range of users, including pedestrians, bicyclists, transit riders, and automobiles.

   The Town plans to establish Complete Streets policies and safely accommodate bicycling in Bolton. One of the strategies suggested for Bolton to support walkable and bikeable design is updating policies to require sidewalk development and provide for land easement dedications in hamlets to assist with advancing a focus on pedestrians.

10. **Clean Energy**: The inclusion of clean energy siting and development into planning, zoning, building, and infrastructure, including, but not limited to, solar, wind, geothermal, and microgrids.

This Plan promotes best practices around clean energy sources by encouraging Town enrollment in NYSERDA's Clean Energy Communities program as well as organizing a task force under the Climate Smart Community program in order to select and achieve milestones that will enable the Town to receive Bronze Certification. The Plan encourages integrating Low Impact Development (LID) standards within policies and projects, encourages green building and energy star ratings within systems of development review. The Plan also promotes improving green infrastructure (including green stormwater infrastructure) and leveraging residents' participation in finding ways to prototype and deploy green infrastructure to advance quality land-use and stormwater management. Moreover, it encourages the Town to model the use of clean technologies.

As previously mentioned, the Town of Bolton, in collaboration with NYSERDA and their Clean Energy Communities program, will seek to increase and enhance clean and renewable energy resources and incentives. The Plan's strategies will align with the Smart Growth goal by striving to lower carbon emissions, attain Climate Smart Community Bronze Certification or higher, and promote green buildings with Energy Star ratings within new developments.

11. **Green Infrastructure**: Improve green infrastructure and resident's participation in this effort. Smart Growth incorporates many aspects of low-impact development, ranging from green buildings to energy conservation measures, utilization of renewable energy, sustainable site location and maintenance, sustainable storm-water management, urban forestry, and locally produced materials including food. Green Infrastructure also incorporates community-oriented measures such as well-maintained recreational spaces and child accessible environmental and ecological education areas.

    The Town of Bolton will support green infrastructure smart growth by strategizing methods of stormwater management and water resource protection. Further enhancements of green infrastructure can be supported with the collaboration of the Clean Energy Communities program and the promotion of Key Action 3, as presented below.

12. **Resiliency**: Land use, development, and infrastructure that is adaptive to climate change impacts and is resilient and resistant to extreme weather and storm events.

    The Plan suggests advancing recommendations from the regional Hazard Mitigation Plan to support the ability of critical public facilities to withstand power outages and extreme weather. It also provides for performing public facility vulnerability assessments, such as at the wastewater plant, to help ensure critical facilities can withstand hazard events. The Plan supports limiting of development of access roads on steep slopes that could limit the accessibility of emergency responders or fragment the wildland edge. It describes and promotes Low Impact Development (LID), provides for addressing potentially destabilizing invasive species, and encourages cross-jurisdictional coordination by encouraging the Planning Department to assist the Town in aligning action with Warren County's resiliency planning. The Plan also promotes green infrastructure deployments (natural and nature-based solutions). Green stormwater infrastructure applications and the design and layout of open space at the site and area level will provide valuable greenspace and habitat, reduce flooding potential, generate shading, lower energy use, and bolster the overall community resiliency to extreme weather.

13. **Social Diversity and Integration**: Communities designed with Smart Growth principles allow people of diverse ages, incomes, races, and physical abilities to interact more regularly, easily, and safely by encouraging walkable communities, accessible public spaces, and a variety of age, income, and race or ethnic-integrated housing opportunities.

This Plan's promotion of housing choices and mixed-use enhancements will allow Bolton to support broad and varied community-based needs surrounding housing and the availability of housing options. The support for increased walkability and recommendations for Complete Streets and enhancing the available transit service will enable people who do not drive, including older persons, to continue living in a fashion that is integrated within the fabric of the community. Investment in Town park enhancements can ensure quality access for visitors from all walks of life. Finally, efforts to enhance workforce mobility will benefit people seeking to sustain their involvement in the labor pool at the same time it assists the continuing viability of businesses located in Bolton.

14. **Regional Planning and Coordination**: People conduct their daily lives on a regional, multi-jurisdictional basis – in many cases living in one local government area, working in another, and recreating in yet another. Economic, ecological, and transportation systems also operate regionally. It is therefore imperative that municipal planning also align and coordinate with regional objectives, systems, and plans, as represented, for example, in NYSERDA Regional Sustainability Plans, Regional Economic Development Council (REDC) Strategic Plans, countywide plans, and plans developed by Regional Planning Councils. Regional planning and coordination allow stakeholders to more effectively collaborate across jurisdictional lines to leverage resources and achieve mutual goals and objectives – environmental, social, and economic.

    The Plan goes into detail about the potential for collaboration and coordination with regional and local agencies in support of all of the Smart Growth Principles. This will enable a good fit of development proposed in Bolton with regional plans and characteristics. Applying recommendations from studies, plans, and strategic documents of regional and local agencies will help ensure the optimal outlay of resources. The Plan advocates for supporting regional planning to assist rural mobility and enhanced transit. It promotes appointing a local point person that can help facilitate local involvement in a regional housing partnership, and continued participation in the State's Pro-Housing initiative. It identifies the community's intent to collaborate on broadband and cellular communications infrastructure upgrades across the southern Adirondacks and it promotes multisector partnerships to steward economic development and community as well as regional climate protection and community adaption.

15. **Community and Stakeholder Collaboration in Planning**: Collaborative efforts can lead to creative resolutions of development issues and greater community understanding of the importance of good planning and investment which results in great places to live, work, shop, and play.

    Numerous parties are involved in aiding the stewardship of Bolton's remarkable natural resource environment, enhancing tourism and overall economic development, and coordinating on recreational, housing, and transportation improvements; therefore, it is essential to foster effective coordination and define ways these entities can assist in optimizing outcomes. Likewise, a large seasonal resident and visitor base must be educated and consulted on ways they can influence the realization of Bolton's goals. Going forward, public involvement will be a central component of the process to implement this Plan. The community must remain engaged in planning and be provided with adequate opportunities to participate in the development of and comment on capital plans, zoning updates, designs for public projects, community programming, and any other related planning efforts. Moreover, to aid in enhancing engagement, deliberations and collaboration this Plan recommends that the Town Board designate a Comprehensive Plan Implementation Committee to assist with using this Plan, conducting periodic reviews of this Plan's substance, progress with it, as well as assisting with making recommendations which will support comprehensive planning and the involvement of the people and groups that make up this community and which affect change.

A "Smart Growth Plan" strives for opportunities for people to interact in public spaces, live in an equitable fashion, and foster community sustainability, which at its simplest definition, is an ability of government to help facilitate a quality of life that leads to public health and wellness and greater satisfaction of living in the community. This condition must occur without overtaxing resources (whether they are natural, built or fiscal) and without harming other communities. A "Smart Growth" approach ensures the community will have the resources it will need to support of its residents and lifestyle.

Through the adoption of this Plan, Bolton will implement changes that make living here better for all residents. Actions and projects that support community sustainability are already occurring in Bolton and will continue to aid in the future support of Bolton's quality of life.



HOUSING CHOICES

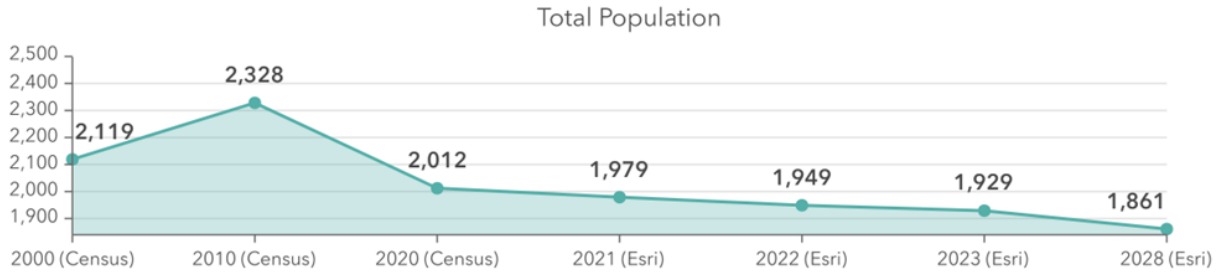
Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.

Housing Choice Profile

Population and population changes can influence the economy and the life of the community. Understanding the housing base and features of the supply and demand as well as the affordability of housing are at the foundation of generating a profile of the community and planning for future development. It is noted that descriptions of the annual amount of new housing construction are depicted within discussion on Land Use and within the elements of this profile on the Living Environment. Also placed within those latter discussions are descriptions of the spatial patterns of residential land use.

Demographic & Growth Trends

The population of Bolton is around 2,000 persons. The population of 2,012 persons in the Town in year 2020 represented 3.1% of the total population of 65,737 persons in all of Warren County.

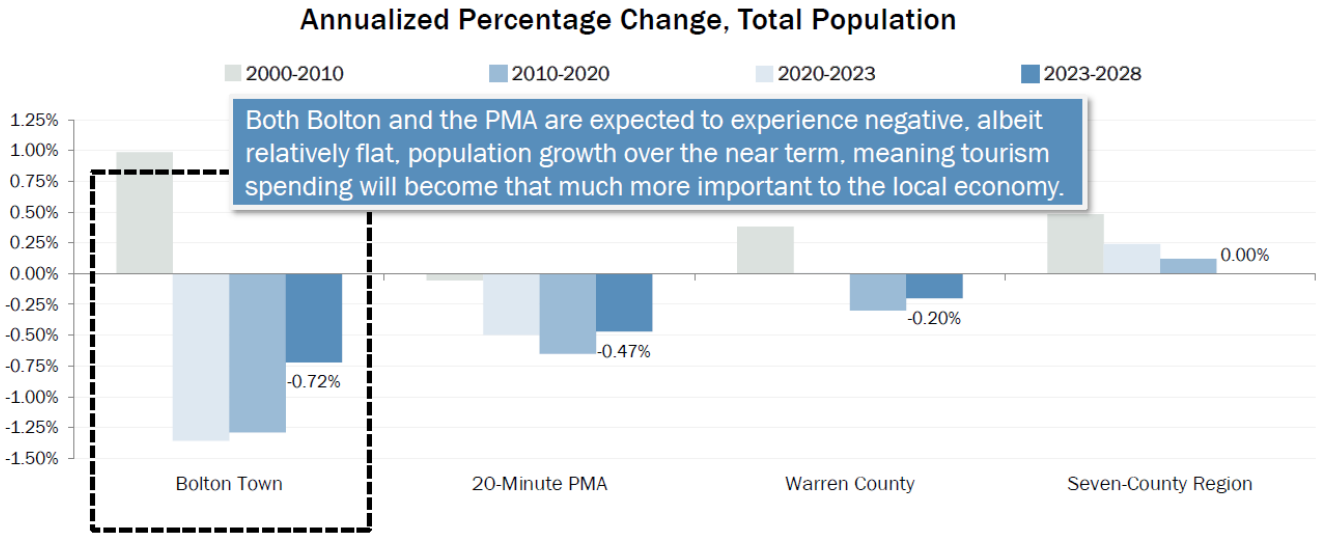


Patterns & Changes in Population

The Bolton Comprehensive Plan Demographic & Economic Profile, which was prepared for this Comprehensive Plan is contained in **Appendix 2**. It provides a detailed assessment of demographic, housing, tourism, and other economic trends. The sub-report also addresses patterns and changes in population and employment in order to describe likely forces that will affect the community in the future. Some of its findings are noted below:

Generally, the factors are examined through comparisons of statistics for the Town (presented as "Bolton Town") versus statistics for other broader surrounding geographic areas.

- **20-Minute Primary Market Area (PMA):** One geography the Town is compared against is a 20-Minute PMA the covers places in-Town and an up to 20-minute drive-time contour from the intersection of Route 9N and Stewart Avenue. It covers portions of Warrenburg west of Town and Lake George south of Town.
- **Warren County:** Assigned as a Secondary Market Area (SMA), comparisons between the Town versus County can highlight differences and similarities between these areas.
- **Seven-County Region:** This broad aggregate area covers Warren, Addison (Vermont), Essex, Hamilton Rutland (Vermont), Saratoga and Washington Counties.



There is flat to declining population change in the Town. The estimated population of 1,930 persons in 2023 is a decline of 190 persons since 2000. The year-round population likely will slip by another 70 persons by 2028.

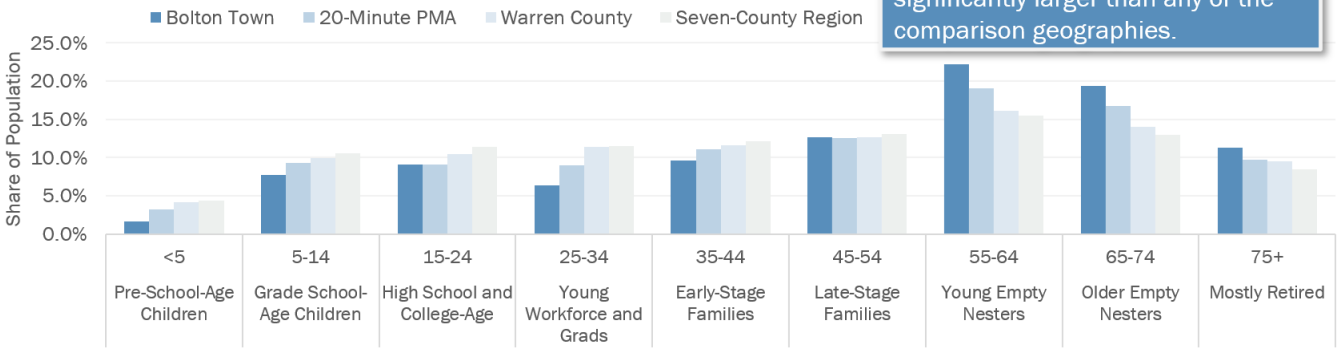
Bolton is relatively rural, with just 30 residents per square mile—a third of the population density of a Primary Market Area (PMA) that is described in the Demographic & Economic Profile as that area which is a 20-minute drive time from the intersection of Lake Shore Drive (Route 9N) and Stewart Ave.

Considering families and living arrangements, the average family size in the Town of Bolton is 2.60 persons per square mile. This is almost identical to the composition of Warren County at 2.59 person per square mile[2]. The median age of all persons residing in Bolton is 58.9 years[3]. It compares with a Countywide median age of 48.3 years.

[2]U.S. Census. 2022. American Community Survey(ACS) 5-Year Estimates, per Summary S1101.

[3] U.S. Census. 2022. ACS File DP04.

Approximately 53 percent of Bolton's population is ages 55 and older – a demographic share significantly larger than any of the comparison geographies.



Households

Overall, there are 970 year-round households in the Town. The majority, 58.2%, are two-person households; yet, fully one quarter (25.8%) are single person households. The average household size in Bolton is decreasing, likely due to declining family-household formation, and an aging population.

Generally, the number of year-round family households (more than one person) significantly declined within Bolton and the surrounding PMA from 2010 to 2023. This was a much steeper decline than at the broader county and regional levels. The difference is likely reflective of a higher cost of housing in Bolton and the PMA, compared to the housing costs for the broader region studied, as well as the attributes of an aging and relatively affluent population choosing to reside here.

Total Households & Size

Bolton is projected to experience a relatively small two-percent decrease in the number of households through 2028.

Households by Geography

	2000	2010	2020	2023	2028	2023-2028 Change
Bolton Town	940	1,060	990	970	950	-20
20-Minute PMA	3,360	3,510	3,490	3,430	3,410	-20
Warren County	25,730	27,990	29,060	29,170	29,360	190
Seven-County Region	182,490	199,020	212,450	215,860	219,900	4,040

As discussed in the Demographic & Economic Profile, household formation in all geographies analyzed will skew more towards small non-family households through 2028, according to Census projections, with Bolton and the PMA expected to realize slight declines in this category.

Housing

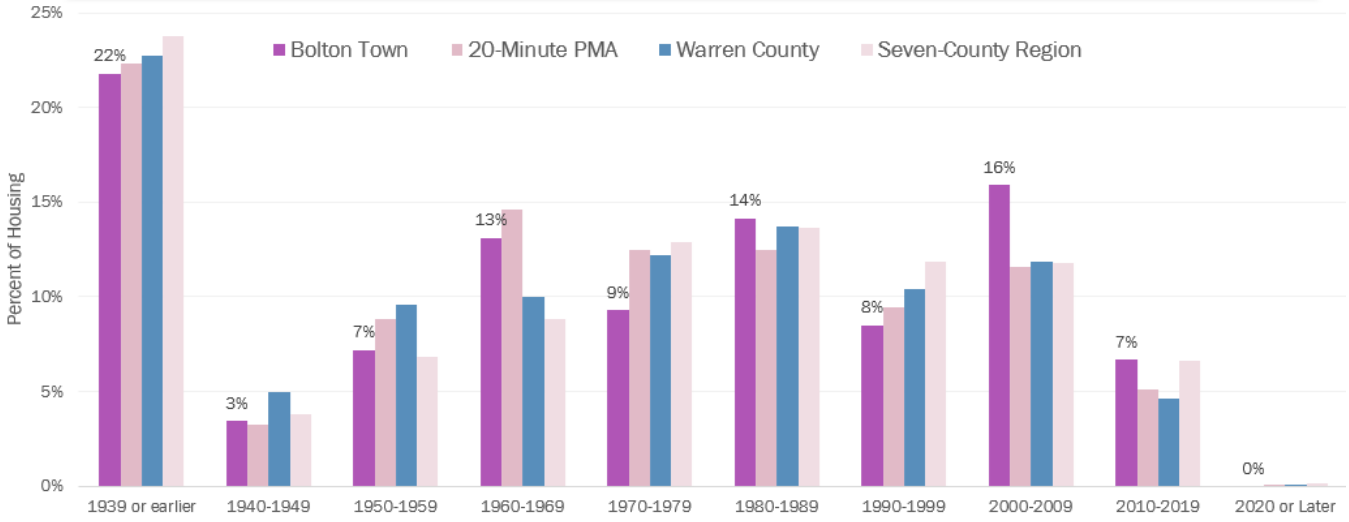
As shown in **Appendix 2: Demographic & Economic Profile**, there are 2,528 housing units in Bolton. The vast majority, 90.0%, are single-family detached houses and another 4.8% are single-family attached housing units. This means there are low percentages of houses defined as three or four or more units. Likewise, the percentage of mobile homes is small, with 0.4%, or 101 units, in that category.

As expected in an older community, the age of housing varies with just less than half, or 45% being more than 50 years old. Compared with local non-seasonal areas, as well as the seven county surrounding region, the percentage of Bolton's housing that has three or more bedrooms is higher than average.

Housing Age

Housing Inventory by Year Built

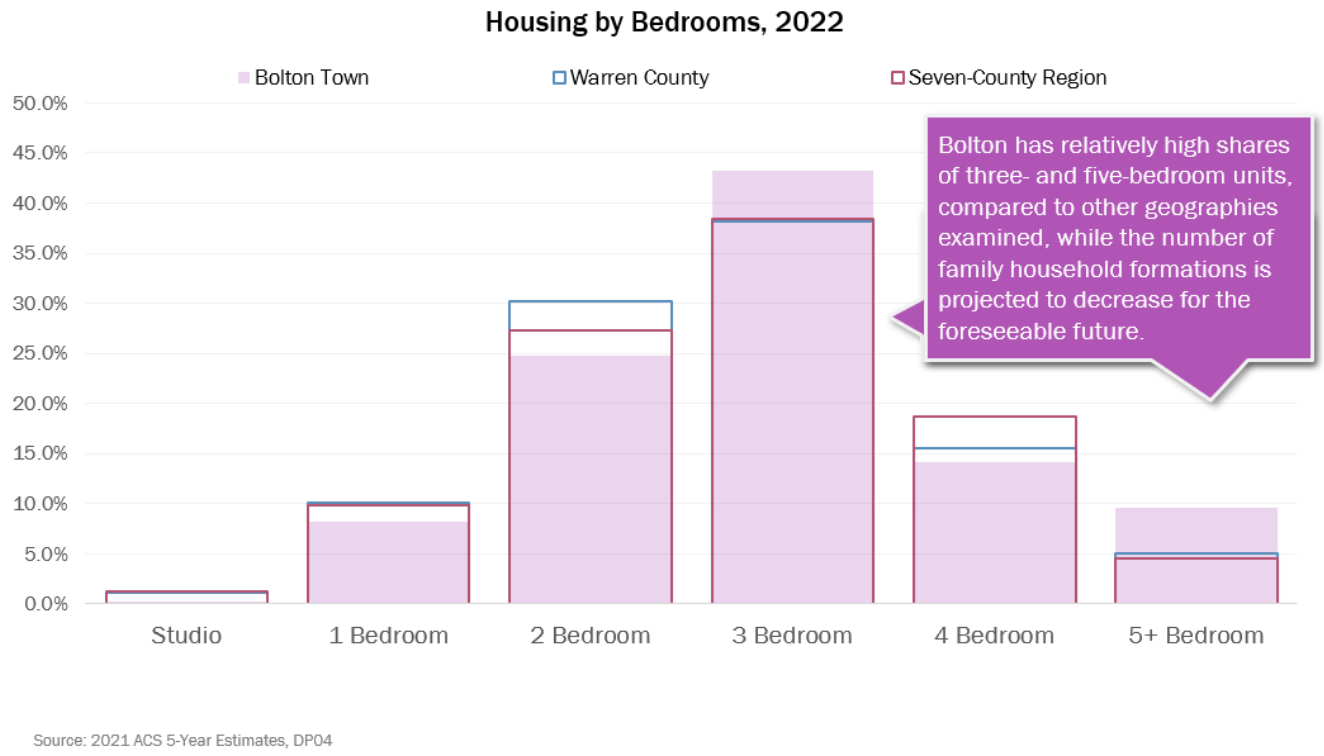
Relatively little housing stock has been built within the region since 2000 (as a percentage of its total housing inventory, Bolton had the greatest percentage share of new housing built since 2000 (23 percent or 581 units) among all other geographies examined. While it is unlikely that a similar share of housing would be developed in Bolton in the foreseeable future, even a five-percent increase in the current inventory (representing approximately 126 units could significantly benefit local workers in need of such housing.



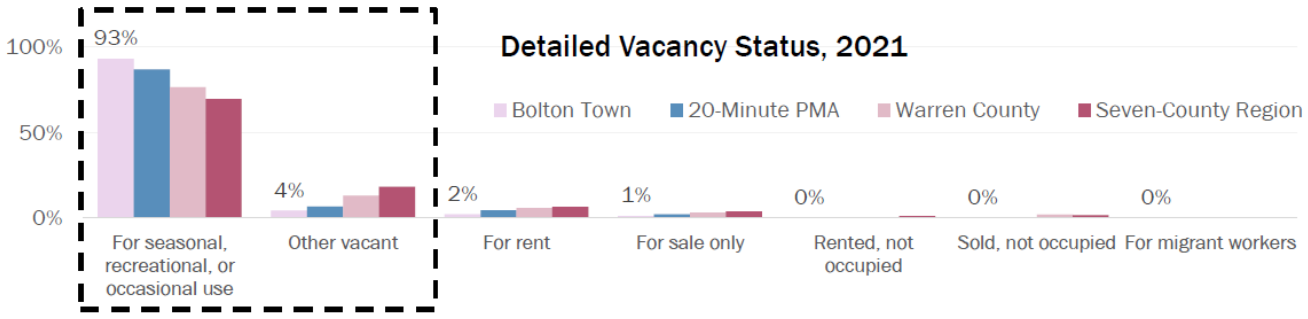
Source: U.S. Census Bureau, 2020 American Community Survey, 4ward Planning Inc., 2024

According to the U.S. Census, 93 percent of housing in Bolton is vacant due to seasonal, recreational, or occasional use, which is often a characteristic of places where people own second homes. Using a slightly different statistical source, according to the U.S. Census, in 2022, 1,530 housing units in Bolton were vacant due to seasonal, recreational, or occasional use (95 percent of all vacant housing and 59 percent of all housing). The number of homes in Bolton vacant due to seasonal, recreational, or occasional use has been increasing over the past two decades (represented as just 1,150 units in 2010).

Housing Unit Size

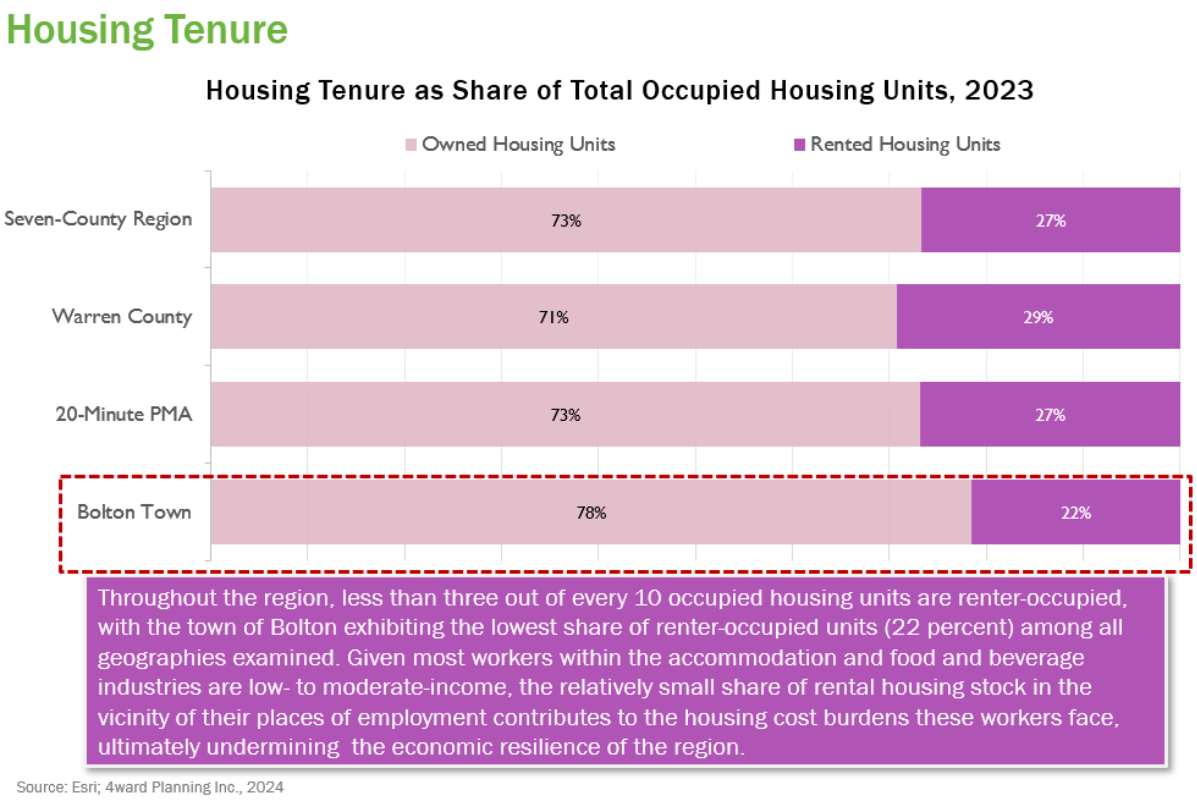


Source: 2021 ACS 5-Year Estimates, DP04

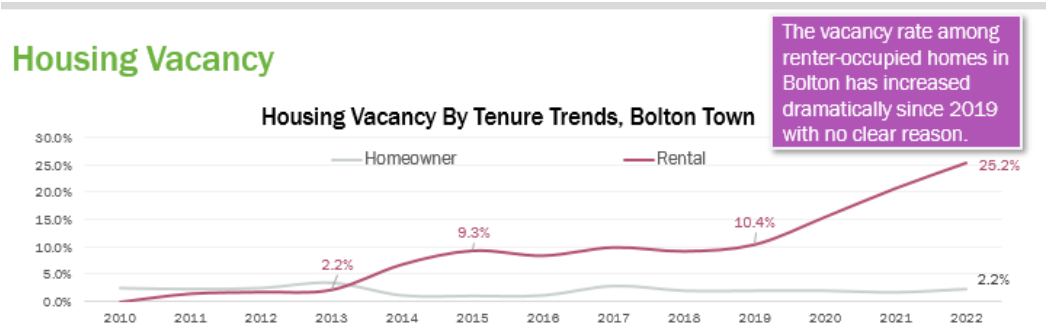


Housing Tenure

The homeownership rate of 78% in Bolton is higher that the County, which has a 71% rate of homeownership.



The vacancy rate among renter-occupied homes in Bolton increased markedly since 2019. Between 2010 and 2013 the rental and the homeowner non-seasonal unit vacancy rates were similar, with both tracking between 2% and 3%. There has been a significant shift since then. While the homeowner non-seasonal unit vacancy rate remained around 2.2% in 2022, for rental type units it climbed to 25.2%. This may represent units that are reported as rentals and which are used as short-term rentals, as these can be vacant for significant periods of time between the points when they are rented. The trend should be monitored to see if it continues and there can also be checks on whether and how rental affordability changes. It may appear to indicate the supply of rental units is changing and becoming more restricted, with a lower rate of units available for year-round rental than was typical a decade ago.



Affordability

Household Incomes

Median household income in Bolton is relatively high at nearly $84,000 and is projected to increase to a little more than $95,000 by 2028.

There is a significant difference in median household incomes within the Town when compared across the two different housing tenure – rental versus owner-occupied households. The owner-occupied households exhibit a median household income two times that of the year-round rental housing stock. The group of people renting housing appear to have more moderate incomes and potentially be far more sensitive to the effects of housing cost inflation.

Household Income

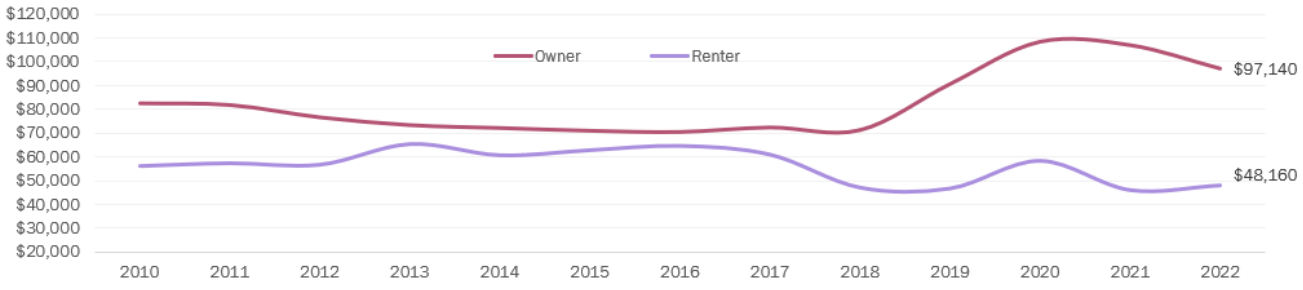
Median household income in Bolton is relatively high at nearly $84,000 and is projected to increase to a little more than $95,000 by 2028.

Projected Median Household Income 2023-2028

	2023 (Estimated)	2028 (Projected)	2023-2028	% Change
Bolton Town	$83,830	$95,070	$11,240	2.7%
20-Minute PMA	$76,080	$83,470	$7,390	1.9%
Warren County	$75,690	$80,940	$5,250	1.4%
Seven-County Region	$79,160	$86,050	$6,890	1.7%

When median household income is adjusted by housing tenure, a significant difference in median household income is uncovered, with owner-occupied households exhibiting a median household income two times that of renter-occupied households.

Adjusted Median Household Income (2022 Dollars)

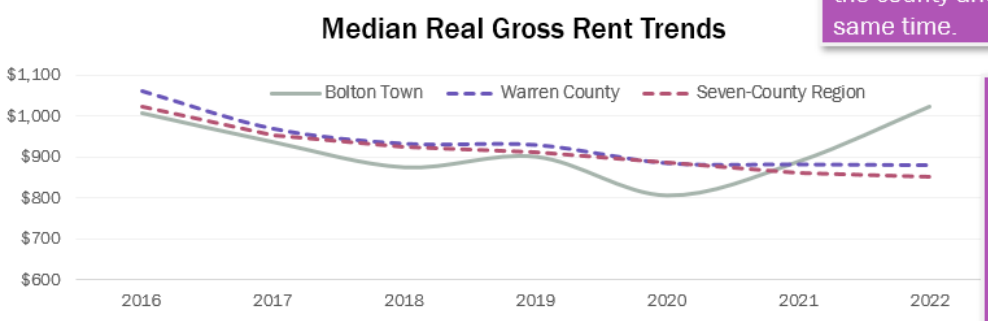


Source: Esri; 4ward Planning Inc., 2024

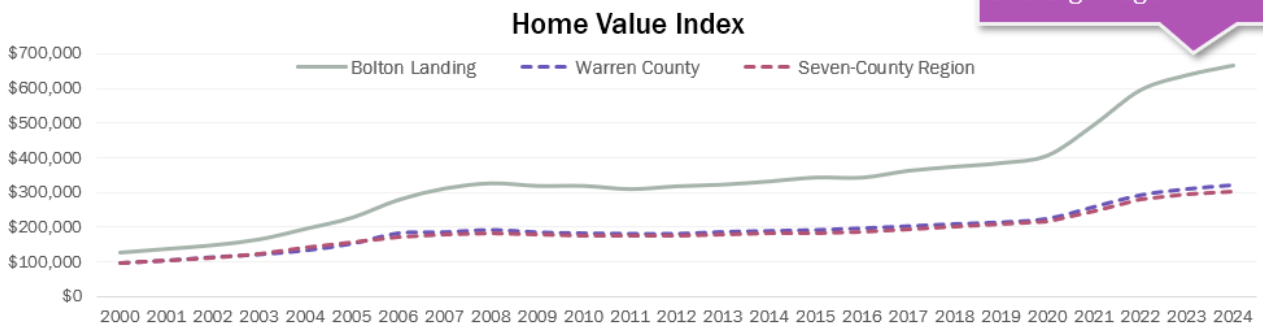
Housing Affordability (Year-Round Occupancies)

Housing Costs

Median gross rents in the town of Bolton have been increasing in recent years, while they have been declining in the county and larger region over the same time.



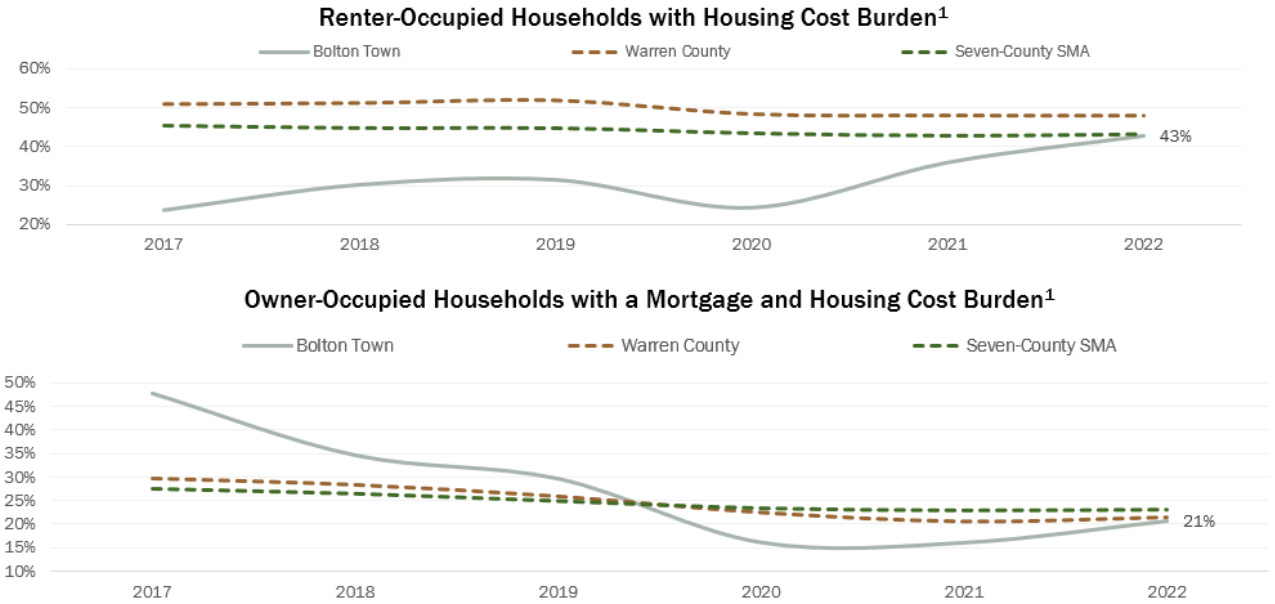
Home values in the hamlet of Bolton Landing (data for the town is not available) have also increased in recent years, at a rate greater than those in the county and larger region.



Note: Median real (inflation-adjusted) gross rent includes contract rent plus utilities. Zillow Home Value Index (ZHVI) represents a smoothed, seasonally adjusted measure of the typical home value and market changes across a given SMA and housing type, reflecting the typical value for homes in the 35th to 65th percentile range. Average 2024 data is as of February 2024.
Sources: American Community Survey; Zillow

Housing Cost Burden

In 2022, the share of renter-occupied households in the town of Bolton spending more than 30 percent of their incomes on housing (43 percent) is approximately double the share of owner-occupied households with mortgages spending more than 30 percent of their incomes on housing (21 percent).



[1]HUD defines cost-burdened families as those "who pay more than 30 percent of their incomes for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care."

Quality Neighborhoods

Acting as the core of the community, the Bolton Landing hamlet is the Town's civic center. The built form is quite varied along different sections of the Route 9N/ Lake Shore Drive corridor. The settlements along that main road establish distinct nodes or neighborhoods. For one, on Lake Shore Drive, there is a smaller, but still definitive secondary hamlet at the base of Trout Lake Road and associated with the residential and commercial land uses by the southern side of Huddle Bay and at the base of Homer Point. There are a number of different neighborhoods throughout the Town. Some of these neighborhoods align along roadways, such as Potter Hill Road, Federal Hill Road, and Coolidge Hill Road.

Bolton Landing Population & Housing

The Bolton Landing core covers 1.062 square miles and is a Census Defined Place (CDP), which the Bureau of Census defines as a concentration of population which has a name, is locally recognized, and is not part of any other place. This area also has a concentration of housing. Compared with the townwide population of 2,012 persons (per US Census direct counts of 2020), and the total of 2,514 housing units townwide, the CDP had a population of 518 persons or 25.7% of the Town's total, and 703 housing units, or 28.0% of the total housing units in the Town. These statistics

show that while there is a concentration of population and housing contained in the CDP core, there are also large portions of residential population and housing located outside of this CDP.

Neighborhoods

The following are neighborhoods and character areas in Town. They are presented in alphabetic order:

- Basin Bay – Situated on Route 9N and between Fish Point on north and Cotton Point on South;
- Boon Bay – A bay of Lake George near the southern Town line.
- Bolton Hamlet – At the eastern base of Trout Lake Road and covering Route 9N and out onto Homer Point, although there is some separation of the latter sub-area from land uses more to the west.
- Coolidge Hill / Wall Street – A broad area south of the Trout Lake environs along these roads.
- Diamond Point – This area in the southeast most section of Town and along Route 9N and at the base of Coolidge Hill—an area of settlement that links with this hamlet that centers south of there within the adjacent Diamond Point hamlet in the Town of Lake George
- Huddle Bay – A bay between Bolton Hamlet and Bolton Landing. The area has significant settlement and includes the north side of Homer Point.
- North Bolton – A hamlet northwest of Bolton Landing.
- Northwest Bay – Areas fronting the west side of this bay, north of Bolton Landing with settlement generally close to Route 9N.
- Riverbank – A hamlet on the western Town line, near the Schroon River and Exit 24.
- Trout Lake – representing settlement around the lake and plateau in the south-central part of Town.

Goals & Strategies for Housing Choices

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

Strategies:

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

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

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

Strategies:

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

HC3 - Provide for a greater variety of housing units.

Strategies:

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

HC4 - Advocate for establishing regional housing strategy and collaborate on advancing common interests and identified priorities using multi-party engagement.

Strategies:

- Define local point person or committee for interacting with anticipated regional housing partnership.
- Establish an actionable local housing strategy, and update it periodically.
- Annually track and report on types of units being built.
- Continue participation in the NYS Pro-Housing Communities Program and other opportunities improve housing affordability for residents.

LIVING ENVIRONMENT

Safeguard the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.

Living Environment Profile

Characterizing elements of the community's living environment entails discussing attributes of natural systems, land use and working lands, and efforts around sustainability and conserving resources that everyone depends on. In Bolton, working lands may constitute forestlands. The vast forests are a major element of community character and their sustainable management is an essential component of maintaining rural character. As part of advancing the health and wellness of current and future residents, this category of profiling can assist users in understanding baseline conditions as part of contemplating possible ways to maintain resources, consider dimensions of possible change that may arise, and protect the features of community that people value.



Natural Systems

Bolton has vast areas of open space and the natural, undeveloped character of the Town combines to create a pleasant and enjoyable atmosphere. Bolton's sensitive water resources, natural habitats of forests, ponds, lakes, streams, wetlands, and wildlife, and its rolling mountainous landscape are all attributes most often mentioned as attractive qualities valued by residents and visitors.

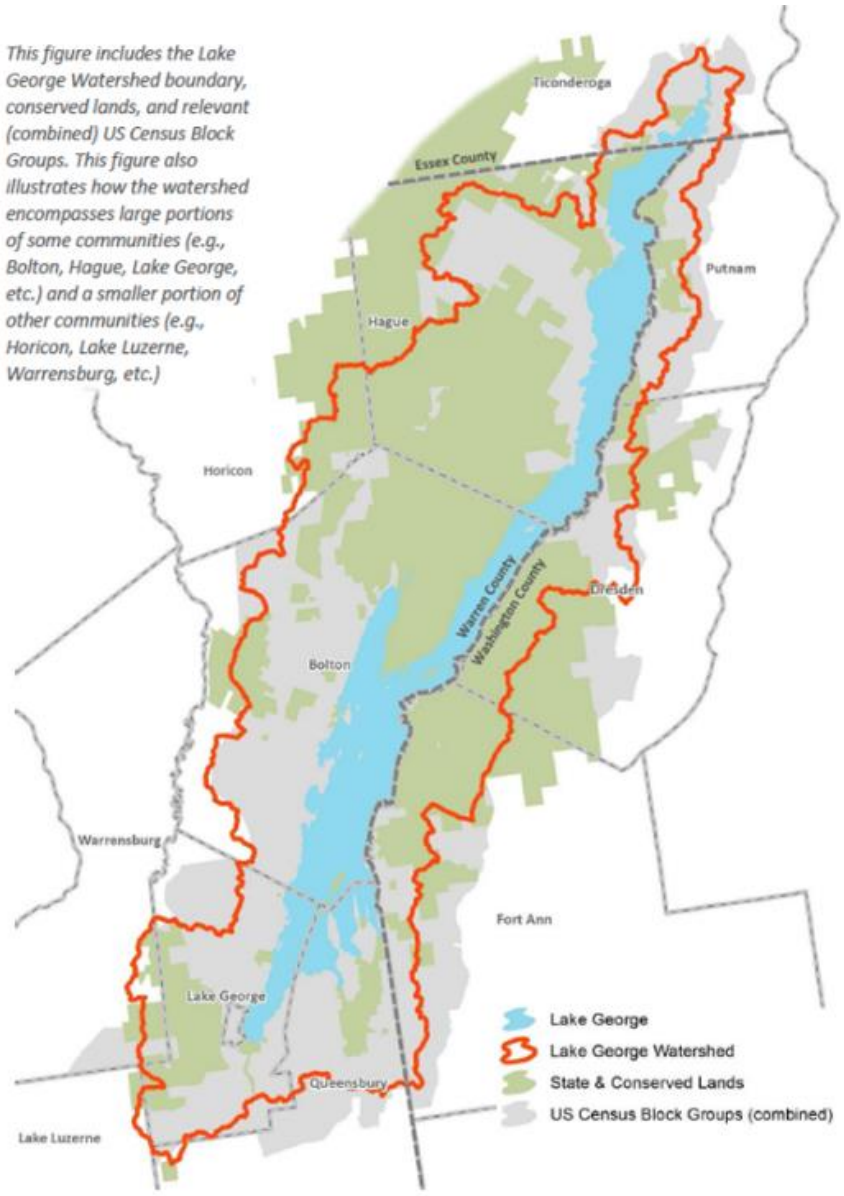
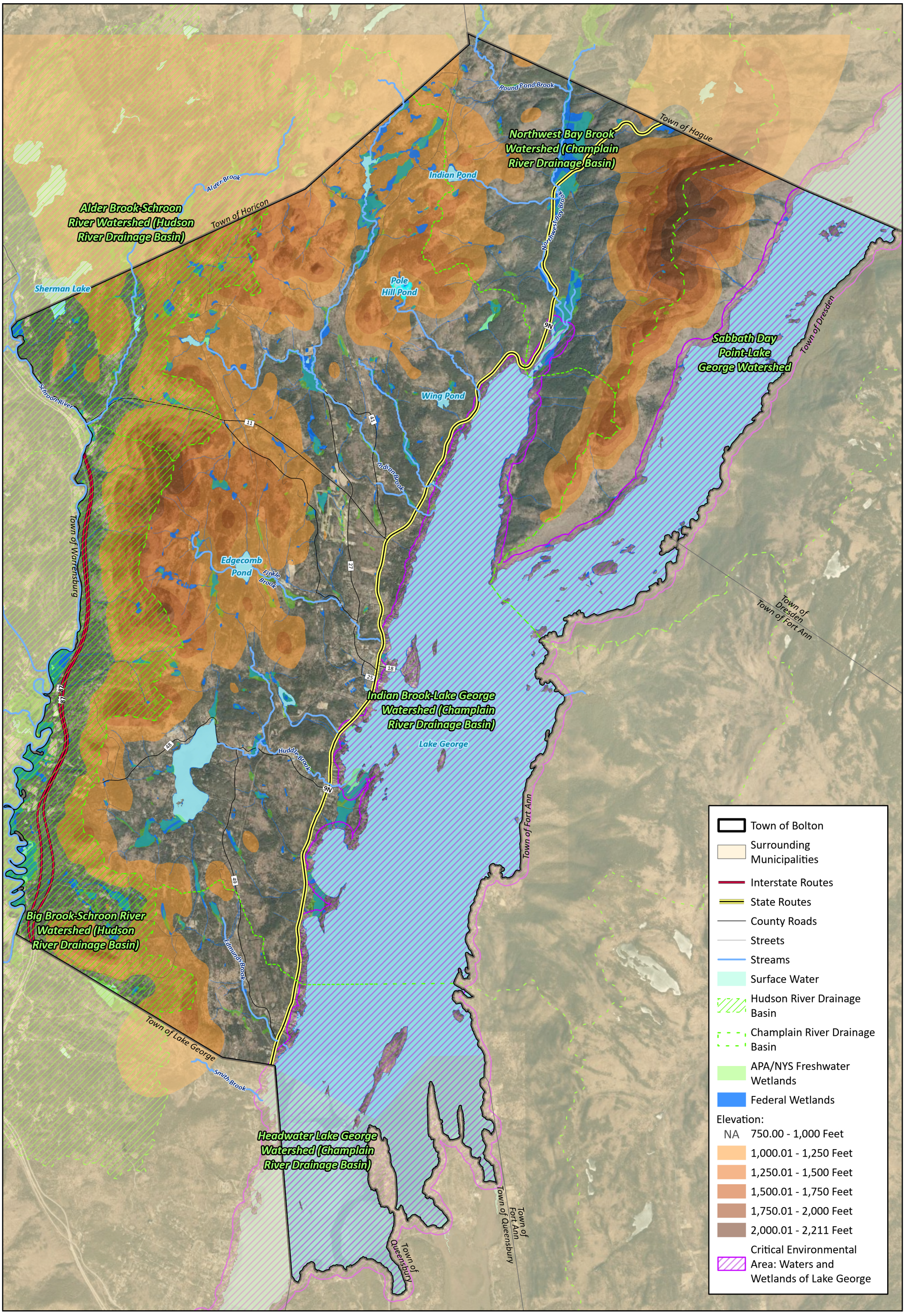


Figure 10 – Depiction of Lake George Watershed. Source: Lake George Watershed Atlas.

The natural beauty and character of Bolton attracts a high number of tourists each year. Many new homes have been and are being constructed on the hillsides, ridgelines, and shorelines in an effort to capture views of the surrounding landscapes. Certain forms of development are having adverse impacts on the rural character of the Town and the undeveloped nature of the landscape. Although Bolton has a large amount of undeveloped land, only a small percentage (not including state land) is protected from future development and available for public recreation. The challenge is to balance effective open space preservation, environmental protection, and the preservation of rural character, while still allowing for growth in a controlled manner. When these actions are in balance, the Town will be able to continue providing the high-quality environment that exists today. Local non-profits such as the Lake George Land Conservancy, Waterkeeper/ Lake George Association (LGA), and Up Yonda Farms are supporting quality environmental education and advocacy regarding the stewardship and management of local natural resources.



Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

Data obtained from NYS GIS Clearinghouse; Warren County GIS 2023. Accuracy not guaranteed. Map Created 5/2/24. Updated 3/13/2025 Job Number 2023050

New York State, Earthstar Geographics

0 0.75 1.5 Miles

N

Natural & Environmental Resources

Town of Bolton,
Warren County, NY

Water Resources/ Surface Water Bodies

Lake George is 32 miles long and averages roughly one mile wide, with 130 miles of shoreline. The Lake occupies a 28,160-acre footprint in the southeast corner of the Adirondacks in eastern New York. Surrounded by steep, mountainous slopes, the Lake is centered within a 149,332-acre basin, which is a very small watershed compared with most waterbodies of comparable size.

Lake George receives water through three primary sources: streams (57%), direct precipitation (25%), and groundwater (18%)[4]. There are five major sub-basins around the Lake. Most settled parts of Bolton are within the Dome Island major catchment. The eastern side of Tongue Mountain, which is primarily State parkland, is in the Narrows Basin major catchment. Smith Brook, which runs along Diamond Point Road in the Town of Lake George, is in the Caldwell Basin catchment. A very small area within Bolton south of Coolidge Hill Road is in the Smith Brook sub-watershed within the Caldwell Basin.

Other main standing bodies of water in Bolton include:

- Trout Lake
- Edgecomb Pond (with an impoundment);
- Wing Pond
- Pole Hill Pond
- Indian Pond

The **Natural & Environmental Resources Map 1** depicts these water bodies, although they are not individually labeled. It also depicts numerous streams in the community which are perennial, meaning they flow year-round. When these flow into Lake George, they are categorized as Class AA-special — the highest quality rating and assigned as drinking water — and are also are indicated as support trout spawning.

Sub-watersheds are labeled on the **Natural & Environmental Resources Map 1**. The western side of Town is situated within the broad Hudson River Watershed. Using the labeled sub-watersheds, the Alder Brook-Schroon River Watershed and the Big Brook-Schroon River Watershed flow into the Hudson River Watershed. These watersheds are not part of the jurisdiction of the Lake George Park Commission (LGPC), as that regulating entity is focused on the direct drainage areas going into Lake George.

The Highest order stream in the community is the Schroon River. It is in the Hudson River Watershed, and forms part of the Town's western boundary. There are multiple streams tributary to the Schroon. These typically are class C and they often are shown to support trout spawning. Examples of streams flowing west include Alder Brook and the outlet from Sherman Lake.

[4] New York State Department of Environmental Conservation and the Lake George Park Commission. 2022. Harmful Algal Blooms (HABs) Action Plan for Lake George. Page 10.

Tributaries of Lake George cover many miles. Some of the main tributaries include:

- Northwest Bay Brook
- Indian Brook
- Finkle Brook
- Huddle Brook (the outlet for Trout Lake)
- Stewart Brook
- Edmunds Brook

Freshwater Wetlands

The New York State 2022 Freshwater Wetlands Act, Environmental Conservation Law Article 24, establishes two distinct regulatory frameworks – one covers locations in the Adirondack Park (and the whole of the Town of Bolton) - the second one covers the remainder of the State. The Adirondack Park Agency jurisdiction and its regulating standards did not change based on the 2022 amendments which went into effect in 2024 for parts of New York State outside the Adirondack Park. There are relatively low levels of wetlands within Bolton due to the steep topography. Some examples of areas of significant size wetlands include:

- In basins within the middle sections of Cotton and Homer Points on Lake George.
- By Trout Lake, including south of South Trout Lake Road.
- Around Wall Street by and west of the Dickinson Road intersection.
- By Edmunds Brook west of Lake Shore Drive and south of Coolidge Hill Road.
- West of Potter Hill Rd and around Edgecomb Pond in Finkle Brook watershed.
- West of the intersection of New Vermont, Federal Hill and Sawmill Roads around Indian Brook, as well as north and south of North Bolton Road (CR#41) also around Indian Brook.

The APA regulates wetlands of one acre in size or greater, or of any size when directly adjacent to a waterbody. As defined by the Adirondack Park Agency (APA) Act, wetlands are

> "(A)ny 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."

Table 1: Federally Defined Wetland Categories in Bolton

Wetland Type	Area (Acres)
Freshwater Emergent Wetland	150.7
Freshwater Pond	197.7
Riverine	804.3
Freshwater Forested/Shrub Wetland	1,783.9
Lake	17,100.0
TOTAL	**20,036.6**

According to the Lake George Association (LGA) website, the Bolton Swamp, a lowland area that is situated adjacent and to the south of Huddle Bay as well as along Homer Point Road, is a Black Spruce-Tamarack Bog, which is a conifer forest that occurs on acidic peatlands in cool, poorly drained depressions, with the characteristic trees being black spruce and tamarack. There is also a wetland complex around Northwest Bay Brook.

Floodplains/ Flood Risk

Based on information in the Warren County GIS and 2023 County Hazard Mitigation Plan, steep topography in Town provides for limited and well-defined floodplain areas, including areas of sharply descending streams. This translates into moderate flood hazard risks, outside State parklands. Also, it appears that since Lake George flows out of the La Chute River in Ticonderoga, its levels do not vary much, so there is not much added flood risk along its shoreline in terms of Zone X. This is designated as a 500-year floodplain, which has a 0.2% chance of flood inundation each year, as opposed to 100-year floodplain, which has a 1% chance of being equaled or exceeded in any given year.

Locations identified with significant floodplain include:

- Around Schroon River (on the western side of Town beside I-87);
- Around tributaries to Northwest Bay Brook, primarily within State Parkland, at points Route 9N passes over Special Flood Hazard Areas and runs within or contiguous to floodplain;
- On the west side of Padanarum Road and the eastern side of Trout Falls Road, including near where they intersect, by Amy's Park, within the top of the Indian Brook watershed;
- On the edges of Trout Lake; and
- On low lying Cotton Point on Lake George.

Bedrock Geology

The generalized bedrock geology of this area is termed crystalline, attributed to Grenville Orogeny, and was part of the Grenville Province. Tongue Mountain is an example of large contiguous uplifted area of bedrock. There was a period of glacial activity between 10,000 and 12,000 years ago, so in terms of surficial deposits, the bedrock of the Lake Champlain-Lake George lowland is mantled, or framed, by a variable thickness of glacial drift.

Topography & Slopes

The surface level of Lake George is at 320 feet above sea level and the surface of the Schroon River is roughly 680 feet above sea level. The highest elevation is on Cat Mountain, at 1,954 feet above sea level, according to the Chamber of Commerce's website. The lands rise up between these two locations within steep, mountainous ridges that have a north-south declination. According to LGA's website paraphrased (*https://lakegeorgeassociation.org/science-protection/citizen-science/lake-george-formation*):

> *Lake George is a sunken basin surrounded by mountains on either side, which is known as graben (basin) and horsts (mountains). The Lake George basin was influenced and formed by faults. There is a fault running along the eastern shoreline of the lake. The bed of the lake slipped down on the west side of the fault. On the east side of the fault, the mountains remained at the same elevation or rose. On the western shoreline, the same process occurred.*

The Town is known for its mountainous environment and characteristic rugged surrounding topography which descends to meet Lake George's shoreline. As shown on **Natural & Environmental Resources Map 1**, the steepest areas correspond with State lands and are situated all along Tongue Mountain, especially on its eastern side, and surrounding Cat Mountain. The peaks of Cat and Thomas Mountains provide the highest elevations in the Town and create the watershed divide between waters flowing generally east into Lake George, and eventually the Saint Lawrence River, versus those flowing west of this ridge and into the Hudson River's watershed within its Schroon River subbasin. Descending west from these two peaks, there is rugged topography extending on the hillside that descends down towards the Northway and the valley floor within the Schroon River's floodplains.

There are significant areas within the community where slopes are in excess of 8%, with some in excess of 15%. Outside of parklands and the larger patches of conserved lands, there are sizable areas of steep topography around the northwest part of Edgecomb Pond Road and west northwest of Trout Lake and north of Lamb Hill Road. Land developments on sites where slopes exceed 10% are regulated more strictly through the local zoning code and the Stormwater and Erosion Control Law.

Soils

Granitic gneiss, a coarse to medium grained metamorphic rock, is the most common parent rock type in Bolton. Soils in this area reflect parent materials from which they emanate. The most prevalent soil type in the Lake George basin is glacial tills which are usually sandy, with moderate permeabilities. Around Lake George there are primarily unsorted sandy tills, and more isolated coarser grained deposits[5].

[5] Lake George Park Commission. 2021. Total Phosphorous Budget Analysis Lake George Watershed. Page 2-2.

Table 2: Common Soils Types in Bolton Types Outside of Parkland Cores

Soils Map Unit Symbol	Soils Map Unit Name	Area of Interest (AOI) (Percent - %)
BdC	Bice very bouldery fine sandy loam, sloping	23.9%
BdE	Bice very bouldery fine sandy loam, steep	16.9%
WoE	Woodstock-Rock outcrop complex, steep	13.2%
W	Water	11.6%
BeE	Bice-Woodstock very bouldery fine sandy loams, steep	5.6%
WoC	Woodstock-Rock outcrop complex, sloping	3.2%
BeC	Bice-Woodstock very bouldery fine sandy loams, sloping	2.4%
BcB	Bice fine sandy loam, 3 to 8 percent slopes	2.4%
BcC	Bice fine sandy loam, 8 to 15 percent slopes	2.3%
	Sub-Total of Analyzed 30,730 Acre AOI	**81.5%**

The US Dept of Agriculture's Natural Resources Conservation Service's Web Soil Survey online mapping application was consulted to generate information on soil characteristics in and around Bolton. A rectangular 32,730-acre (51.1 square mile) Area of Interest polygon was drawn around parts of Bolton southwest of Tongue Mountain using the Web Soil Survey Tool for the purpose of describing soils features within the Town and south of Tongue Mountain parkland areas. Table 2 depicts the eight most prevalent soils. These are usually sandy with varied levels and types of till and silts/clays and are frequently part of steep slopes greater than 15%.

As discussed in other parts of this Profile, soil erosion from upstream storm events and soil disturbance caused by development can have a profound effect on Bolton's Lake environment. The 2012 Stewart Brook/ Dula Pond Watershed Assessment analyzed the Stewart Brook perennial stream and its 450-acre watershed that is located north of Mohican Road within Bolton Landing Hamlet's south side. The area corresponding with this sub-watershed straddles Lake Shore Drive and contains light residential (59.6%) and vacant residential uses (33%). The soils around Stewart Brook are primarily sandy loom, which is typical in Warren County. The Report addresses potential streambank erosion, stormwater runoff from roadways and properties, and water quality impacts in the watershed, including concerns for siltation in the Pond, and overall impacts that could be transmitted to Lake George. This report analyzed potential stormwater infiltration and retrofitting projects as a means of mitigating such issues. Soil qualities influence the design of stormwater management systems when development occurs, and influence the ability to provide stormwater retrofits that could be used to enhance stormwater management.

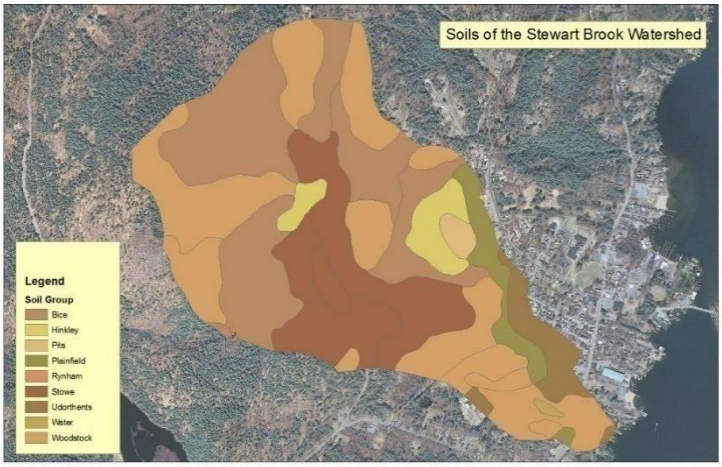
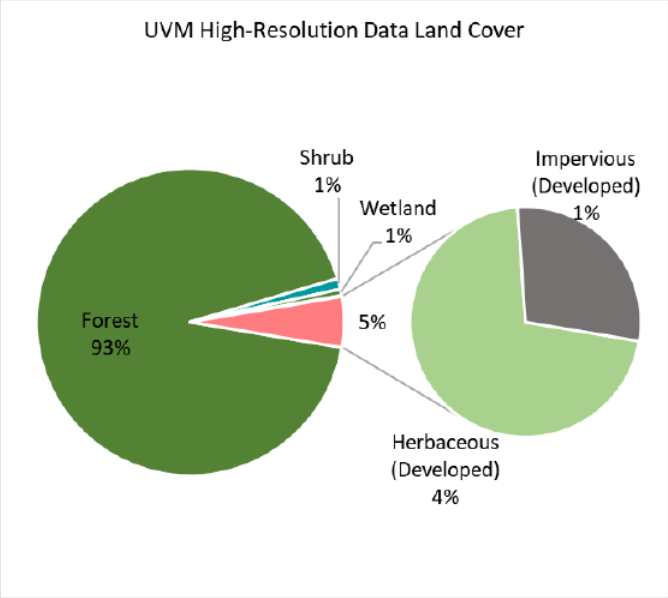


Figure 11 - Soils in Stewart Brook Watershed

Ecology/ Habitat

Bolton is in the eastern Adirondack foothills. This area has extensive forest coverage, within large contiguous patches, within the open space cores that center on the broad swaths of State Parkland, on vacant lands, and even within lower density areas of settlement.



The most common forest type is the northern hardwood forest at elevations below 2,500 feet and the Appalachian Oak Hickory Forest[6].

As shown on **Natural & Environmental Resources**, there is one Critical Environmental Area (CEA) in or overlapping Bolton[7]. The Lake George Park Commission designated 'Waters & Wetlands of Lake George' a CEA in 1988 with the objective to protect resources of the Park.

A CEA is an area of this State designated by a local or state agency to recognize a specific geographical area with one or more of the following characteristics:

- A feature that is a benefit or threat to human health;
- An exceptional or unique natural setting;
- Unique social, historic, archaeological, recreational, or educational value; or
- An inherent ecological, geological, or hydrological sensitivity to change that maybe adversely affected by any physical disturbance.

Coverage by a CEA serves to alert project sponsors to the Adirondack Park Agency's concern for the resources contained within it. Once a CEA is designated, potential impacts on the characteristics of that CEA become relevant areas of concern that warrant specific, articulated consideration in determining the significance of any Type I or Unlisted actions that may affect the CEA.

[6] Lake George Park Commission. 2013. Lake George Aquatic Invasive Species Prevention Plan & Generic Environmental Impact Statement. Page 2-1 (citing the Lake George Wild Forest Unit Management Plan, 2006).

[7] NYSDEC. Critical Environmental Area (CEA) inventory maintained by NYSDEC (*https://dec.ny.gov/regulatory/permits-licenses/seqr/critical-environmental-areas)*, accessed in March 2024.

Lake George is a two-tiered fishery because it supports both cold water and warm water fish[8]. Lake George itself has 'Significant Natural Communities,' but it does not come up as containing 'Imperiled Mussels' (nor does the Schroon River environment)[9]. In addition to lake trout (Salvelinus namaycush), other examples of fish in the lake are landlocked Atlantic salmon (Salmo salar), rainbow smelt (Osmerus mordax), smallmouth bass (Micropterus dolomieu), largemouth bass (M. salmoides), northern pike (Esox lucius), chain pickerel (Esox niger), yellow perch (Perca flavescens), brown bullhead (Ameiurus nebulosus), pumpkinseed (Lepomis gibbosus), rock bass (Ambloplites rupestris), and black crappie (Pomoxis nigromaculatus)[10].

The areas upland and adjacent to Lake George's shore are identified as 'Natural Communities Near This Location' There is also a large contiguous area labeled 'Significant Natural Communities' extending over Huddle Brook (roughly 0.8 miles north of the northern tip of Trout Lake) northerly and on the west side of Edgecomb Pond Road and the west side of Edgecomb Pond, as far north as County Route 11[11].

A variety of bird and mammal species are found in the Lake George area, including a few endangered, threatened, and special concern species.

Bird species found in Bolton include ones which rely on shoreline for foraging, rooting, and nesting:

- Common Loon (Gavia Immer)
- Great Blue Heron (Ardea Herodias)
- American Bittern (Botaurus Lentiginosus)
- Mallard Duck (Anas Platyrhynchos)
- American Black Duck (A. Rubripes)
- Common Merganser (Mergus Merganser)
- Peregrine Falcon (Falco Peregrinus)
- Bald Eagle (Haliaeetus Leucocephalus)
- Osprey (Pandion Haliaetus)
- Red-Shouldered Hawk (Buteo Lineatus)

[8] Lake George Park Commission. 2013. Lake George Aquatic Invasive Species Prevention Plan & Generic Environmental Impact Statement. Page 2-1.

[9] NYSDEC. NYS Environment Resource Mapper (*https://gisservices.dec.ny.gov/gis/erm/*)., accessed in March 2024.

[10] NYSDEC and Lake George Park Commission. 2022. Harmful Algal Blooms (HABs) Action Plan for Lake George. Page 14.

[11] NYSDEC. NYS Environment Resource Mapper (*https://gisservices.dec.ny.gov/gis/erm/*), accessed in March 2024.

Mammalian species found in the Lake George watershed include:

- White-Tailed Deer (Odocoileus Virginianus)
- Moose (Alces Alces)
- Black Bear (Ursus Americanus)
- Coyote (Canis Latrans)
- Raccoon (Procyon Lotor)
- Fox (Vulpes, Urocyon Cinereoargenteus)
- Bobcat (Lynx Rufus)
- American Beaver (Castor Canadensis)
- River Otter (Lontra Canadensis)[12].



Widow skimmer dragonfly
Image credit: Emily DeBolt, Viridescent Journeys

Figure 12 – Dragonfly. Photo source: LGA

Lake George itself harbors eight plant species that are classified as endangered, threatened, or rare by New York State. Within uplands and riverine corridors there are locations identified as having, or being in the vicinity of plants listed as Endangered, Threatened, or Rare this includes areas by the base of Finkle Brook and west of Trout Lake. Within the vicinity of the Schroon River there are listings for rare Dragonflies and Damselflies, which are categorized as Special Concern by NYS[13].

Invasives/ Invasive Species Management

The Lake George Park Commission (LGPC) is the agency charged with the prevention and management of invasive species in Lake George. Meanwhile, the Adirondack Park Invasive Plant Program (APIPP) is one of the eight Partnerships for Regional Invasive Species Management (PRISMs) Statewide. The APIPP operates with funding administered by the NYSDEC, which is a major cooperator, along with the Adirondack Park Agency, and others, while organizations, such as the Lake George Land Conservancy, Lake George Association, plus volunteers, are helping APIPP's mission to work in partnership to minimize the impact of invasive species on the Adirondack region's communities, lands, and waters.

Invasives are species that are non-native to the ecosystem under consideration whose introduction causes or is likely to cause economic or environmental harm or harm to human health. There are classes used in defining management approaches for different species of concern based on whether they should be prevented, eradicated, contained or suppressed.

[12] NYSDEC and Lake George Park Commission. 2022. HABs Action Plan for Lake George. Page 15.

[13] NYSDEC. NYS Environment Resource Mapper (*https://gisservices.dec.ny.gov/gis/erm/*), accessed March 2024.

Since the waters of Lake George have a unique ecology, are classified as drinking water, and underpin recreation, there is focus on monitoring for the appearance of aquatic invasives within this waterbody and controlling ones that are indicated as presenting high concerns. The LGPC is currently focusing on addressing Eurasian watermilfoil (form dense vegetative mats that degrade habitat and reduce recreational access) and Asian Clam (displace highly vulnerable native mollusks that are often already threatened, reduce biodiversity, and alter the food chain).

There are also land-based invasives that are in focus. The Lake George Land Conservancy is involved in monitoring and managing terrestrial invasives including but not limited to Hemlock Wooly Adelgid (HWA), shrubby honeysuckle, garlic mustard, and Japanese knotweed. Eastern hemlock trees make up significant portions of the forest cover in Town. As of 2024 the APIPP lists the HWA insect as an invasive that should be contained and its spread halted in order to mitigate change in the area's forest habitat and water quality environment.

Water Quality/ Water Environment Protection

The Town of Bolton is promoting comprehensive stormwater management and is acting to improve the water quality environment in this community through the LWRP, municipal operating practices, and the management and regulation of development. It is involved in efforts to prompt and incentivize upgrades of onsite septic systems within the extensive areas that are outside the existing sewer service area in Bolton's core. The Town has also participated in sub-area studies and secured funding for stormwater infrastructure upgrades, retrofits, and extensions from area non-profits and regional governments and authorities, such as the Lake George Park Commission.

Lake George is located within a small sub-basin within the broader Lake Champlain Drainage Basin. A defining feature is the small watershed size that is linked with the steep and mountainous terrain surrounding the Lake.

According to the NYSDEC, Lake George is rated as 'Class AA-Special'. This is the highest rank. It is typically assigned to drinking waters. This is the same status provided to its main tributaries located in the Town. Lake George is required to support its best uses as drinking water supply source, primary and secondary contact recreation use, and fishing use.

Despite its pristine attributes, there are concerns with water quality impacts on Lake George[14]. These concerns include the following water bodies:

- Lake George (1006-0016) and tributaries;
- Huddle/Finkle Brooks and tributaries (1006-0003); and
- Indian Brook and tributaries (1006-0002).

[14] NYSDEC. Final 2018 Section 303(d) List for Impaired Waters Requiring a Total Maximum Daily Load (TMDL)/Other Strategy, 2020. Page 5.

The Huddle/ Finkle Brook set was assigned this listing based on a 'cause/pollutant' of silt. The other sets were assigned a cause/ pollutant of silt/ sediment. They were all linked with a source defined as 'Urban/Stormwater, Erosion.'

Working Lands

Forestry/ Logging

There is extensive forest cover in Town, with large stands of deciduous as well as conifer tree species. Outside parklands, per assessment data, private lands specifically managed as forest resources and which periodically receive timber harvesting in their woodlands are concentrated south of Coolidge Hill Road and north of New Vermont Road. It is roughly estimated this acreage is on the order of 1,000 acres, represents 25 parcels, and covers 3.5% of private lands. There are also significant forest expanses on numerous vacant, large residential, and other lots, which are also periodically are logged.

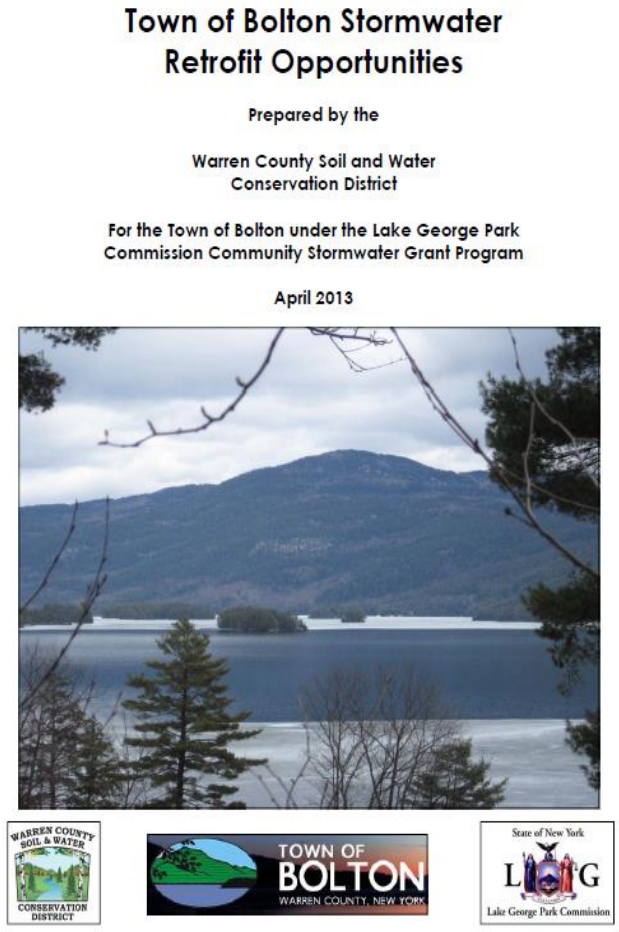


Figure 13 – Now over a decade old, this plan focuses on alternative stormwater retrofits around Finkle Brook in the Bolton Landing Hamlet followed on from a 2012 analysis of strategies to improve the Stewart Brook/Dula Pond Watershed.

When there is tree cutting, the Town regulates lumbering so there is not contiguous clearing which can expose extensive sensitive soils and result in erosion and siltation in the water resource environment, or where tree cutting may negatively influence visual aesthetics. For the part of Town in the jurisdiction of the Lake George Park Commission, starting in 2021, it is required that a "Notice of Intent (NOI)/ Soil Conservation Plan Form" be filed for operations prior to the use/construction of a log landing, header, skid roads or trails. According to LGPC permitting data, there were an average of five Logging NOIs submitted per year in the whole basin of which Bolton is one part. Actions which comply with NYS Forestry Best Management Practices for Water Quality are not subject to LGPC's stormwater and stream corridor regulations, but do need to meet stormwater management requirements of the Town.

Agriculture

Topography and soils in Bolton are not highly conducive to agriculture, at least in terms of having large areas of soils that are productive for this purpose. This may be why there does not appear to be an agricultural district program within this part of Warren County.

There are no farming/ agricultural land uses identified in this community based on assessment data classifications; however, there may be some limited farming activities, as well as tree-farm or nursery operations. One example of a small craft farm is at Sweet Pea Farm Perennials on Federal Hill. As means of supporting area producers, there is a seasonal farmers' market held in the Bolton Landing hamlet on Fridays, which enables visitors to interact with farmers, community organizations, and crafts people.

Sustainability

Low Impact Development (LID)

Low Impact Development (LID) involves using management approaches and deploying practices which can mitigate the severity of the impacts from physical growth. Often this can involve advancing principles of natural design and mimicking ecological processes. It can also involve utilizing design and practices that can protect or avoid sensitive resources/ features. Examples of LID applications may involve reducing runoff and pollutant loadings during site development through management of site disturbance and grading, the purposeful application of decentralized stormwater designs, and through the construction of green infrastructure, such as rain gardens. The Lake George Association (LGA) has prototyped a broad series of performance categories for LID, covering a range of topics such as but not limited to preserving sensitive habitats, protecting soils, restoring shoreline buffers, renewable energy sources, and outdoor chemical use. It makes practical sense to promote beneficial practices within land development and to educate the community about the ways to act as stewards and advance LID. Moreover, the LGA has model laws that contain examples of LID practices and can be considered as part of future zoning and projects designs.

Water Environment Protection

The Lake George Association (LGA) indicates untreated stormwater is the largest factor impacting water quality. The LGA identifies a concern for runoff and siltation from stream erosion, and associated with physical development. They note a slow water exchange rate in the watershed means pollutants are not rapidly attenuated. Sources of impacts on water quality include potential contamination from deicing chemicals or phosphorus from fertilizers found in many landscaping applications. There are also some cases of pathogens beings introduced from disrupted septic systems and sewer system overflows.

Numerous studies and projects have been performed in stream basins and stream corridors to advance stormwater management and minimize urban stormwater runoff. Of particular concern is the advent/ growth of sandbars at the base of major tributaries. One local example is at Finkle Brook's outlet into Lake George, adjacent to Veteran's Memorial Park and just north of Norowal Marina in the lee of Green Island on Bolton Landing's north side.

Stormwater Planning - The Town has a Stormwater Management Plan. It outlines strategies for managing, treating and directing stormwater. It also provides guidance on practices that are intended to be used for keeping the roads and drainage infrastructure in good working order and for managing storm sewers and Town roads so there is a minimized potential for pollutants to enter stormwater systems. It also addresses ways to guide and manage land development so it does not cause or result in increased rates of runoff which can impact downstream street and drainage infrastructure, or generate siltation or other water quality impacts in streams and waterbodies.

Many aspects of stormwater management regulation involving land development are carried out per Town Chapter 125 Stormwater & Erosion Control, as adopted in 2021. This law is consistent with the Lake George Park Commission stormwater regulations. It is organized to ensure that storm flows throughout Town are managed so there is acceptable water quality. Currently, Lake George, as a receiving body is classified as among the highest quality water within all of the State, as are its tributaries. Development for housing, logging and other activities can influence the amount of sedimentation and erosion that occurs in a watershed. It is important to monitor the quantity and quality of stormwater flows and ensure that sedimentation and erosion from development do not have any adverse effects on the pristine quality of the waters of the Lake George basin.

The 2003 Comprehensive Plan recommended review of the Town's vegetative clearing regulations as a means of protecting environmental resources. The Plan also suggested exploring the effectiveness of the local stormwater law to ensure it is functioning to protect the environment. There have been municipal reviews of how existing requirements could be modified, and how local development policy changes were enacted. Going forward, topics to examine could include: whether to refine requirements for stormwater plan submissions to encapsulate smaller developments per §125-9; considering when to require onsite soils analysis as part of development review; whether to provide for stream buffer protection covering all streams in Town; and consideration of possible ways to guide the use of green stormwater infrastructure (GI). GI can be used to assist the quality of treatment and attenuation of peak flows, and depending on the application, it may have additional benefits, such as by improving or creating habitats, or providing landscaping that delivers shade or improves the attractiveness of a site.

Town Code Chapter 126 Stream Corridor Management Regulations, adopted in 2023, establishes permit requirements and standards for protection of stream environments adjacent to perennial streams assigned an AA-special water quality rating by the NY State DEC. For these designated riparian corridors, in the Lake George watershed, there is a prohibition on land disturbance and development in a stream buffer extending thirty-five (35) feet on each side. This law mimics LGPC efforts and has exceptions for the approval of stream crossings, such as using bridges or culverts. It also provides for timber harvesting/silviculture, provided such actions comply with specified standards. This would include confirmation that a development is qualified for an exemption from the Town's stormwater regulations. As an example, compliance with NY State Forestry Voluntary Best Management Practices for Water Quality: BMP Field Guide 2018 Edition may qualify for an exemption.

Road Salt Initiative – One focus among parties in the Lake George basin has involved defining how actions can be structured to minimize the use of road salt and find ecologically safer substitutes. This has involved establishing and extending the use of best management practices (BMPS), working with highway officials to promote the use of proven alternative chemicals and techniques that minimize potential salts application. It has also involved advocacy to implement technologies to pretreat roads and deploy equipment in order to plow snow and ice more effectively, so that

lower overall volumes of deicers are required to be applied. This Plan emphasizes the continuing examination and deployment of BMPs which will mitigate this issue. There is strong evidence it is possible to cost-effectively deliver winter maintenance plus achieve water quality protection using alternative techniques. Moreover, there is a strong base of user knowledge being established in and around the Lake George basin that can be tapped in to help Town officials with prototyping new equipment and practices.

CSLAP & LG Watershed Conference – The Citizens Statewide Lake Assessment Program is a volunteer lake monitoring program conducted by NYSDEC and the NYS Federation of Lake Associations (FOLA). The CSLAP provides a database to help lake associations understand lake conditions and foster sound lake protection and pollution prevention decisions. It also is used to inform Priority Waterbody Listings.

The 2007 Interpretive Summary Abridged Report is the latest volume addressing Lake George. In 2006, the Lake George Watershed Conference produced the report 'Status of Accomplishments & Future Priorities', addressing elements of regional resource planning and management, invasive species, stormwater management, and wetland protection. However, this latter effort experienced organizational problems and has since ceased operations and subsequently disbanded.

Fortunately, overlapping with this period and progressing since that time, parties like the Lake George Association/Fund for Lake George, the Darrin Fresh Water Institute, and Waterkeeper have emerged in more prominent assessment and resource management planning roles. In addition to the efforts by the Lake George Park Commission and the regional Soil & Water Conservation District, these non-profit, education and advocacy organizations have conducted various forms of water resource testing and monitoring, as well as public education and engagement.

There is not an appointed conservation advisory board or committee in Bolton. However, the Town Board and the Planning Board are in positions to work collaboratively with all of these parties to identify needs and address water resource management strategies for the community's watersheds and its riparian environment, inclusive of the main body of Lake George.

The Planning Board is particularly well positioned to advocate for improving green infrastructure during development. It can promote resource conservation through preservation of open space and natural resource features, both directly and through support of land conservation organizations, as well as by identifying ways for adding and improving green infrastructure when properties are developed. While it could benefit from the backing of a local climate protection plan, it will be particularly beneficial for the Planning Board to guide landowners in resource management, conservation, and addressing stormwater by treating the flows, adequately attenuating them, and infiltrating flows into the ground as a way to sustain watershed quality.

Harmful Algal Blooms Prevention - Per the Harmful Algal Blooms (HABs) Action Plan for Lake George:

Harmful algal blooms (HABs) in freshwater generally consist of visible patches of cyanobacteria, also called blue-green algae. Cyanobacteria are naturally present in low numbers in most marine and freshwater systems. Under certain conditions, including adequate nutrient (e.g., phosphorus) availability, warm temperatures, and calm winds, cyanobacteria may multiply rapidly and form blooms that are visible on the surface of the affected waterbody. Several types of cyanobacteria can produce toxins and other harmful compounds that can pose a public health risk to people and animals through ingestion, skin contact, or inhalation[15].

As a means for local stakeholders and the NYSDEC to prevent and combat HABs, the HABs Action Plan defines Lake George conditions, including physical and biological characteristics, summarizes research on HABs, identifies potential causative factors that may contribute to HABs, and provides information on the Lake's recorded HAB outbreaks.

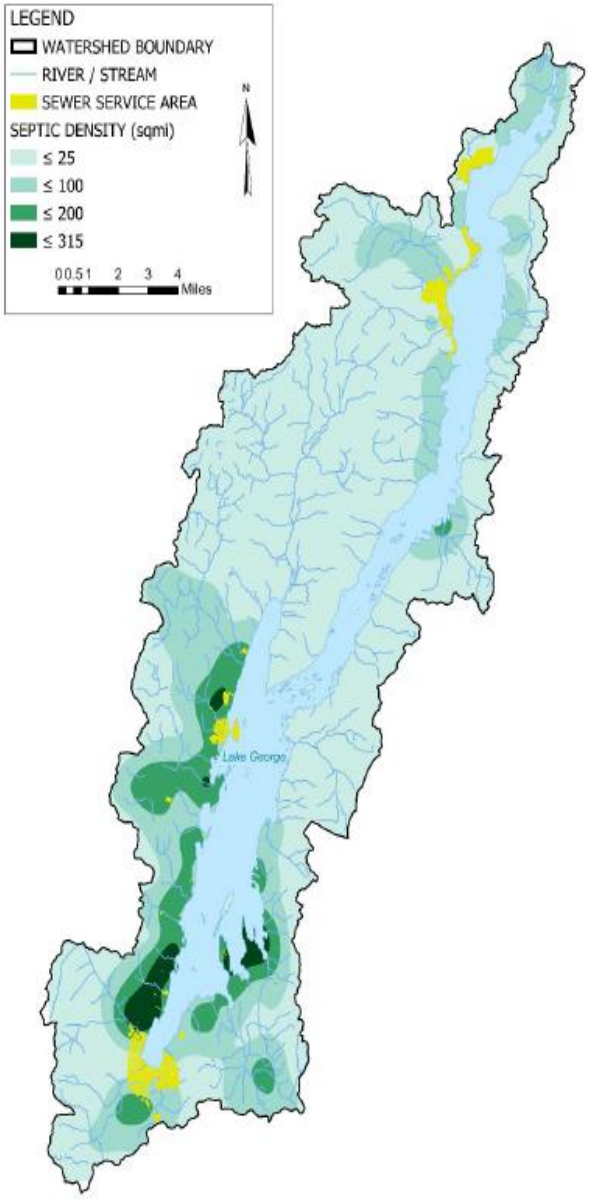


Figure 14 – Densities of Septic Systems and Sewer Districts in the Lake George Basin (Source: 2022 HABs Action Plan)

[15] NYSDEC and Lake George Park Commission. 2022. HABs Action Plan for Lake George. Page 7.

It culminates with specific recommendations and implementation measures to minimize the presence, frequency, duration, and/or intensity of HABs and to protect the health and livelihood of residents and wildlife.

Generally, as a way to maintain water environment quality, the HABs Action Plan provides for stormwater management controls and regulates the siting and operation of onsite sanitary (septic) systems to help assure that future land development does not contribute to undesirable changes in the highly valued Lake George water environment. Accordingly, stormwater management controls provided in association with new land development can be structured to aid in slowing the rates and volumes of stormwater flows. Stormwater controls can also be used to improve the water quality related to stormwater runoff during construction as well as after the point construction is completed.

The HABs Action Plan addresses Lake Management / Water Quality Goals, including incorporating stormwater management facilities into developed land to minimize nutrient concentrations within runoff[16]. Thinking broadly, beyond just the scope of the HABs Action Strategy, the design of stormwater management features and controls can be applied to assist with ground infiltration of storm flows and structured to ensure that water temperatures are not elevated, and as a means of avoiding the introductions of contaminants, solids, or excess nutrients. These types of measures can ensure that stormwater flows in and around land developments will not be prone to contributing to potential changes in the water quality environment which may influence the ability for HABs to take hold.

Likewise, designing onsite sanitary systems to effectively treat and polish effluent, and prompting routine maintenance of systems so they function properly, can aid in maintaining a stable water environment. With a warming climate, improving green infrastructure and leveraging residents' participation in finding ways to prototype and deploy green infrastructure can help ensure sound land-use and quality stormwater management. It can also aid and increase resiliency to extreme weather events, ranging from droughts to intense or prolonged rain events.

Onsite Septic Systems

Outside of the Sewer District, large areas containing residential development are served by individual onsite septic systems. It is an imperative to maintain such systems in good working order to ensure that nutrients do not impact waterbodies and that ineffectively treated sanitary wastes do not contaminate wells on or near such septic system.

In 2019, the "Bolton Septic Inspection Program" local law was enacted. This townwide septic system inspection program covers all properties serviced by an onsite wastewater treatment system and it requires that in advance of any transfer of ownership of real property that is serviced by a septic system, that as part of the sale or coneyance there be a pre-transfer inspection. The Lake George Park Commission began a program in 2023 that requires all septic systems that are within 500 feet of the Lake George shoreline or within 100 feet of a DEC regulated stream flowing into Lake

[16] Ibid, same source as the previous footnote. Page 54.

George be inspected every five years. Both programs require inspections by qualified individuals and parties certified by the LGPC to perform this analysis are also able to generate Town-triggered inspections.

Lake George Septic Replacement Grants – There is a Septic Replacement Program that offsets some of the cost of new, high functioning systems, which is an objective promoted by the Town, the Lake George Association and the non-profit Waterkeeper. This County-operated Program can provide up to 50% of eligible costs for septic system upgrades, with a maximum reimbursement of $10,000 per project. Parcels with faulty septic systems within 250' of Lake George are eligible for grant assistance towards septic replacement. Property owners must complete an application and provide all necessary documentation in order for their grant request to be considered. Applicants will be asked to provide a letter from a qualified engineer stating the septic system is failing or deficient.

Flood Damage Prevention

Regulations covering flood damage prevention are encapsulated in Town Code Chapters 125, 150 and 200. It makes sense to promote development and redevelopment where infrastructure is adequate and sustainable, and not at serious or unique risk of flooding disruption. The Town does not maintain a list of properties damaged by flooding, so tracking this could be informative. It is also warranted for the Town to ensure development does not impact, or overly rely on, undersized bridges or culverts. Likewise, there can be care to manage growth on private flood prone roads, or public roads which lack an alternative reliable source of access in case of flooding.

Regional Stream Buffer Program

The Lake George Park Commission established permit requirements for protection of stream corridors to conserve riparian and aquatic ecosystems and provide environmentally sound use of land. The stream corridor regulations establish 35-foot buffers along DEC protected AA-Special streams flowing into Lake George. Regulations limit the construction of impervious surfaces and vegetation removal within this 35-foot buffer. There are also standards limiting modifications of stream channels and design criteria for culverts and crossings. The Town can begin to plan for greater community resiliency in the event of severe or long duration heavy rains, by assessing potential risks in unmapped stream corridors—increasing the understanding as to whether significant risks exist to persons or properties in the case of severe storms. The assessment should also identify and characterize potential at-risk infrastructure and possible methods to reduce and mitigate such risks.

Green Infrastructure

It is likely that this community will experience the effects of climate change, whether through dry periods, heat waves, or extreme precipitation. Green infrastructure (natural and nature-based solutions) can improve communities' resiliency by helping manage flood risks, prepare for droughts, reduce urban heat island effects, and ultimately protect Bolton's shoreline. Low impact, natural design solutions can also aid in community character and livability. This may include adding vegetation that supplies shade or improves habitat, all while providing cost savings both in terms of capital costs and/or the facilities or equipment's operation and maintenance costs.

Sustainability Practices

Climate Smart Communities (CSC) Program - In February 2022 the Town registered with NY State's Climate Smart Communities (CSC) Program. This initiative of the NYSDEC provides local governments with guidance and funding to plan for a changing climate—helping to formulate strategies to lower greenhouse gas emissions and adapt infrastructure and local operations so that the community is more resilient in the face of climate change. With the Town having a planning staff, the resources of the Planning Department can assist the Town in aligning actions and coordinating efforts with Warren County and the County Board of Supervisors, which established a multiparty Climate Change Task Force and charged it with prioritizing techniques that support a more climate resilient community. The County's Climate Smart Coordinator is based out of the County Planning Department and is the point of contact for Warren County. The Town Planning Director is a member of the Warren County Climate Smart Task Force and seeks to create a Town CSC committee and work towards Bronze Certification.

As a means for promoting the long-term health and welfare and protecting the economic base, town planners and elected leaders can engage the community to increase local resiliency in extreme weather events. The 2023 Warren County Hazard Mitigation Plan includes a comprehensive risk assessment of hazards of concern[17]. It discusses the potential impacts of climate change upon such hazards, with an analysis that defines risk using an equation that takes the probability of a hazard event arising and multiplies it by the potential impact. Impact is considered the effect on people, property, and economy of a particular planning area.

The 2023 Warren County Hazard Mitigation Plan Jurisdiction Annex provides local profiling, capability assessments, and risk characterization around possible hazards[18]. Included are possible mitigation strategies that can aid long-term resiliency. The Annex lists a broad set of potential Proposed Hazard Mitigation Initiatives and a Summary of Prioritization of Actions. Examples of actions it assigns high scores to include but are not limited to: Flood Education and Outreach; a Flood Damage Prevention Ordinance Update; Stormwater Engineering Reviews; and capital expenditures, which could include Edgecomb Pond Dam facilities or secure emergency electrical power generators for critical facilities.

Night Sky - A dark sky is a considered a natural resource. When sky glow or light spill is managed it protects the views of surrounding hillsides, enables clear visibility of the sky and stars, and provides a significant contribution to Bolton's remarkable character that derives from the vast natural scenery of Lake George and the broader Adirondack Park. In addition to preserving nighttime views of the stars and planets, managing ambient lighting in order to avoid excess lighting and light spill serves to protect local wildlife and provides environmental quality through lower energy

[17] Tetra Tech, Inc. 2023. Hazard Mitigation Plan – Warren County, NY: Volume I. See Section 5. Risk Assessment.

[18] Tetra Tech, Inc. 2023. Hazard Mitigation Plan – Warren County, NY: Volume II. See Section 9.2 – Town of Bolton Jurisdictional Annex. Pages 9.2: 1 to 47.

consumption. It also aids public wellness by helping maintain the populace's natural sleep patterns and circadian rhythms.

In the Lake George basin, managing outdoor lighting involves finding ways to ensure there are purposeful designs which do not result in over-lighting or undesirable intensity or shades, which may result in visibility from many vantage points, when it occurs, for example, at a high elevation, on the edge of a dense forest, or is further reflected on the water's surface. Efforts to manage the effects of outdoor lighting in the Town have included a dark sky study and impact assessments. Regulations can be used to ensure that appropriate lighting layouts occur on public properties and within land developments by addressing lighting levels, spillage, and the avoidance of glare on abutting properties. In populated settings, lighting designs can also be guided to help accentuate commercial and public settings that contribute to sense of place.

Renewable Resources

Clean Energy Communities: As a means of prompting a healthy and sustainable environment and investment in future-focused clean energy solutions, the New York State Energy Research Development Agency's (NYSERDA) Clean Energy Communities (CEC) initiative provides resources to help municipalities execute local sustainability goals. Through the support of Clean Energy Coordinators, communities subscribe within a metric-based framework which is used to guide and define whether and how to advance high-impact clean energy actions that will support compatible local development, and qualify it for funding based on progress with the available actions on this checklist.

The Town is seeking entry into the CEC program. Doing so fits within a smart growth principle to promote and integrate clean energy resources and related incentives. For Bolton, it may be feasible to package this effort along with the pursuit of State or Federal grants in order to qualify for low or no cost electric or hybrid passenger vehicles or light duty pick-up trucks. There is a good chance these could be cost-effective and easily deployed for use by municipal staff in planning for recreation maintenance roles. Likewise, it may be possible to obtain electric landscaping equipment, or vehicles, for use by personnel in buildings and grounds work.

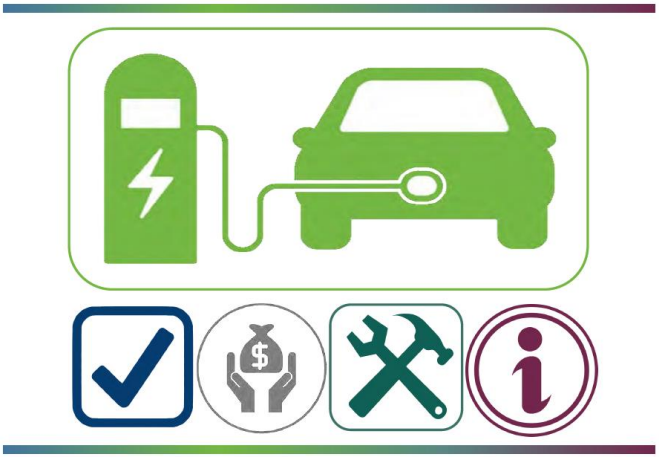
NYSERDA has 15 categories of possible action[19]. The following are some select examples of categories for action available in the CEC initiative:

- Benchmarking and annually reporting of energy used in municipal buildings, or large private buildings.
- Providing Build Readiness, which can help define how to advance compatible large-scale renewable energy projects at locations involving underutilized lands, landfills or parking lots

[19] NYSERDA High Impact Actions. *https://www.nyserda.ny.gov/All-Programs/Clean-Energy-Communities/High-Impact-Actions*

- Renewable Energy, where the Town helps extend the use of clean energy technologies by subscribing municipal accounts with clean, community distributed generation (CDG) sources, such as community solar. Alternatively, the Town could explore hosting or installing solar or wind power on its property.
- Clean Energy Upgrades & Municipal Building Demonstrations, which reduce emissions from public properties and shows what is possible for the community. Retrofits of existing public buildings may involve deployment of energy efficiency technology, such as heat pumps, to achieve net zero energy use.
- LED Streetlights.
- Thermal Energy Networks (shared systems can promote sustainable compact neighborhoods).
- Clean Fleets, including electric vehicles and charging infrastructure to reduce greenhouse gas emissions and pollutants.
- Electric Landscaping Equipment.
- Municipal Clean Fleet Inventory.

Electric Vehicle Infrastructure



The Rural Electric Vehicle Charging Station Assessment, 2023, by the Adirondack/Glens Falls Transportation Council (A/GFTC) provides local and regional assessment and strategy that can aid in the transition to a high prevalence of EVs and promote and integrate clean energy resources and related incentives. Within this regional plan, Bolton's Hamlet core is characterized as one of the key pockets of

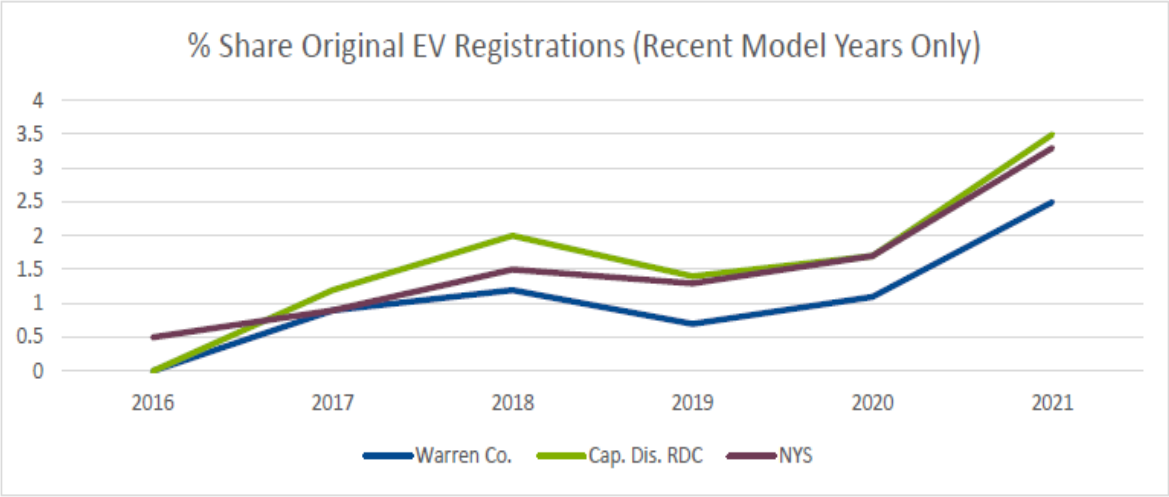


Figure 15 - NYSERDA depiction via EValuateNY

charging infrastructure in the region[20]. Within this core there are seven Level 2 chargers and no fast chargers[21]. Two of the Level 2 chargers are open to the public and situated west of Cross Street in the public parking area behind Town Hall, while the others are at the Sagamore. The study notes that it includes within the inventory, locations where charging stations are available primarily for patrons of specific businesses, or for Tesla vehicles only. This means that in some of these instances the assessment does not define the cases where facilities may not be easily accessible by the general public.

The study notes the best locations for charging stations address convenience, safety, user-friendliness, and efficiency[22]. Examples of good locations include:

- Public venues such as town halls, libraries, and museums, and public parking areas near walkable downtown clusters (information on summertime levels of use for existing charging stations at Town Hall can provide perspective on whether and when to consider adding more).
- Parking areas for long-duration venues (restaurants, theaters, tourist attractions, medical clinics).
- Public parks and/or boat launches with sufficient access to electric infrastructure (Norowal Marina may be a candidate, which may support the emergence of clean electric boats).
- Employee parking lots where there are a large number of employees.

As a way to prompt more widespread deployment of EV charging technology, where demand is expected to escalate as the percentage of EVs grows, there could be consideration for zoning standards that require onsite charging stations be identified during site plan review, perhaps with a certain number of parking spots as the threshold.

It might also be feasible to plan for deployments of public as well as private charging stations within and around the public street grid and public properties. This could be done in conjunction with a broader hamlet area parking and/or intermodal study, that looks at the supply and demand of parking, potential pricing for and time limits on public parking, perhaps with the use of meters, as a way to promote optimal usage and turnover. Consideration of an EV shuttle to aid users in easily accessing either parking on the fringe of the hamlet or destinations on the Route 9N corridor might also be part of this study.

[20] A/GFTC. 2023. Rural Electric Vehicle Charging Station Assessment. Page 6.

[21] Ibid. Page 9.

[22] Ibid. Page 7.

Goals & Strategies for the Living Environment

LE1 - Conserve and protect natural resources such as shorelines, areas adjacent to streams and wetlands, forests and forest edges.

Strategies:

- Update the zoning regulations to protect shoreline, stream, and wetland buffers from land development.
- Promote conservation of open space and natural resources including forests, shoreline, streams and buffers.
- Empower Soil & Water Conservation District and non-profits to educate residents about the value of natural resources.
- Consider establishing a Climate Smart Task Force.
- Establish practical zoning standards that limit development activity along steep slopes; discourage significant grading overall.
- Advance practices and standards to prevent or manage invasive species during land development.
- Work with non-profits to protect open space, including but not limited to source waters.

LE2 - Guide land use change/ development to fit Bolton's unique rural, residential and environmental character and blend with its scenery.

Strategies:

- Limit visible development along ridgelines and mountaintops through the development of guidelines or standards that avoid removal of vegetation and screen new structures.
- Provide lighting regulations that avoid light spill and are consistent with dark sky strategies.
- Update drainage, grading, and tree clearing regulations for land development.
- Monitor implementation of short-term rental regulations and consider updates as needed.
- Discourage the development of roads, including access roads, on steep grades that may be inaccessible to emergency responders.

LE3- Ensure water resource protection.

Strategies:

- Form a new Stormwater Management Plan addressing topics such as lake and watershed protection, municipal drainage enhancements, and flood resiliency.
- Improve zoning or other municipal policies to manage runoff during small rain events or deluges, protect water quality, and achieve specific objectives in the Stormwater Management Plan.
- Consider water and/or sanitary sewer service extensions and upgrades that help protect the natural environment (would likely require APA Major Public Utility Approval outside of a defined Hamlet).
- Advance planning and implementation for capital improvements in the Stormwater Management Plan and aligned regional studies.

- Regularly invest in road and drainage network to bolster facilities resilience and enhance flows management and treatment.
- Strive for effective road maintenance while signficantly reducing salt usage.

LE4 - Structure and promote hazard resiliency.

Strategies:

- Continue to upgrade Edgecomb Pond Dam to provide safety and resiliency improvements.

LE5 - Foster substantially lower greenhouse gas emissions in the community.

Strategies:

- Strive for Climate Smart Community Bronze Certification or greater by focusing on municipal actions that help to reduce public expenditures.
- Promote green building and energy star ratings within new development.

COMMUNITY CIRCULATION

Promote a safe and diversified transportation system to serve the needs of all residents and visitors.

Community Circulation Profile

The transportation system's features influence and are influenced by land use, making these important inter-related topics. The activity patterns in and around the Bolton community are made possible by a multifaceted transportation network and systems. These can influence the connections between people and land uses. In Bolton, trails represent an overlap of transport and recreation. Trails are an important part of the economic base as well, and cultivating trail opportunities is essential to aiding and enhancing tourism.

Transportation System

The attributes and character of the transport environment influences local and regional land use relationships and overall development. People experience Bolton as they travel along its corridors. Visitors often travel great distances to be here, so connectivity with areas outside the community are important to consider, as well as the patterns of mobility inside of the Town. Moreover, it is important to contemplate how the road system influences sense of place in Bolton's different settings, as well as to recognize how regional transport policies and planning may influence area activity patterns. **Map 2 Transportation & Infrastructure** depicts transportation system attributes.

Effective transportation, across all modes, is critical to connecting people and sustaining and growing the local and regional economy. The Transportation System discussion describes the regional planning context and features of the road system. The part on Connections focuses on non-motorized and transit mobility and ways residents rely on the regional transport system to access jobs, as well as goods and services. Transit can potentially provide a form of cost-effective transport for the workforce, as well as supporting tourism mobility. Notably, the Greater Glens Falls Transit (GGFT) service has seen increased ridership trends over the last few years, indicating that demand for transit to tourist centers in Lake George and Bolton continues to grow.

Regional Transportation Plan & Program

The Long-Range Transportation Plan (LRTP) that is periodically updated by the Adirondack/ Glens Falls Transportation Council (A/GFTC) sets the direction for major transportation investments with the region's planning and programming area using a 20-year horizon. The LRTP lays out transport principles and performance measures for the region by addressing topic elements, such as:

- Infrastructure Conditions;
- System Reliability & Performance;
- Freight Movement;
- Public Transportation;
- Complete Streets; and
- Environmental Sustainability.

Using this framework, the LRTP addresses:

- The need to continue providing support for innovative efforts to address rural mobility needs through technical assistance, collaboration, and coordination with relevant partners.
- That 73.3% of 312.6 miles of federal aid eligible roads have pavement conditions assigned below a "Good or better" ranking, with an LRTP priority to support pavement preservation.
- The importance of prioritizing the maintenance and expansion of bicycle and pedestrian facilities within pavement preservation and rehabilitation projects.
- The need for increasing the use of alternative modes, including public transportation, bicycle, and pedestrian infrastructure, and including ridesharing options.
- The five-year average annual rate of non-motorized fatalities and serious injuries throughout the County of 14.6 as of 2021. It sets LRTP priorities to continue to use engineering to identify safety improvements and to collaborate with the LC-LGRPB on development of a Comprehensive Safety Action Plan.

Linked with the Long-range Plan is the NY State Transportation Improvement Program (TIP), which lists federally-funded transport projects that are programmed for design, construction, or purchase in the next five-years. Federal law requires publication of an Annual List of Obligated Projects that are partially or wholly federally funded. There are no projects identified for Bolton in the Annual List of Obligated Projects Federal Fiscal Year 2024-25.

The 2025-2026 Unified Planning Work Program (UPWP) is also linked with the LRTP. The UPWP's purpose to define the transportation planning and programming activities that are intended to be undertaken by A/GFTC in the next year. There are no initiatives identified for Bolton in the current version. Going forward, proposing studies for placement in the UPWP may supply a mechanism for conducting beneficial transport planning and budgeting. A completed plan can be used to pursue federal and state support for implementing measures laid out within it.

Examples of topics which might be covered within the UPWP for Bolton could include:

- Mobility study – addressing the potential for some type of micro transit to identify the need to change offerings formerly supplied through the seasonal trolley. This could potentially assist tourists and/or workers in reaching destinations without the use of personal autos.
- Updated hamlet area multimodal plans that address the Route 9N corridor, Complete Streets, traffic safety programming, and advance hamlet area sidewalk extensions and management.
- Parking study – to analyze supply and demand and the alternative techniques and policies for optimizing systems of parking in and around the Hamlet.

Road Transport System Attributes

The major transport routes running through Bolton include:

- **Interstate: 87 ("Adirondack Northway")**: This super-highway runs along the western edge of Town. There are two adjacent limited access interchanges that service Bolton: 1) Exit 23 in Warrensburg/Lake George is southwest of Town; and 2) Exit 24 is by the Riverbank Hamlet and the Schroon River Road west of Town. There is no park and ride lot at Exit 23, but there is one near Exit 24.
- **State Route: 9N (Lake Shore Drive)**: This major community artery runs north-south along Lake George's western shore. It is a gateway from the Town of Lake George in the south and the Town of Hague to the north. Route 9N meanders along Lake George. A majority of population and development is situated near it. Roughly three miles beyond the Town's southern boundary, 9N provides a southerly-connection with I-87 in the Town of Lake George, where there is a park and ride. In 2022, the Annual Average Daily Traffic (AADT) on the segment south of Horicon Avenue in Bolton Landing Hamlet was 5,045 vehicles. North of there it was 3,486, with a further decrease in the volume to the north of the intersection and Lake Shore Drive – Riverbank Road. Sustained, elevated peaks occur on both of the southern segments when tourism is high during summer.
- **County Routes:** 11, 41, 27, 25, 18, 48 & 49 - County Route 11, the Lake Shore Drive – Riverbank Road is the main east-west connection in more northerly parts of Town, connecting with the Northway north of Bolton. Its AADT is 2,503.

Table 3: Local & Regional Road Miles

Type of Roads	Length (miles)
County Roads	22.6 miles
State Roads	13.0 miles
Interstate Routes	14.7 miles
Local/ Town – Streets/ Roads	107.7 miles

Measured with centerline miles using a Geographic Information System (GIS), there are a total of 145 miles within the four road types within this community, as shown in Table 3. By far the majority of these are Local Roads operated by the Town of Bolton.

Transportation & Infrastructure Map

Town of Bolton, Warren County, NY

Laberge Engineering Architecture Group Surveying Planning

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Data obtained from NYS GIS Clearinghouse, Warren County GIS 2023. Accuracy not guaranteed. Map Created 4/19/24. Update: 1/20/2025 Job Number 2023050

0 0.75 1.5 Miles

N

INSET

Town of Bolton
Surrounding Municipalities
Interstate Routes
State Routes
County Roads
Streets
Tax Parcels
Surface Water
NYS Owned Land
Sewer District
Water District
Water Mains
Sewer Mains
Bolton Water Filtration Plant
Town of Bolton Sewage Treatment Plant
GGFT Seasonal Trolley Route
Town Hall & Community Center
Marina
School
Fire Station

The Town Highway Superintendent is in charge of maintaining local streets. The Highway operations are housed at the Town of Bolton Highway Garage at 87 Finkle Road. Town staff are responsible for road paving and repair, cleaning streets, installing or repairing culverts, as well as managing street shoulders and appurtenant systems, including guard rails and street signs. The staff also seasonally plows and de-ices these routes to aid safe passage.

Connections

Traffic Safety

Based on a focus group meeting conducted in Spring 2024 with the Chief of Police and Chief of the Volunteer Fire Department, there are no particular locations identified that seem to be prone to vehicular accidents and which may be considered as locations to study and consider for retrofits as a means to aid and enhance traffic safety. They note there have been some crashes on rural segments of Route 9N, just south of the border with Hague. When these occur, they may involve high speeds.

The Police frequently position an electronic sign board that captures actual versus posted vehicle speeds in the southern hamlet gateway along Lake Shore Drive, in the vicinity of Sacrament Lane. The posted speed of 30 mph extends well south of Mohican Road. The electronic warning board is quite effective in prompting rapid slowdowns in traffic flowing northerly through there. The reader boards are used in other locations as well.

The Police Chief indicates there are not many incidents involving pedestrians and vehicles. In terms of pedestrian safety, most main vehicular routes with higher AADTs and pedestrian volumes are either State or County operated and maintained. Local officials do identify a continuing need for frequent repainting of cross-walks, particularly on Route 9N. However, there is a need to establish and maintain high visibility pedestrian signage.

Pedestrian & Bicycle Environment/ Amenities

The Town does not have an adopted Complete Streets policy. As described by Smart Growth America, advancing complete streets involves an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

The Town Planner has indicated interest in establishing a local complete streets policy. Achieving more complete streets in Bolton is consistent with promoting:

- Walkable / bikeable neighborhood designs;
- Development/ redevelopment where infrastructure is adequate and sustainable; and
- Sustainable mass transit that reduces the local levels of greenhouse gas emissions, such as by encouraging new streetscape infrastructure installations in the hamlet where there are bus stops.

Pedestrian volumes are highest in the core, denser parts of the grid, especially by the public-school campus, along Lake Shore Drive, and extending on Sagamore Road (CR#18) around FR Smith's Marina/ Norowal Marina and the Sagamore. Pedestrians are often observed along the entire length of Route 9N, particularly during periods of peak tourism as users wait for the seasonal trolley. Pedestrian activity is present near camps and the higher population densities around Trout Lake Road. One specific segment lacking a sidewalk and which is often cited as needing one due to a high number of observed pedestrians in close proximity to vehicles traveling at higher speeds, is on Lake Shore Drive from Mohican Road extending south towards the Sembrich/Chic's Marina/the Algonquin.

The County developed a database identifying the locations of sidewalks and other pedestrian system features. The Town may use this tool to routinely track sidewalk widths, surface treatments, conditions, and the presence of ramps or crosswalks. Ideally, the inventory could also capture the locations of attributes such as street lighting, street trees, pedestrian controls, or nearby ADA assigned parking, as applicable. This information can assist planning sidewalk maintenance/rehabilitation as well as new sidewalks. It could also be used by the Planning Board as it considers requirements for frontage or streetscapes during new development and as it pursues easements and donations of land for sidewalk installations or widening, traffic safety improvements, potential drainage or streetscape upgrades, and in stewarding access management.

Within Bolton there is a Town Recreation Commission as well as a Conservation Park Advisory Committee. People under 18 or who do not drive are more likely to walk or bike. As part of safe routes to parks, trails, and schools planning, it may be advantageous in the future for these parks and recreation-oriented bodies to consider sidewalk or other pedestrian and bicycle safety needs.

Bicycles, as a mode of transportation appears somewhat limited. This may be in part to the presence of steep grades in many parts of Town, limited road width, and the long winter seasons. However, providing bicycle friendly designs and incorporating bicycle infrastructure at public facilities and major land uses can ensure there is convenience and opportunities for such users. As the use of personal transport grows and as there are increases in the use of electric assisted bicycles, stakeholders should assess whether and how these modes can be integrated into a multimodal transport framework for Bolton. Advancing opportunities to bicycle safely is an important part of providing for a versatile network of streets. Providing for walking- and bicycling friendly transportation environments is a topic that can be used to promote community and stakeholder collaboration in planning. It is expected that parties at the regional transportation council, the County highway/public works and planning divisions, and at NYSDOT have worked on multi-modalism throughout the region, and would all be prepared to assist with data development, analysis and planning that can be useful in promoting walkable/bikeable neighborhood designs.

Bus Services & Regional Transit

Seasonal Trolley: The Capital District Transit Agency (CDTA) was recently organized and will replace the former Greater Glens Falls Transit (GGFT), which was merged with it. The CDTA now collaboratively serves the 11 municipalities that were in the GGFT service area extending from Bolton south to Moreau and Fort Edward. Prior to the CDTA takeover, the GGFT operated eighteen transit vehicles and it carried 350,000 riders per year. The main GGFT service within Bolton was GGFT's seasonal bus service. The GGFT Trolley operated along Route 9N between Bolton Landing/Lake George and Glens Falls from late June through Labor Day (and on weekends in spring and fall). There should be a determination as to whether that service is intended to be continued by CDTA, and whether significant adjustments are contemplated. If warranted, local officials may seek to advocate for local interests surrounding this service.

Intercity Bus: Intercity motorcoach bus services are supplied by Adirondack Trailways and Greyhound. The former has a hub in Glens Falls and stops in Warrensburg. The latter has services stops in Chestertown. Regional buses enable travel south into Albany and northerly towards Canton and Plattsburg. There are available connections in Glens Falls for travel towards Albany, the airport, and other points south.

CDTA Regional Transit - Within its broader regional, year-round service, the focus is on providing access within an urbanized area extending around Glens Falls/ Queensbury/ Hudson Falls. Generally, bus routes operate from 6:30 am through 10:00 pm Monday through Friday, with more limited schedules on Saturdays. In 2023, GGFT and CDTA, working with the City of Glens Falls, merged these transit providers after receiving approval from the Warren County Board of Supervisors. Under terms of this transition, GGFT routes will be operated by CDTA; with GGFT vehicles incorporated into CDTA's fleet and re-branded. In order to accommodate CDTA operating procedures, operations will be shifted from "flag-down" to fixed-stop service. CDTA signs have begun to be installed and more operational changes may be undertaken as this transition progresses.

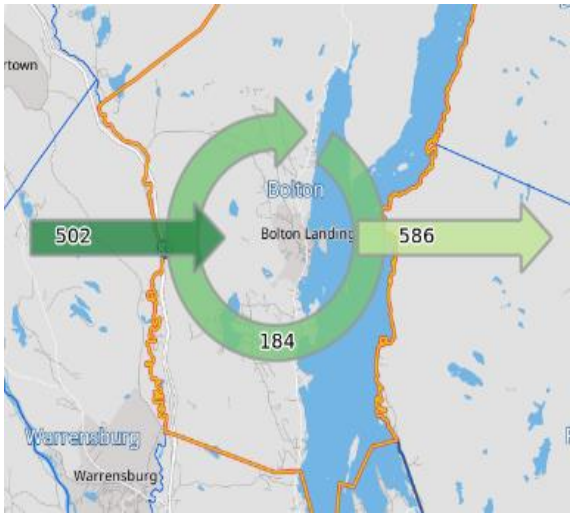


Figure 16 – Source: https://onthemap.ces.census.gov/

Workforce Mobility



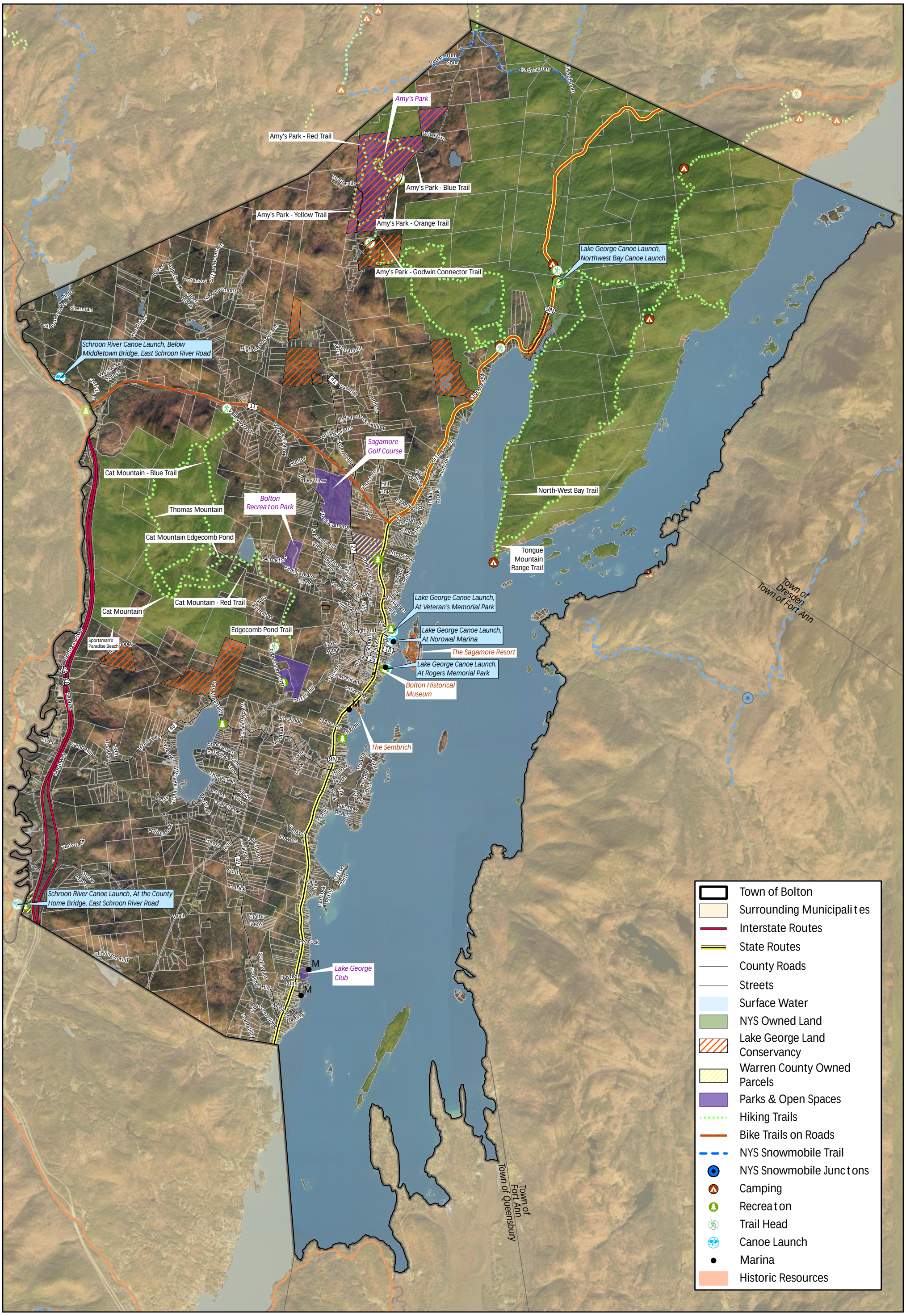
The average commute time for employed people living in Town is 23.4 minutes. This compares with 20.6 minutes countywide[23]. Within this group, 9.1%—nearly one in ten—worked from home. The vast majority, 81% drove alone to work, while 5.1% walked and none took transit.

According to 2021 census data, 586 residents of Bolton commute outside Town. Most are employed south of the Town in the greater Glens Falls area, but there is a smaller subset that work in destinations near Saratoga and Albany. Bolton is unique and is its own employment hub, with an inflow of 502 employees into the community from the adjacent region. Inter-town connectivity with surrounding municipalities year-round can help workers to travel on a daily basis.

The Rural Workforce Transportation Plan, 2023, by the AGFTC and Lake Champlain-Lake George Regional Planning, has goals to:

- Understand transport needs and gaps for the regional workforce.
- Identify ways to connect workers to employment centers.
- Identify potential transformative transportation projects.

[23] U.S. Census. 2022. American Community Survey (ACS) 5-Year Estimates, file B08141.



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Recrea t on & Open Space Map

Town of Bolton, Warren County, NY

The Rural Workforce Transportation Plan notes the central portion of Warren County, centered around Warrensburg and extending east to Bolton and south to Lake George, is an area of opportunity with demographic and economic conditions pointing to a need for additional transport services in general, and specifically regarding workforce transport. It notes municipal leaders and stakeholders in Bolton have sought out opportunities for expanded transit service.

The study recommends examining potential Warrensburg/Central Warren County: Community-based Microtransit/Mobility Management. It calls for dedicated service planning analysis that would examine possible ways to support a significant number of workers through robust and ongoing rideshare system to complement year-round transit in Lake George. The analysis would also consider a community-based micro-transit service that could provide rides to/from Glens Falls or Lake George in the morning/evening commute, while also providing local rides for general transport needs in Warrensburg and Bolton during the day.

Trail Opportunities

The "Recreational Hub Vision," as presented in the 2019 Bolton Recreation Hub Strategy, is:

> *The Town will become a year-round outdoor recreation hub, with a quality network of trails and recreational attractions that will provide amenities to residents, foster stewardship and awareness of the environment, create opportunities for sustainable economic development, and strengthen the Town's position as a high-quality tourism destination and place to live.*

Footpaths/ Trails

Map 3: Recreation & Open Space shows trails, and local 'Parks & Open Spaces'. The latter consists of select conservation-oriented properties, including conservation easements or land owned by the LGLC, as identified using readily available sources, such as the Hub Strategy.

Trails in Bolton are a combination of State assets, Town-owned facilities, and trails developed by non-profits, such as the Lake George Land Conservancy (LGLC). These include:

- The Pinnacle
- Cat & Thomas Mountain Trails
- Amy's Park
- Godwin Preserve
- Pole Hill Pond

Outside of but often adjacent to State lands, there have been valuable and unique open space preserves and conservation areas established in Bolton. These reinforce the open space cores that center on State parklands. As shown on **Map 3: Recreation & Open Space**, as well as on the Recreation Plan map in the HUB Strategy, they include extensive preserved lands around LGLC's Amy's Preserve and Godwin Preserve in the vicinities of Padanarum Road and High Nopit Mountain.

As presented in 2019, the Hub Strategy contained six sets of opinions of probable cost totaling roughly $1,250,000. These identified potential trails capital improvements and appurtenant facilities at six locations as depicted on correlated concept maps. The Town Planner does not believe these advanced past the original landscape plans and budgets.

Notably, the Hub Strategy also displays a notion for a proposed trail on County-owned land south of and partly adjacent to County Route 11. Although not providing a cost estimate, it could enable a connection between the Schroon River valley floor and highpoints on the divide between the Lake George-Lake Champlain watershed along the ridges of Thomas and Cat Mountains. Three examples of trails capital programs in this study are:

- **Pinnacle & Conservation Park** ($289,000 as estimated in 2018) – At least partly on Town land and includes the construction of: a restroom, shared access segments, new trail surfaces and signage.
- **Edgecomb Pond** ($142,000 as estimated in 2018) – At least partly on Town property, and includes the construction of: a seasonal outhouse, signage, parking area and shared access.
- **Valley Woods** ($151,000 as estimated in 2018) – This includes the construction of: a parking lot, signage, kiosk, and shared use paths along the Town's Valley Woods Road.

The Town has a five-member Conservation Park Advisory Committee, which includes one Town Board liaison. It might be worthwhile for stakeholders, including members of this Committee and the Recreation Commission, to assess whether there may be an opportunity to advance the 'Upper Hudson Woodlands' trail concept as part of Warren County's Outdoor Recreation Economy Plan formulation.

Town recreation stakeholders could also provide input on whether there is one or more priorities among the six capital programs presented in the Hub Strategy as a means of getting traction with one or more trail enhancements. Given inflation in the construction sector and economy, there should be an annualized, calculation of escalated costs for these estimates to ensure that any grant appeals do not underestimate a project's financial needs.

Snowmobile Trails

There are maintained, marked snowmobile trails within the Town. As displayed on **Map 3: Recreation & Open Space**, these trail corridors run through the Town within the northwest quadrant. However, there are not any formal snowmobile parking and access areas established within the Town. Rather access is provided in the Towns of Warrensburg and Horicon.

Goals & Strategies for Community Circulation

CC1 - Attain more complete streets and safely accommodate walking as part of living, working, and playing, as well as accommodate the safe use of bicycles, increased use of public transit, and other forms of personal transport.

Strategies:

- Adopt a Complete Streets resolution and consider development of a Complete Streets Plan.
- Plan sidewalk and traffic calming on Route 9N extending 0.4 mile south from Mohican Road to vicinity of the Sembrich.
- Provide for improvements to pedestrian and bicycle safety while supporting use of alternative transport.
- Advocate for the continuation and improvement of regional transit that serves the Town, including trolley and year-round routes.
- Update policies to require sidewalk development and land easement dedications for pedestrian connections.
- Support regional transport investments and innovations that improve worker access and mobility to and from Bolton.
- Identify and plan potential pedestrian connections between the Huddle, north to the Sembrich, along Lake Shore Drive.
- Prioritize and form plans and budgets for sidewalk projects, including new sections or upgrades to existing sections.

CC2 - Enable people to easily connect to and access recreational areas.

Strategies:

- Develop the Town-wide recreational trail system, including multifaceted trailheads, advancing the HUB strategy.

CC3 - Improve public access to the shoreline of Lake George and other water bodies.

Strategies:

- Establish a waterfront public access plan to increase the number of points anyone can use.
- Develop a paddling trail with expanded canoeing/ kayaking access points/ put-ins and support resources such as signage, boat storage, and access to lavatories/drinking water.

CC4 - Plan and balance parking across neighborhoods and when land development is proposed.

Strategies:

- Develop a downtown parking study to inform mutimodal planning and efforts to structure zoning standards and balance current and potential parking availability.
- Update parking standards in zoning to attain balance and manage paved cover.

PLACEMAKING

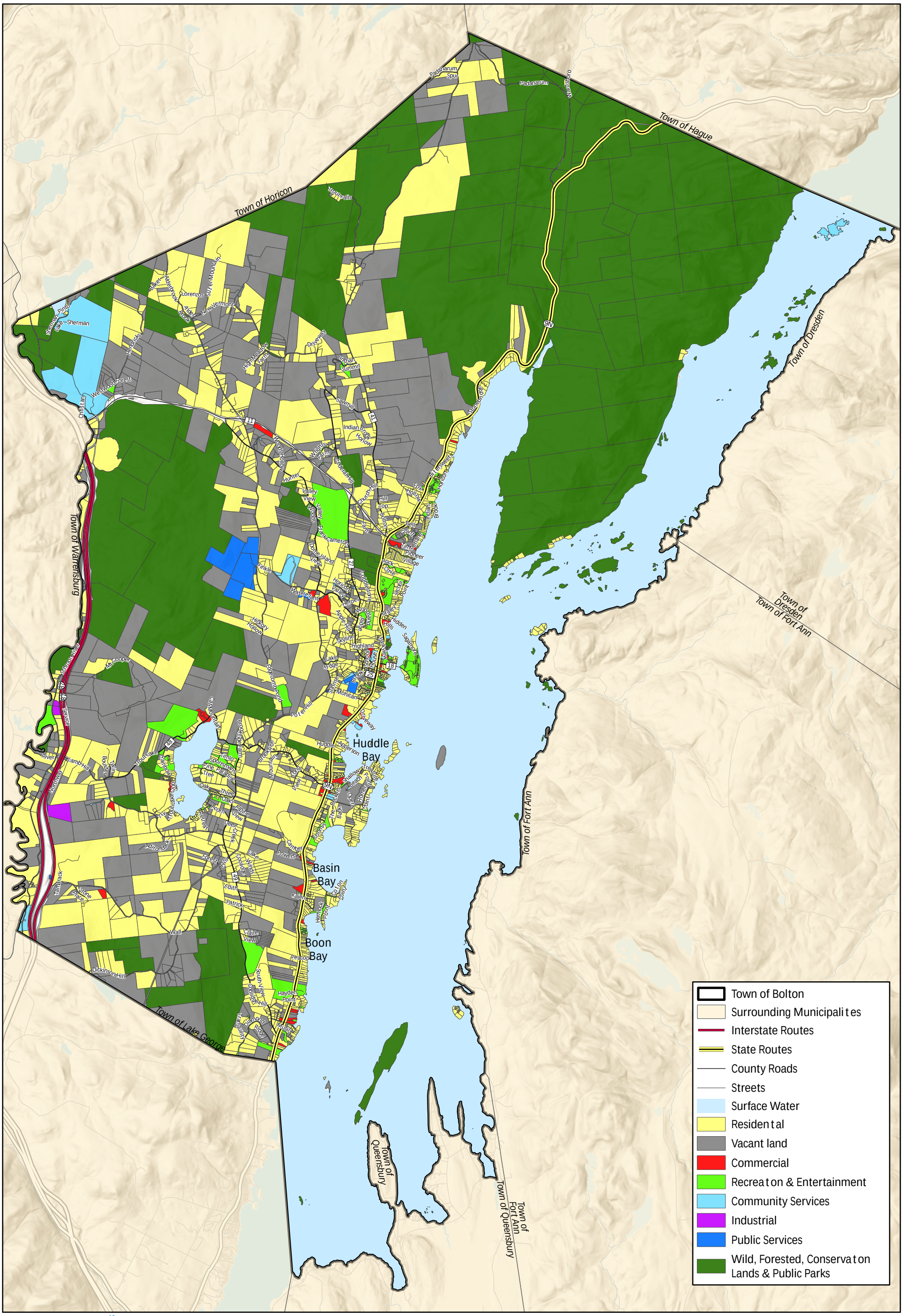
Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.

Placemaking Profile

Aspects of a Distinctive Community

The form of development, patterns of land use, and the relationships with infrastructure are influential on many aspects of community development. In order to contemplate ways to conserve and enhance Bolton's landscape structure and guide growth, an examination of existing development patterns is worthwhile. Accordingly, this part contemplates the features of existing buildings and different types of land uses and growth trends. Likewise, it reviews aspects of the system of zoning. By defining attributes of land use and different zoning districts, insight can be gained that will assist in contemplating future changes to the land use law framework, which is an important basis of advancing the Comprehensive Plan.

In addition to the review of land-use and zoning districts which follows, there is a separate, high-level zoning assessment. The assessment describes zoning standards and other laws affecting the use of land. Through a review of how land use codes are currently structured and intended to perform, the zoning assessment provides insights about possible ways to adjust local land-use codes to improve as expected, based on the goals, recommendations and strategy prescriptions of the new Comprehensive Plan.



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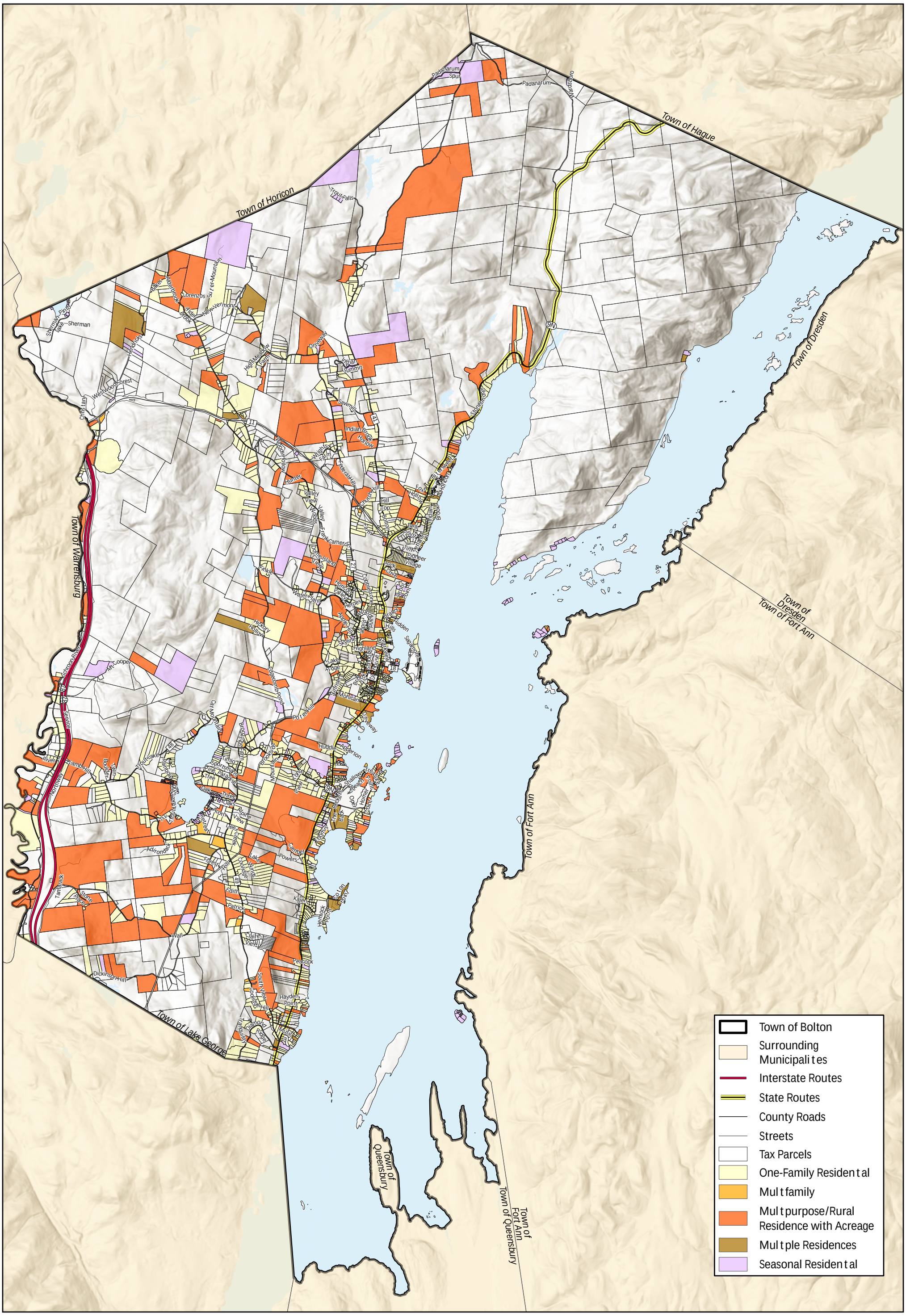
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Land Use Map

Town of Bolton, Warren County, NY



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Esri, NASA, NGA, USGS, FEMA

Housing Map

Town of Bolton, Warren County, NY

Land Use

Map 4: Land Use depicts the pattern of land use in Bolton. The defining land use feature in the Town of Bolton is the extensive open and natural lands. Nearly half (45.9%) of this community's land surface is State parkland that is either designated Wild Forest, or part of a very small area assigned Intensive Use in Lake George's Narrows and at NY State DEC's operations facility on Green Island's northwest shore.

Often adjacent to State parklands, but distributed all around Town, there is a large set of properties classified as vacant, undeveloped land. Together State and vacant lands represent 70.3% of the community's land area.

Table 4: Existing Land Uses

Land use Categories	Area (Acres)	Percent (%)	Parcel Count
Commercial	157.0	0.4%	86
Community services	614.1	1.5%	48
Industrial	46.7	0.1%	3
Public services	231.5	0.6%	14
Recreation & entertainment	770.2	1.9%	105
Residential	10,077.4	25.1%	2,341
Vacant	9,802.4	24.5%	833
Wild, forested, conservation lands & public parks	18,380.0	45.9%	196
TOTAL	**40,079.3**	**100.0%**	**3,626**

Table 4: Existing Land Uses breaks down categories of use based on land assessment classifications data. There is significant residential land use in Bolton, with 25.1% of community land area, or 10,077 acres representing parcels with at least one dwelling unit on them (inclusive of Seasonal Residential lots). There are also substantial open and low-density lands in this Residential land use category, exemplified by many large lots containing limited development west of the community's watershed divide. These include areas around Wall Street and Lamb Hill, New Vermont Road, and areas on the northern side of County Route 11 as it descends towards the Schroon River. Likewise, low density development is a feature of the Recreation & Entertainment land use category, exemplified by the significant acreage associated with the Sagamore Golf Course on Federal Hill.

In Bolton, more compact community form and the bulk of property development and infrastructure centers on the Bolton Hamlet and extends south and north along the Route 9N Lake Shore Drive corridor. The land use in this stretch contains the majority of all parcels, with lots in these locations being smaller in size than those further west. All around Route 9N, starting in the Town's southern boundary with the Town of Lake George, extending northerly for roughly eight miles to just north of Bolton Road by Indian Brook, there is moderate and sometimes higher intensity land use. Within this broad swath around Route 9N there is a general pattern of houses on smaller lots.

The area surrounding Bolton's core, along Mohican Road, Route 9N, Horicon Ave., and to an extent Federal Hill, contains most Commercial and Institutional uses. In addition to hosting the community's higher land use densities, which center on the Bolton Landing and Huddle Bay hamlets, these locales are places that demonstrate mixed uses.

There are commercial and motel lodging properties interspersed with residential land use along Route 9N. The commercial and community services land uses, together, cover only 1.9% of all land uses and occupy a small number of parcels.

As noted, recreation and entertainment land-use make up less than 2% of all lands and includes Sagamore's golf course. It is also assigned to the land used for the recreational zip line located in the northwest by Northway Exit 24. Separately, there are less than 50 acres of lands classified as industrial, in part given the sensitive nature of the area's landscape and given the location within the Adirondack Park and positioning of large parts of the community within the jurisdiction of the Lake George Park Commission.

Residential Land Use

Residential land use is extensive, covering 25.1% of all land area, and a large proportion of all parcels. The residential properties are usually single family. **Map 5: Housing**, displays different types of residential uses based on NY State assessment classifications depicted across Bolton's landscape.

The residential land use pattern is based on the breakup of estates, rural density more to the west, the slow conversion of seasonal residences, plus a sizable set of lots containing multiple buildings dating back decades. The majority at 5,152 acres out of a total of 10,115 acres analyzed, or 50.9% of total residential land uses depicted, are classified as 'Multipurpose/Rural Residence with Acreage'. The Rural Residence are 10 acres or more and represent large parcels with at least one but up to three year-round dwelling units. This set also includes lots defined as multiple-purpose/multi-structure. Another related but separately depicted category is 'Multiple Residences', occupying 396 acres, or 0.4% of all residential land uses. These Multiple Residences are defined as properties with more than one residential dwelling on one parcel of land. Parcels in this latter set are often near Lake George adjacent to Route 9N.

There are 3,474 acres, or 34.4% of all residential land uses, that are single family properties with one housing unit on the parcel (there are 16 lots with single mobile homes on lots included in this set). Seasonal residential properties make up 10.2%, or 1,031 acres, out of all residential properties are classified as seasonal residential uses that are not used all four seasons. Seasonal residences per assessment data are not constructed for year-round occupancy. Some of the properties provided this classification are on Lake George or Trout Lake, while the bulk of this acreage is situated in more remote locations on the west side of Town and especially in its northwest quadrant. As described in the Demographic & Economic Profile report in **Appendix 2**, the proportion of properties being used year-round appears to be growing slowly.

A small percentage of residential classified properties are termed multifamily, which covers two- and three-family unit houses, or buildings of four or larger units. These are efficient land uses and only cover 62.2 acres, or 0.6% of all residential land use. They are generally grouped north of Diamond Point or on or near Coolidge Hill, as well as being situated around the hamlets, with some on Brook Street, Horicon Avenue, and Trout Lake Road.

Residential Development

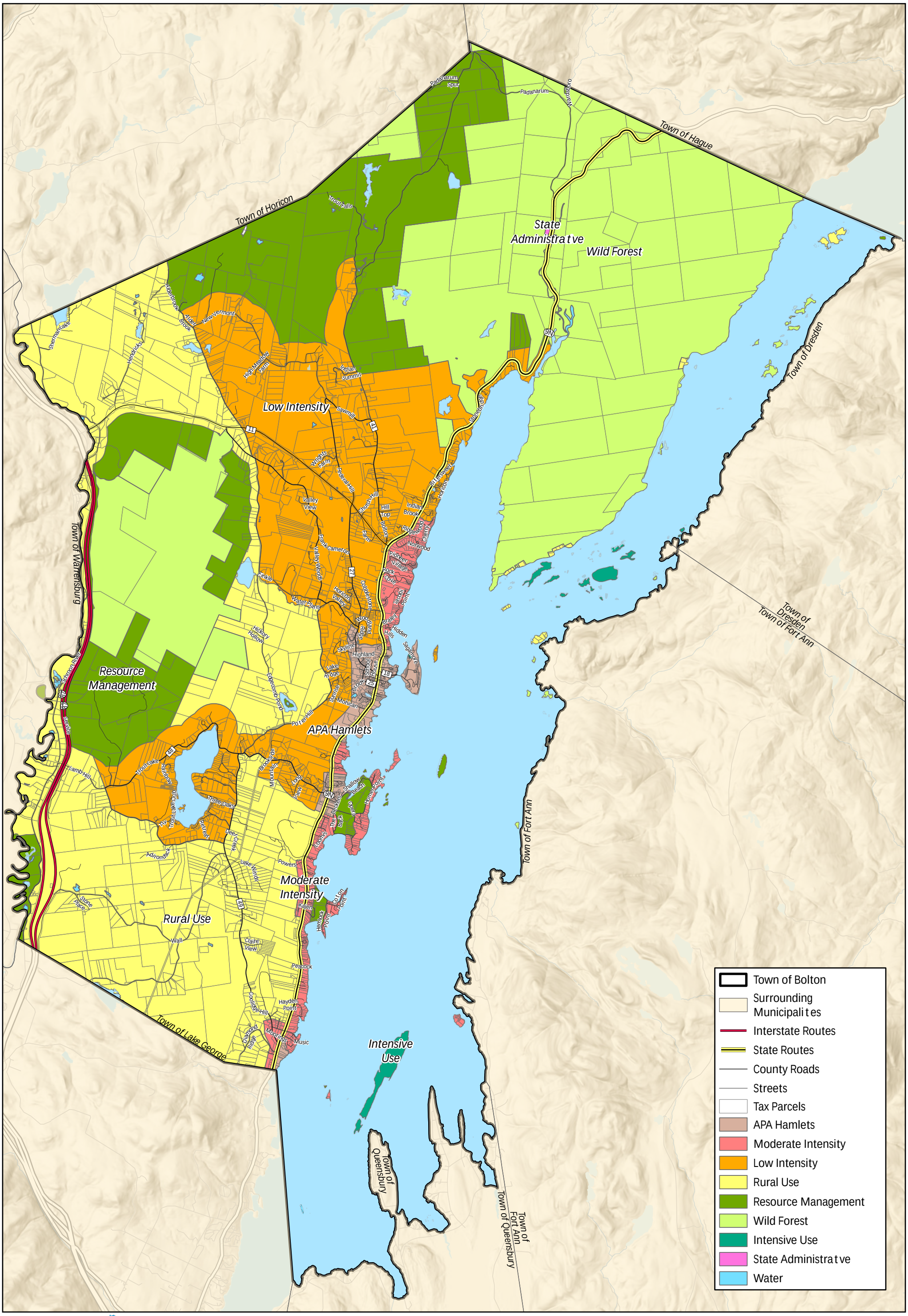
Table 5: Residential Growth

Year	Major Residential Building Permits
2018	10
2019	14
2020	13
2021	19
2022	17
TOTAL	**73**

There has been a moderate pace of new residential development in the Bolton community. Based on information prepared by the Town Planner using Warren County building permitting data, new residential growth over the last five years predominantly involved the construction of new single-family dwellings. Including the slight slowdown in building activity during the COVID pandemic, there was an average of 15 new residences permitted per year.

The locations of new residential building are distributed all around the community. There were numerous properties where new homes were sited along Lake Shore Drive, which is the main corridor and which runs adjacent to Lake George in many locations. Growth included four new homes constructed on Basin Shore Lane. Based on available data, at least two houses were constructed during the last five years on collector streets such as Horicon Avenue (part of CR11) and Wall Street.

Within the set of newly constructed or substantially reconstructed residences, three of these were 'Residential Group' occupancies, and as such include motels or structures for congregate living. On the other end of the housing spectrum, approximate 10% of these new residences, were large structures that exceeded 5,000 square feet in size, which is a pattern that matches the large seasonal residences and estates and dates back centuries in this community.



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APA Land Use Map

Town of Bolton, Warren County, NY

Zoning Map

Town of Bolton, Warren County, NY

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- Town of Bolton
- Surrounding Municipalities
- Tax Parcels
- Surface Water
- Interstate Routes
- State Routes
- County Roads
- Streets
- Land Conservation (LC 25)
- Land Conservation (LC 45)
- New York State (NYS)
- Rural Residential (RR10)
- Rural Residential (RR 5)
- Residential Low Density (RL 3)
- Residential Medium Density (RM 1.3)
- Residential-Commercial Hamlet (RCH 5000)
- Residential-Commercial Low Density (RCL 3)
- Residential-Commercial Medium Density (RCL 1.3)
- Residential-Industrial Low Density (RIL 3)
- Planned Unit Development (PUD)
- General Business (GB)

Adirondack Park Land Use Framework

The Town is within the Adirondack Park; which has its own regulatory framework. New York State created the Adirondack Park Agency (APA) in 1973 due to concern that development in the Park could have negative effects on natural resources and sensitive environments within the Park.

Therefore, the Town is subject to the Adirondack Park Agency's (APA's) land classification system as set forth in the APA's official "*Land Use & Development Plan Map*." Per this APA framework, all private lands are classified into five categories ranging from dense designated hamlets, to low density rural use, and open resource management lands.

As shown in the pie chart for Bolton, there are 58,325 acres of total area in Town and just under half, or 45.3% (26,394 acres) are classified as Private Lands (purple) as per the APA Land Classification System. The remaining lands, or the other 54.7%, is either classified water (blue) or State lands (green), which breaks out as 29.9% (17,464 acres) and 24.8% (14,467 acres) respectively.

Going from most intensive in the Hamlet category, to least intensive in the Resource Management category, the five APA private lands classification categories are:

- Hamlet
- Moderate Intensity
- Low Intensity
- Rural Use
- Resource Management

Considering these five private lands classifications and acreages as in Bolton, as derived from the APA's online geographic information system, by far the largest private classification is Rural Use Areas (yellow) at 10,645 acres (40.3% of 26,394 acres of private lands). Another 6,579 acres (24.9%) are assigned in the Resource Management (green) land classification, which means roughly 2/3 of all private lands in Bolton are geared to open and conservation-based land classifications.

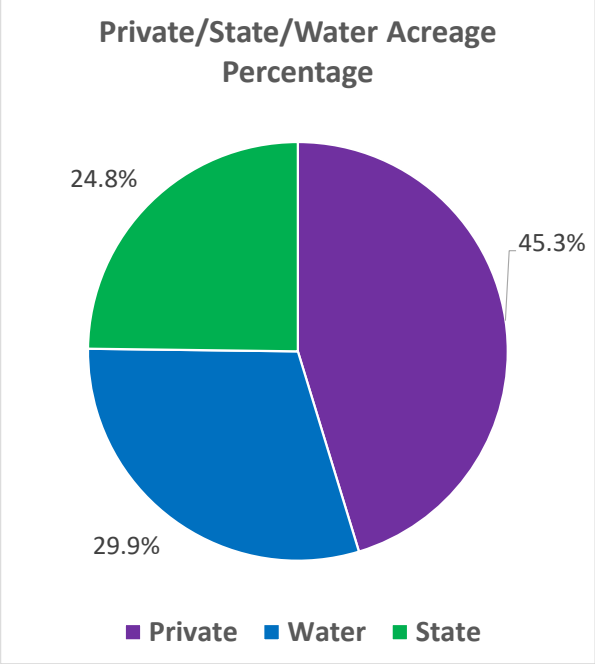


Figure 17 – APA Broad Classifications for Private versus Public Lands in Bolton (private lands in purple)

The Hamlet (dark brown) and Moderate Intensity (red) APA land classification categories cover a quite limited 551 acres (2.1%) and 903 acres (3.4%) respectively of all private lands. Often adjacent to these there are Low Intensity Lands (light brown), which is the second largest private land classification category in Bolton with 7,716 acres or 29.2% of all private lands.

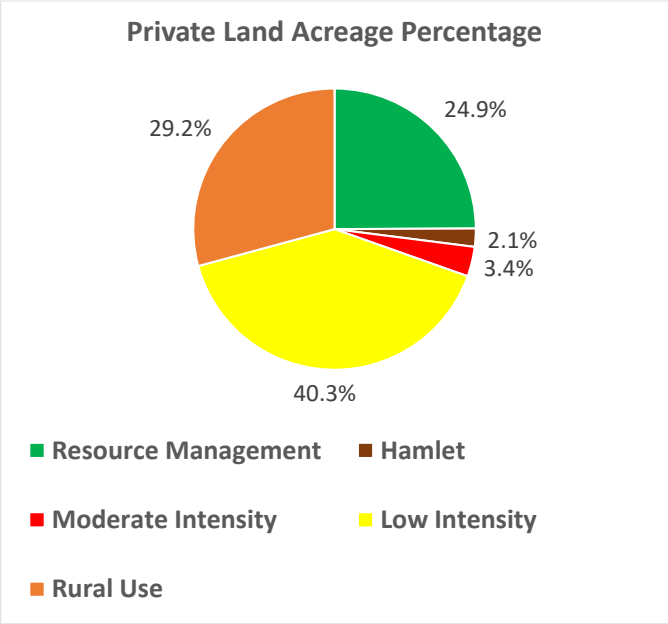


Figure 18 – Breakout of Private Lands Classifications in Bolton

Map 6: APA Land Use depicts all APA land use categories in Bolton, with State parklands (Wild Forest area) public lands centering on Tongue Mountain and Cat Mountain environments depicted in green. Adjacent to these are Resource Management areas, which are the lowest intensity use and displayed in dark green. The large coverages by Rural Use lands are colored yellow. This **APA Land Use Map** displays the APA Hamlet (tan) and Moderate Intensity areas (red) on both sides of Route 9N, extending in the north from Indian Brook south to the Town of Lake George border in Diamond Point. The Bolton Landing and Huddle Bay hamlets are set amidst this corridor[24]. The Low Intensity lands are orange and are grouped west of Rte. 9N and surrounding Trout Lake and North Bolton.

Adirondack Park Agency Approved Local Land Use Program – The Town has an approved local land use program (ALLUP) with the Adirondack Park Agency. In the 1970s the Town of Bolton established their own zoning plan within the Adirondack Park Agency's density and use framework. This is one of eighteen ALLUPs among the 101 towns and villages that are in the Adirondack Park and that are subject to the APA's jurisdiction. This provided local control of most activity, with review and permits administered by the municipality, not the APA, unless a project exceeds overall density or another threshold set by the APA. It means that the Town administers the Adirondack Park Agency's regulations through the Town zoning law. Under this system the Town acts on and enforces Class B regional projects, instead of both entities, with one permit required from the Town. The Town also receives enhanced involvement in the review of Class A regional projects based on the ALLUP designation it has received.

The Town has six categories of land development compared with the five of the APA. The areas the APA classifies as Hamlet are ones where concentrated development already existed and there are generally not APA limitations. Bolton's General Business (GB) Zoning District is the most permissive. The adjacent generally permissive zoning districts that are at least partly in the APA Hamlet classification include: Planned Unit Development (PUD), Residential - Commercial

[24] It is noted that in the vicinity of the Huddle, there is a map discrepancy between the APA-defined Hamlet and the Town-defined Residential Commercial Hamlet Zone (RCH 5000 – Residential-Commercial Hamlet).

Hamlet RCH-5000, and Residential Medium Density (RM 1.3). Meanwhile, the rest of the town's zoning plan echoes the APA framework and classifications.

Zoning

Local land use laws are a main mechanism used to implement the community's Comprehensive Plan. The Plan and the attendant zoning ordinance, subdivision regulations, stormwater policies, and other development codes guide municipal leaders and the community in sustaining and enhancing desired land use patterns. Through their regulatory framework, these policies help ensure that community needs are met, now and in the future.

Within the Town Code, the Town' zoning law is Chapter 200 Zoning. Article III – Zoning Maps, sets zoning district footprints, displaying the areas that are assigned within each respective base Zoning District. Each of Bolton's Zoning Districts is provided with a unique mix of use regulations, dimensional standards (such as lot size, max height, max density, setbacks), and supporting regulations. The 'Use schedules' are provided within Article IV – Zoning Districts & Regulations (see 200-14 Use Regulations).

Table 6: Town of Bolton Existing Zoning

Zone	Acres
General Business (GB)	86.6
Land Conservation (LC 25)	6,621.0
Land Conservation (LC 45)	10,476.8
New York State (NYS)	10,671.2
Planned Unit Development (PUD)	281.7
Residential Low Density (RL 3)	5,097.2
Residential Medium Density (RM 1.3)	1,045.6
Residential-Commercial Hamlet (RCH 5000)	133.9
Residential-Commercial Low Density (RCL 3)	1,139.0
Residential-Commercial Medium Density (RCL 1.3)	469.2
Residential-Industrial Low Density (RIL 3)	189.9
Rural Residential (RR 5)	2,432.9
Rural Residential (RR10)	2,785.7
TOTAL	**41,430**

There are 13 base zoning districts. The footprints for these are shown on **Map 7: Zoning**. The local zoning framework generally corresponds with the Adirondack Park Agency's land-use framework. However, the APA seeks to address one discrepancy in the vicinity of the Huddle, where there is not full alignment between the APA-defined Hamlet and the Town's RCH 5000 Zone.

Zoning is arranged with large areas of low-density residential zones surrounding New York State Parkland. The locations adjacent to Parkland areas are zoned as LC-45 (the lowest density 45-acre Land Conservation District). There are significant areas zoned LC25 adjacent to these (25-acre densities). Including New York State owned land and the LC

45 and LC 25 zoning districts, the parkland and these two adjacent LC Zones combined cover over 2/3 of the entire land mass of the Town at 27,769 acres, or 67% of Bolton's land surface.

Within the center of the community there are extensive areas zoned RR 10, RR 5 and RL3. These generally correspond respectively with ten, five, and three-acres zones. Based on a buildout analysis that compares assigned zoning with existing building patterns, the features of the landscape, and the presence of open lands, there is substantial future development potential in these areas, which are shaded yellow and tan on the Zoning Map.

Another zone with a moderate, residential-oriented character surrounds Trout Lake. Around that Zoning District is RCL 3 (Residential-Commercial Low Density), which covers 1,139 acres.

Along Lake Shore Drive, zoning provides for generally higher densities such as Residential Medium Density and Residential-Commercial Medium Density.

The highest zoning district densities are evident in the Bolton Landing Hamlet, which contains General Business Zoning. The GB Zone is a mixed-use type zoning district.

Green Island, where the Sagamore is located in, is a Planned Unit Development zone. North of Bolton Landing General Business zoning district there is RCL 1.3 Zoning - Residential Commercial Medium Density 1.3, which covers a large part of the total of 469 acres within this zone overall. This RCM 1.3 is situated on the east side of Route 9N from near Finkle Brook all the way north of County Route 11's intersection with Route 9N. There is another patch of RCM 1.3 zoning assigned in the southern point of the community at the base of Coolidge Hill Road and adjacent to the Diamond Point hamlet, adjacent to the Town of Lake George.

The other node of higher density zoning within the generally higher density Route 9N corridor is at the base of Trout Lake Road. This area is zoned RCH 5000 – Residential-Commercial Hamlet. It defines the higher intensity character area around the southern part of Huddle Bay and the Homer Point residential zones which extends east of there.

Planning Board

The Town Planning Board has seven members and may have up to two alternate members. It is involved in long-range planning, inclusive of implementing the local zoning law by providing for the review of land development applications, which include subdivisions and site plans. The Planning Board may provide recommendations to the Town Board on potential zoning changes, the modification of other land development regulations, or on any other matter that can assist with orderly growth.

Zoning Board of Appeals

The Town Zoning Board of Appeals (ZBA) has seven members and its primary role is to review and decide cases where relief from the zoning ordinance is sought or where there is an alleged error in a zoning decision. Generally, the ZBA hears appeals of decisions rendered by zoning administrators, interprets unclear provisions in zoning, and decides on applications by landowners to permit buildings or uses that vary from the zoning regulations.

According to data supplied by the Town Planner in Spring 2024, there were 37 applications active for some aspect of zoning relief with the Town's ZBA in calendar 2023 through 2024. All were requests for dimensional relief. None were requests for use variances (a much less common form of zoning relief all throughout NY State).

It is not possible with the available information to assess features of these cases in detail and whether there are particular parts of the zoning code that are more frequently a focus of relief requests. Yet, generally it appears there were multiple requests for relief from shoreline setbacks. Roughly 10% of cases involve requests by the ZBA for more information in order to proceed with considering applications.

Based on the recent cases approved by the ZBA, in about 25% of instances the ZBA attached specific conditions to the approvals, in an attempt to mitigate any potential adverse effects that could be caused by the relief. These often involve ensuring there are measures provided to ensure sufficient management of stormwater onsite, visual buffering from adjacent uses, and augmented plantings in the vicinity of water resources.

Attractive

History

Lake George's iconic landscape is known throughout the State, the Country, and beyond. Bolton's natural resource environment is the basis of this community's history and sense of place and continues to sustain and inspire people today, just as it has for centuries. The historic built environment is also considered part of Lake George's rich landscape.



Figure 19 – Lake George' by John Frederick Kensett (American), 1869, sourced from *https://www.metmuseum.org/art/collection/*

There are opportunities to articulate and reinforce the area's history, conserve stunning vistas, and plan development so it complements the unique natural landscape that underpins the economic base. Within local and regional planning, there is a strong desire to protect and enhance traits that make this a distinctive and attractive community. This can involve identifying historic character defining traits and resources, highlighting special places, important landforms, and community landmarks. It can also entail focusing on places that are suitable for growth and providing guidance for structuring development so it fits into the historic landscape, or helps promote well-planned and well-placed public spaces.

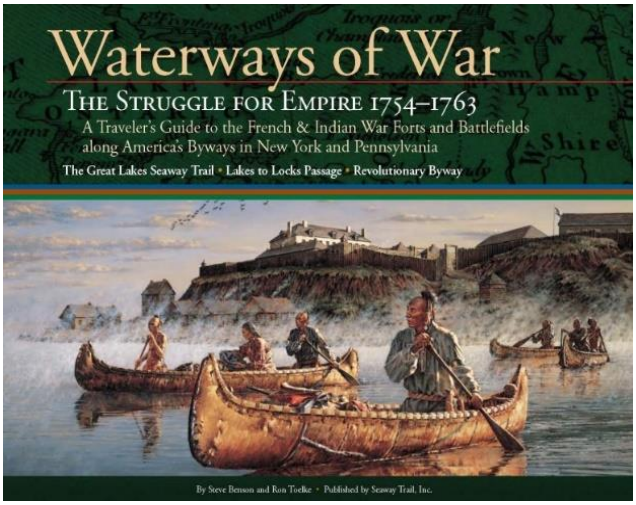


Figure 20 – Cover image from Lakes to Locks guidebook on the region in the 1600s/1700s (*https://passageport.org/*)

Native Americans inhabiting Bolton were Prehistoric Stone Age "Woodland" Indians, and the iconic Mohican Point received its name based on an indigenous legend associated with the location. [25]

As North America was colonized in the 1600s and 1700s, the focus was on waterways within a geographically distinct triangle within what is now New York State, Quebec Province, and New England. Power centered on controlling the St. Lawrence River, and select waterbodies and surrounding lands on and around Lake George and Lake Champlain, and the Hudson River. There is a rich local and regional history surrounding this period. The area is steeped in this pre-colonial and French and British colonial history and America's push for independence.

Members of the Comprehensive Planning Committee (CPC) point out that following the war period and during early Colonial settlement, there were many land grants made as part of military commissions by King George, as well as by the State of New York. They still shape the settlement patterns evident today. They include lands that have been conserved as State parkland and the configuration of properties, including those near Northwest Bay.

According to the Town's website, Bolton became known as Bolton Landing because it was the place where steamships landed. In the late 1800's and early 1900's Bolton became a popular place for the wealthy to vacation for the summer. Many hotels were built along the shore, which became known as Millionaires Row. There were also lodging facilities on several islands.

The Town of Bolton was formed as a distinct incorporated jurisdiction in 1799. According to the Chamber of Commerce website, it was separated from the Town of Thurman. Hague broke away from Bolton in 1807; Caldwell (south in what is now the Town of Lake George) broke away in 1810; and Horicon separated in 1838, with no boundary

[25] Chamber of Commerce *https://www.boltonchamber.com/*

changes since then. Remarkably, the Town covers major portions of the Lake George waterbody including 125 islands, some of which are privately owned.

Bolton's population grew in the 1800's, and hotels and lodges were built to accommodate the growing population of summer visitors. Steamboat travel began in 1817 and made Bolton more accessible.

The Victorian-era "Sagamore Resort" is a major community and regional landmark which opened in 1883. The Sagamore is on the National Register of Historic Places and was originally an excellent example of Queen Anne-style architecture (it is now defined as Colonial Revival-style in its rebuilt form). Still operating, and a main tourism hub along the Lake, this major hotel and conference venue is on Green Island, easily accessible to the center of the Bolton Landing Hamlet. The main building is massive and ornate, with grand porches and landscaping that faces prominently onto the Lake. The Sagamore Golf Course, on Federal Hill, became part of this property in the 1930s. It has a historic landscape character with soaring views over the Lake and surrounding mountains. It was designed by Donald Ross, renowned 20th century golf course architect.



Figure 21 – The Sagamore. Source: Opal Collections Hotels & Resorts https://www.opalcollection.com/sagamore/gallery/#gallery-52

The environment of Lake George has been a significant inspiration for art, culture and art history, covering a variety of genres. The geography inspires artists, and artists of many types have flocked here, taken up residence, or performed here. Some of these artists-in-residents add to the Town's landscape, history, and charm In addition to the artists, a number of famous people have travelled here, including Thomas Jefferson and then Vice-President Nixon. Some of these artists-in-residents add to the Town's landscape, history, and charm.

American sculptor David Smith (1906-1965) did extensive work here. Smith was an influential American abstract expressionist sculptor and painter,



Figure 22 - David Smith's Cubi XII (1963). Source: Wikipedia

known for creating large abstract geometric sculptures out of steel.[26] Smith was introduced to Bolton by Wilhelmina Weber Furlong, an American avant-garde painter who pioneered the modernist movement in Bolton at Golden Heart Farm. Smith's studios were on Pond Road.

The Marcella Sembrich Opera Museum, is on Huddle Bay, less than a mile south of Bolton's core. It commemorates internationally known Polish soprano Marcella Sembrich (1858–1935). Sembrich had a career in Europe and performed 450 times at New York's Metropolitan Opera. The lakeside summer studio museum opened in 1937 and is on the National Register of Historic Places.[27]



Figure 23 - The Sembrich's is observing a 100th Anniversary in 2024 and is a local cultural asset on Lake Shore Drive.

The Bolton Historical Society and its Bolton Historical Museum at 4924 Main Street (Route 9N), serve as a cultural and arts hub. They house a substantial collection of materials relative to the history of the Town and surrounding area.[28] Among its goals are to:

- Locate and preserve any materials that may relate to the natural, civil, artistic, and ecclesiastical history of the Town and its environs.
- Identify and mark places of historic interest and encourage the preservation of historic sites and buildings.
- Bring together people interested in local history.



Figure 24 - Bolton Historical Museum

Given its sweeping history, many structures in this community are over 50 years old. These add to the character of hamlets and interesting road frontages.

Also notable is that Lake George's recreation history covers boating, including the advent of power boating. Prior to that, steamships plied the Lake transporting guests to hotels and lodging houses. The community still hosts the stately Lake George Club and many marinas date back decades. Wooden power boats are iconic (with a



Figure 25 - Gates Homestead, 4169 Rte. 9N (Image from Google Maps)

[26] https://en.wikipedia.org/wiki/David_Smith_(sculptor)

[27] https://www.thesembrich.org/

[28] https://www.boltonhistoricalmuseum.org/.[28]

manufacturing history surrounding Hacker Crafts) and power boat racing plays a notable role in the area's legacy. There have been champion power boat captains as well as water-skiers. Boathouses that dot the Lake are a unique aspect of the community's architectural form and character.

- Considering Bolton's and Lake George basin's history and landscape provides useful insights for structuring comprehensive planning. The visual environment is varied and its conservation and enhancement are of critical importance.

Historic Resources

Bolton has been a refuge and resort community/ tourism destination since the 1800s. There are estates, many unique boathouses adjoining Lake George, and older, more utilitarian/ vernacular structures that contribute to architectural and landscape character. Such features contribute to an interesting and varied sense of place. The US Census data notes that 45% of housing units in the Town are over 50 years old.



Figure 26 – The Point (*https://www.boltonchamber.com/business/*)

There are three properties in Town that are listed on the National Register of Historic Places. They include:

- The Sagamore Complex;
- Marcella Sembrich Opera Museum; and the
- Gates Homestead.

Currently, there is no process for consideration of impacts from development or other initiatives on historic resources. Nor is there an official inventory of historically important or sensitive properties.

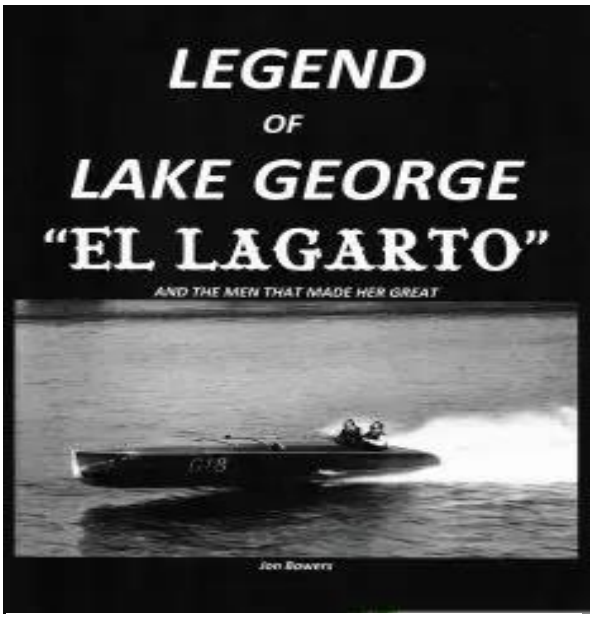


Figure 27 - Image from Warren County Historical Society's Exhibit "The Legend of Lake George"

An online review of the Cultural Resources Information System maintained by the NY State Office of Parks, Recreation & Historic Preservation, provides examples of properties over 50 years old which may be eligible for historic recognition, or listing. This list may include but is not limited to the following:

- Three Brothers Island, an example of primarily Tudor and Late Gothic Revival architectural styles as implemented in an early twentieth century Adirondack retreat. It embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction.



Figure 28 - Three Brother's Island

- Various motels that may have distinctive characteristics of a type, period or method of construction; which may be associated with events like tourism, that have made a significant contribution to the broad patterns of our history.
- "Nirvana Farm" as a structure for agriculture and for its role as a farm associated with the Sagamore Hotel, possibly also having a role in the history of Entertainment/Recreation. It is an intact example of a homestead/farm in the area of Lake George and the lower Adirondacks that was built circa 1927.
- Pine Hill, on Lake Shore Drive, which was the summer home of Juliet deCoppet Stengel and is eligible for the National Register of Historic Places for its architecture. This circa 1920s two-story building has numerous character-defining features of the Spanish Revival style. It was also affiliated with the life of Marcella Sembrich.



Figure 29 – "Nirvana Farm" House on Bolton Bay

Scenic Drives & Vistas

For many people, the experience of Bolton and perceptions of Lake George are partly formed based on travel into and through the community by automobile, or sometimes on tour boats operated by the Sagamore or Lake George Steamboat Company. When traveling by automobile, there are a variety of interesting settings. For instance, there are unique views and glimpses of Lake George along Lake Shore Drive. There are also numerous views of Lake George available from higher elevations, including points along Federal Hill, and County Route 11.

Tourism websites promote scenic tours of the area. Moreover, Lakes to Locks Scenic Byway is organized to aid and promote tourism. It has a National Scenic Byway at its core that spans parts if the US (in New York and Vermont) and adjacent parts of Canada. The Byway's stewards have provided scenic resource planning and management, including tourism promotion and resource interpretation. They have financially supported visitors' centers, museums, exhibits and tourism curriculum, and formed subject-based brochures and guides for driving tours.

Locations with notable views may offer places to contemplate the area's surroundings and take in the sense of place. Within its discussion of rural character, open space, and the environment, the 2003 master plan promotes establishing a scenic overlook along County Route 11. It may be advantageous to identify scenic views/ viewsheds available from public roads that are important to the community. This could be used as a resource to consider whether it may be feasible to establish small pullovers or look-outs, or practicably attempt to conserve views, before development adjacent to roadsides is proposed.

The Town's Scenic Travel Corridor Overlay District, is a special zoning district that applies along 24 designated major roads in Town. It includes County Route 11, for which the law provides supplemental regulations for enhanced frontage buffer criteria.

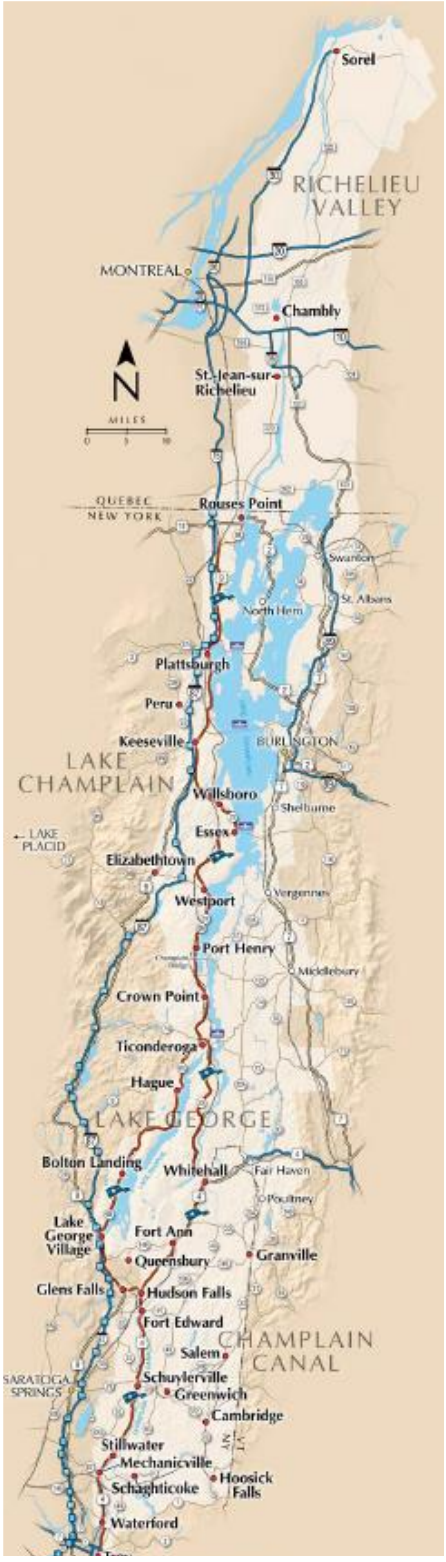


Figure 30 – Map of Lakes to Locks Region

Designated Town Scenic Travel Corridors	
New York State Route 9N	Mohican Road
County Route 11	Dixon Hill Road
Homer Point Road	Braley Hill Road
Padanarum Road	Federal Hill Road
Trout Falls Road	Valley Wood Road
New Vermont Road	Finkle Road
Alder Brook Road	Edgecomb Pond Road
Sherman Lake Road	Potter Hill Road
South Trout Lake Road	Trout Lake Road
Coolidge Hill Road	Lamb Hill Road
Church Hill Road	Wall Street
Cotton Point Road	North Bolton Road

Culturally Rich

Recreation & Historic Resources

Since this community is a major regional tourism destination, it is important to plan for visitor use of parks and trails, as well as for the recreation needs of residents across four highly varied seasons. People living here year-round, seasonally, or visiting have demonstrated an interest in the deep and varied history of this region, as well as seek involvement in a multitude of cultural offerings.



Based on the scenic nature of this community and diverse recreation demands, profiling this part of the environment involves addressing factors ranging from the pursuit of water-dependent activities, to outdoor and winter sports. The Hub Strategy, overviewed earlier, and discussed more below, is a sound framework for the development of open space, recreation, hiking and trail amenities. The LWRP provides focus on Lake George's shoreline parks and managing the high volume of users accessing the water and pursuing activities on it.

The 2003 Comprehensive Plan called for an open space, parks and recreation master plan. The community has used the HUB Strategy and LWRP to provide analysis, while it has pursued grants for advancing specific recreational programs and projects.

Warren County Planning and its outdoor recreation consultants are currently compiling an Outdoor Recreation Economy Strategic Plan[29]. Its goal is to provide a County-wide perspective on outdoor recreation priorities for county government and municipal, business, and nonprofit partners. The plan will identify the status of outdoor recreation opportunities, economic impacts, assets in Warren County, and guide how to make it better based on input from partners. This can provide a further opportunity for stakeholders in Bolton to consider strengths, outstanding needs, and to form local strategies that dovetail with County focuses and investment objectives.

Parks

State Parklands – Bolton is fully within the Adirondack Park, the largest park in the continental U.S. Under jurisdiction of the Adirondack Park Agency (APA) and NYSDEC, the Adirondack Park has a mix of public and private lands. In Bolton, State parklands comprise nearly half of all lands and forms the heart of the conservation core in this community.

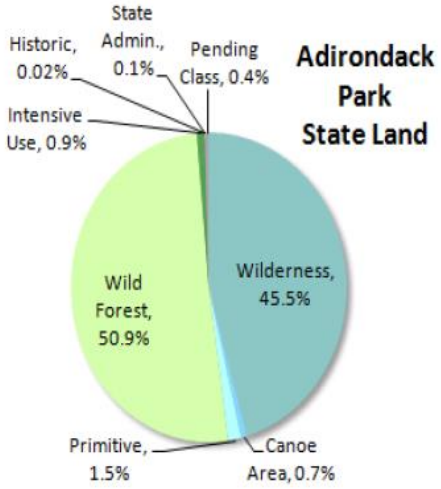


Figure 31 – Classifications of State Lands

Most State lands in Bolton are in the Lake George Wild Forest, that overall covers 75,543 acres of land according to a 2018 State Land Map. Most of the Lake George Wild Forest also lies within the Lake George Park which is under the jurisdiction of the Lake George Park Commission. The Lake George Wild Forest extends across the adjacent municipalities of the Lake. As noted in the 2019 New York Adirondack Park State Land Master Plan, land resources in Wild Forests are expected to withstand more human impact than the highly protected 'wilderness' designated State lands. The primary wild forest management guideline is to protect the natural wild forest setting and provide those types of outdoor recreation that will afford public enjoyment, without impairing the wild forest atmosphere.

There are 393 acres of State Parklands designated for intensive public use within the Lake George Islands Campgrounds management unit. This covers the Lake George islands campgrounds centered around Glen Island and the associated day use areas along the eastern shore at the bases of Erebus and Black Mountains.

Map 3: Recreation & Open Space, shows parklands as well as trails and recreation assets. The State's Wild Forests cover 14,074 acres in Town. There are two main areas within this set of State parklands.

[29] *https://warren-county-outdoor-recreation-economy-warrencountyny.hub.arcgis.com/*



The larger of these areas of State parkland overlays Tongue Mountain. There are extensive trails around Tongue Mountain, including along its highly scenic ridgeline, with lean-tos and primitive camping sites. The main roadside parking and access into this area is from the northern part of Town along Route 9N, north of Northwest Bay. All around Tongue Mountain there are natural areas and vistas, with access to Lake George's undeveloped shores. There are docks at the southern tip of the point of land which enable motorized or non-motorized boating access via the southern part of Tongue Mountain peninsula. Further north, at Northwest Bay Brook, which is accessed off Route 9N, there is a public boat launch and fishing access available for putting in generally smaller motorized and non-motorized crafts.

Cat and Thomas Mountains are prominent features within the other major piece of State parkland that is situated in Town on its west side. This patch of Wild Forest also has extensive trails and contains the highest elevations within this community, which provide spectacular views.

Town Parks

There are two main Town-owned parks and two other recreation-oriented Town facilities in Bolton. Following are basic descriptions of these properties; however, there is a separate discussion on bathing beaches at the two park locations and on trails.

The Town has a Recreation Department Director and a Buildings & Grounds/Parks Director. The Town Recreation Commission is directly responsible to the Town Board, has seven members, and meets monthly in order to fulfill its charter to plan, promote and deliver recreational activities and educational programs for the youth of the community and their guests. The Recreation Commission works in collaboration with Town recreation staff. The Town maintains a recreation calendar and substantial recreation programming provided directly by the Town, and cooperates extensively on programming, with the Lake George Land Conservancy (LGLC) activities at Up Yonda Environmental Education Center.

Roger's Memorial Park: Located in the more southern part of the Bolton Landing Hamlet core, there is a visitor center facility with restrooms on a separate contiguous parcel that fronts on Lake Shore Drive (9N). Additional restrooms are located by the Lake. Amenities available include public docks, picnic tables, a pavilion, bandstand, and a gazebo on a pier. There are two tennis courts and one basketball court. The Pier is a great viewing location. People fish there as well as from the docks. Large tourist boats can pull up in deep water besides the pier. There is a parking area near the Lake. The docks serve motorized recreational boats (there are not boat services, only dockage). The remaining proposed improvements are addressed earlier in this Profile within the LWRP overview.

Veteran's Memorial Park: Situated in the northern part of the Hamlet core and also fronting on Lake Shore Drive as well as on Lake George itself, this park has a basketball court, volleyball net, public docks, picnic tables and grills, a children's playground, and a pavilion. As part of the budgeted parks improvements at this facility include establishing year-round public restrooms, a new covered pavilion, pedestrian circulation to the Lake, a new playground, and stormwater management improvements. Improvements also include a multi-use waterfront recreation building and pedestrian access connections into the park. The Town is undertaking a major renovation of Veterans Park utilizing LWRP funding.

Bolton Community Center & Conservation Park – Located at 56 Edgecomb Pond Road, the community center building accommodates 87 people and features a full kitchen along with tables and chairs. It is available for reservation for community and group events. The building has a side facing Edgecomb Pond, a lawn that can be used for outdoor events, and a community garden space.



Figure 32 – The Community Center

Finkle Road/Recreation Road Baseball Fields - There are multiple town-owned properties in the vicinity of Edgecomb Pond Road and Finkle Road. Behind the Town's transfer station there are two baseball fields.

School Outdoor Facilities

There is a grass soccer field at the Bolton Central School property on Lake Shore Drive. There is also a separate softball field north of the main building at that location. However, these facilities are not open to the public after school hours. Achieving an ability for structured joint use by the community outside of school hours or during the summer when the school is not in session would require the establishment of corresponding policies by the School Board.

Public Bathing/ Swimming Uses

There are publicly-accessible beaches in Bolton on the shorelines of Lake George at Rogers Memorial Park and Veteran's Park. Both are staffed by lifeguards during summer. There are also numerous beaches associated with hotel, motel, and campground facilities located in Bolton.



Figure 33 - Summer at Roger's Memorial Park Beach (source: https://www.boltonchamber.com/beaches-and-parks/)

There are NYS Island Campsites accessible from launch sites including Norowal Marina. Multiple camping sites are available in The Narrows with DEC operational offices that assist recreation and camping on Glen Island in the Narrows and on Long Island in the south part of Town.

Watersports/ Boating/ Fishing

The LWRP notes that the primary tourist attraction to the Town of Bolton is the waterfront access to Lake George and its 27 miles of shoreline. Besides swimming and nature viewing, there is an array of water-based recreational activities typically pursued on Lake George, including boating (inclusive of sail sports), fishing, jet-skiing, kayaking, and paddle boarding. Importantly, there are two public boat launches in Bolton – one at Town controlled Norowal Marina, and the other at State parklands at Northwest Bay Brook.

There is limited public access directly to Trout Lake. There is a 10-foot-wide easement to the shoreline that the New York State DEC maintains on the Lake's northeast side, but it is not designed for boating access. It could be an objective to have more public boating access points on both lakes within Bolton.

The Town owns and facilitates contracted operations of Norowal Marina. This facility is in Bolton Landing and accessed off of Sagamore Road via Sawmill Lane. It is situated on the west shoreline inside of Green Island north of the bridge leading to the Sagamore within a zone of high activity within the Hamlet. The LWRP describes this property as the largest public lake access site on Lake George. There are extensive docks, boat maintenance, fueling facilities, and aligned retail services. There are multiple dock slips and parking areas. The Town is facilitating ongoing public improvements and coordinating upkeep of this property using the Town's Local Development Corporation (LDC).

There are numerous organizations that operate water recreation–related properties in the Town, including organizations like the Lake George Club and multiple hotel and motel properties with their own dock systems and arrangements of property which enable access to the water. All of this extensive infrastructure combines to enable broad access to the water for active water sports as well as more passive recreation and leisure.

The private marina operations in the Town of Bolton include:

- Beckleys/Little Harbor Boat Rental
- Bolton Landing Marina
- Chic's Marina
- F. R. Smiths & Sons
- Yankee Marina and Boat Rentals

Non-Profits, Community Organizations, & Periodicals

Bolton has many groups of Non-Profits and Community Organizations. Below are just some organizations in Bolton;

- Adirondack Explorer (newspaper)
- Bolton Free Library
- Bolton Landing Business Association
- Bolton Chamber of Commerce
- Bolton Historical Museum
- Bolton Landing American Legion
- Darrin Freshwater Institute

- Lake George Association
- Lake George Club (& Foundation)
- Lake George Fire Department and EMS Auxiliaries
- Lake George Land Conservancy
- Lake George Mirror (newspaper)
- Lake George Waterkeeper
- Marcella Sembrich Opera Museum
- The Historical Society of the Town of Bolton
- The Chronical (newspaper)
- The Post Star (newspaper)
- Up Yonda Farm Environmental Education Center
- Warren County Children's Committee.

Religious institutions, such as: Assembly of God; Bolton Community Church; Blessed Sacrament; Church of St. Sacrament; Diamond Point Community Church; and Emmanual United Methodist Church.

Goals & Strategies for Placemaking

P1 - Preserve and enhance unique qualities of Bolton Landing for the benefit of the entire community.

Strategies:

- Update zoning to guide and incentivize desired growth to aid in achieving community goals.
- Develop Hamlet and Route 9N Architectural and Site Design Guidelines.
- Schedule an update to the Local Waterfront Revitalization Program.
- Update signage regulations.

P2 - Align and facilitate development in and around Bolton Landing to ensure growth complements the pattern of natural resources, existing buildings, and available infrastructure.

Strategies:

- Update Hamlet Plan to guide urban design, main street programming, and advance projects.
- Define buildout impacts if permissible zoning density were increased in the Hamlet.
- Explore allowing strategic density in zones around developed cores consistent with the Adirondack Park Agency framework.

P3 – Define ways to upgrade user experiences and sustain a vital business environment on Lake Shore Drive/ Route 9N, and especially in Bolton Landing's core and civic destination.

Strategies:

- Provide Hamlet gateway enhancements as part of corridor upgrades and/or new development.
- Enhance wayfinding and access to shoreline, public places, and trailheads through more interpretive stations/ experiences.
- Promote water enhanced dining and uses benefiting from water proximity and views while maintaining primacy and the importance of water dependent uses on water.
- Plan parking management, sidewalk upgrades and civic space additions/ enhancements in hamlets to aid pedestrian focus.

P4 – Respect landmarks, special places and unique buildings to reinforce Bolton's unique qualities, sense of place and history.

Strategies:

- Develop roadside scenic overlooks, including on CR 11 (and explore vista pruning by Route 9N intersection).
- Form a historic structures and landscape inventory identifying categories of resources, asset locations, and features descriptions.
- Draft zoning standards that require the exploration of reuse potential for significant historic buildings, including facades, and other symbolic structures and landscape features.

P5 - Bolster and diversify recreation resources as a means of supporting tourism, varied demands, sense of place, and a healthy community.

Strategies:

- Develop a comprehensive recreation plan.

P6 - Protect cultural resources to ensure a high quality of life for residents as well as unique visitor experiences.

Strategies:

- Enable flexible (but not lax) zoning when development might impact large estates, historic landscapes, and historic buildings.

ECONOMIC VITALITY

Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.

Economic Vitality Profile

A discussion of economic vitality covers community infrastructure, the service environment, attributes of the workforce, and ways changes may be arising in the existing economic base leading towards the future economy. This part touches on aspects of employment and the community and regional economic composition.

Community Infrastructure

Water District

Bolton has municipal water utility service (Public Water Supply ID#: NY5600101). As shown on **Map 8: Transportation & Infrastructure Inset**, it serves the Bolton Landing Hamlet and roughly 715 properties in broad swaths on either side of Lake Shore Dr. (a total of 1,061 individual service connections are managed using water meters).

The water is sourced from the 35-acre Edgecomb Pond which flows into Finkle Brook. A Town operated drinking water treatment facility in that vicinity is capable of processing up to one million gallons per day using sand filters. The finished water flows by gravity to a 500,000-gallon clearwell where there is further chemical adjustment and from there it flows by gravity to the distribution system. In 2023 the average daily demand was 161,642 gallons. The single highest day was 450,000 gallons.

A water main flows downhill within Finkle Road and Valley Woods Rd. (County Route 11) Lines extend from there north and south along Federal Hill Road (County Route 27). Service in the north is provided on Cobble Stone Court. Service on the east extends to the shoreline and overlays Brahly Point Road. It covers all the way south along Lake Shore Drive, about 3.25 miles extending to parts of Homer Point near Lake Shore Drive. A main also extends approximately three quarters of the way up Mohican Road. The water service area extends north and south of a smaller area that is also served by sewers.

An impoundment of Finkle Brook, comprised of a 13 foot high dam, creates Edge Comb Pond, which is the water district's supply source. The Pond's capacity is 143 million gallons. According to the Town's 2023 Annual Drinking Water Quality Report, this is an excellent surface water supply.

Preparation of a Town Drinking Water Source Protection Plan (DWSP2) is actively underway. This long-term plan aims to foster safe and reliable supplies of drinking water involving surface water or groundwater, used at least periodically to serve a public water system for drinking or other domestic purposes; therefore, Edgecomb Pond and its tributaries are within the scope of this study. Besides documenting current conditions, the DWSP2 will identify potential strategies to prevent any degradation of source waters. The Lake Champlain – Lake George Regional Planning Board is providing technical assistance in developing this plan.

Lands in its watershed of 1,152 acres appear generally well protected based on a combination of Town ownership (the Town owns all shoreline around the Pond and it owns 25% of all land directly in this watershed) and permanent protection of properties by the non-profit Lake George Land Conservancy. The watershed mainly exhibits forested open space character within its uplands and there are no regulated facilities (such as bulk pertrolem storage or hazardous waste sites) in the watershed.

The water district has many capital needs. Importantly, there are efforts to bolster the dam and spillway to ensure its resiliency and protect people and infrastructure downstream from a potential breach. There are also needs to upgrade treatment, storage, and distribution facilities.

According to the Annual Drinking Water Report for 2023, there was a treatment technique violation for high turbidity from the filters in the plant during the months of May and June. The violation was assessed and corrected.

Transportation & Infrastructure Inset Map

Town of Bolton, Warren County, NY

Bolton Water Filtration Plant
Edgecomb Pond
Community Center
Bolton Central School
Bolton Volunteer Fire Department
Town Hall
Town of Bolton Sewage Treatment Plant
Lake George

- Town of Bolton
- Surrounding Municipalities
- Interstate Routes
- State Routes
- County Roads
- Streets
- Tax Parcels
- Surface Water
- NYS Owned Land
- Sewer District
- Water District
- Water Mains
- Sewer Mains
- Bolton Water Filtration Plant
- Town of Bolton Sewage Treatment Plant
- GGFT Seasonal Trolley Route
- Town Hall & Community Center
- Marina
- School
- Fire Station

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

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0 0.28 0.55 Miles

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Data obtained from NYS GIS Clearinghouse, Warren County GIS 2023. Accuracy not guaranteed. Map Created 4/19/24. Update: 1/20/2025 Job Number 2023050

Sewer District

The Town operates a sanitary sewer system and wastewater treatment facility within Bolton Sewer District No. 1. As shown on **Map 8: Transportation & Infrastructure Inset**, these sewers serve a focused footprint in the Hamlet core, with roughly 535 service connections. The sewage system regulations are in Town Ordinances #5 and #18. Sewer facilities represent critical infrastructure and require sustained investments for the protection of waters.

The service area displayed on **Map 8** covers all of Green Island (including the Sagamore) and extends north in the Hamlet to Parkside Drive (just south of the Darrin Freshwater Institute). Coverage also extends southwesterly over the school and the base of Horicon Avenue, inclusive of 2nd Street, and it extends further south over an area west of Brook Street, then cutting east toward Lake George, fully covering Heritage Village and Anchorage Road, and extending to the Lake halfway between Anchorage Road and Stewart Brook.

The Sewage Treatment Plant is located on a large property at the southern side of Brook Street Extension (County Route 25) in the Hamlet. This Plant discharges into the ground, rather than Lake George, as per the Class AA-Special regulatory protections of the NYSDEC. According to the 2016 LWRP, the Plant is designed to process 300,000 gallons per day. While flows are below that level in winter, during peak periods the Plant is near or at full utilization, so capacity is an issue.

Since there is in-ground deposition of treated effluent, operations are impacted by periods of high groundwater and runoff. The residual sludge generated at the plant is trucked out of Town for disposal at a landfill. One aspect of advancing long-term resiliency for this facility could involve efforts to infiltrate uphill drainage or divert it from reaching this area where deposition is provided.

A "green technology" woodchip bioreactor, which was designed to remove nitrate-nitrogen from plant effluent was installed. As described in the 2021 'A Monitoring Program to Evaluate the Efficacy of a Woodchip Bioreactor Installed at the Bolton Wastewater Treatment Plant' by the Lake George Association and Town, this element was designed to reduce those parameters up to 41%. Since then, there has been slow progress implementing facility treatment upgrades using bioreactors. There is a need for capital planning in order to define an optimal mix of Plant improvements.

There continues to be issues with groundwater entering the sewer collection system. It is a primary focus to eliminate such inflows as a means to claw back valuable treatment capacity that is otherwise provided for groundwater infiltration. Likewise, efforts to conserve water can ensure there is efficient treatment capacity that is focused on the effective management of sanitary flows.

In 2023 the Town was awarded $381,000 from the USEPA for assisting facility corrections and in April 2024, the Town was awarded a $124,000 NY State Adirondack Park Smart Growth Grant for a Wastewater Mitigation Project. Aspects of these may cover a proposed Wastewater Main Pump Station Upgrade which will provide a new enclosure housing two (2) new pumps, switches, and a new generator. While there could be benefits from expanding sewer service, it will be important for the program and plan for bolstering existing sewer lines to ensure that the plant is working optimally and has adequate treatment capacity before any expansion takes place.

Drainage

The largest capital asset of the Town is its road system. With 107.7 centerline miles of local roads, there is an extensive municipal separate storm drainage system that includes swales, culverts, and outfalls. Since topography is steep in many locations, the Highway Superintendent and staff are rigorously involved in maintaining streets and appurtenant drainage systems in order to ensure adequate access, and to ensure that the overall infrastructural systems in good working order.

The Town has a Stormwater Management Plan that outlines strategies for managing, treating and directing stormwater. One major focus of this plan is to guide the types of practices that are intended to be used for the upkeep of the road and drainage infrastructure and for managing storm sewers and Town roads to minimize potential for pollutants to enter stormwater. There have been some efforts to explore the potential to retrofit roadside drainage systems in order to slow flows, achieve infiltration, and minimize potential erosion. Locations examined around the Bolton Landing Hamlet with the assistance of Warren County Soil & Water Conservation District include an area near the Town Garage close to Finkle Brook, and on Frank Cameron Road and Valley Woods Road. Also, as a way to enhance snow and ice clearance and cut down on the need for deicing, the Town recently collaborated with Warren County, receiving beneficial financing terms for acquiring a specialized live edge, articulated snow plow blade to improve operating performance.

Services

Gas & Electric

Electric service in Bolton is provided by National Grid (formerly Niagara Mohawk). Aspects of regional electrical service operations by this utility are supplied out of a facility on Main Street in Warrensburg, with some smaller-scale regional transmission lines and at least one substation within the community. Natural gas is not available however, most households and businesses rely on deliveries of propane and heating oil.

Public Safety

Policing: The Town has its own police force which is led by a Police Chief and serviced by part-time officers who are employed during peak season. Operations occur out of a secure space at the Town Hall at 4949 Lake Shore Drive. Regional Law enforcement is provided by the Warren County Sheriff and New York State Police, with strong cooperation between these agencies.



Town police serve a vital public health role, routinely providing wellness checks and assisting many first responses for emergency calls to the County Sheriff's 911 dispatch system. Since the Town Police face the same unique space needs as any law enforcement agency, floor space limitations influence the department's level of service.

Bolton Volunteer Fire Department: This agency oversees fire protection coterminous with the Town boundaries. The station at 5003 Lake Shore Drive is on land owned by the School District but within a building owned by the corresponding Fire District. This facility has five bays with offices and training spaces on the second floor. There is an average of 150 calls per year. There are 34 individuals on the roster. Fire inspections for new homes or additions are provided by Warren County codes. There are concerns with both the age of the volunteer force and the ability to garage certain equipment. The volunteer base is trending towards older age individuals, although some new younger members have joined the department and received training. One of the limitations at the station is the overhead doors, which are too low to accommodate typical apparatus.

Bolton Emergency Medical Squad: This EMS service involves a taxing district and a not-for-profit organization that operates out of the fire station using space leased from the Fire District. Operations include two ambulances with paid staff and supplemented by volunteers— ensuring coverage at all times.

Library Services

Bolton Free Library is in the center of the community at 4922 Lake Shore Drive located at the intersection of Rogers Park Road. & Lake Shore Drive. Next door to the Bolton Historical Museum. The library has a number of programs including the Annual Book Sale event and After School Program. There is a small meeting room and a display case that is used for exhibits. The Library's governance includes a Board and is guided by its Bylaws, Policies, and Long-Range Plan, which was drafted in 2020. The Library has a website[30] that provides monthly calendars, digital download access, fundraising information, as well as information about upcoming events.

[30] *https://boltonfreelibrary.org*.

Communications

Table 7: Area Broadband Providers

Provider	Type	Max Download (Mbps)	Max Upload (Mbps)
Spectrum	Fiber	1,000	1,000
Spectrum	Coax	1,000	35
Starlink	Satellite	350	40
ViaSat	Satellite	50	3
HughesNet	Satellite	25	3
Verizon	DSL	15	1

Access to the internet is a component of modern household needs. Access to the internet is also essential for community and economic development.

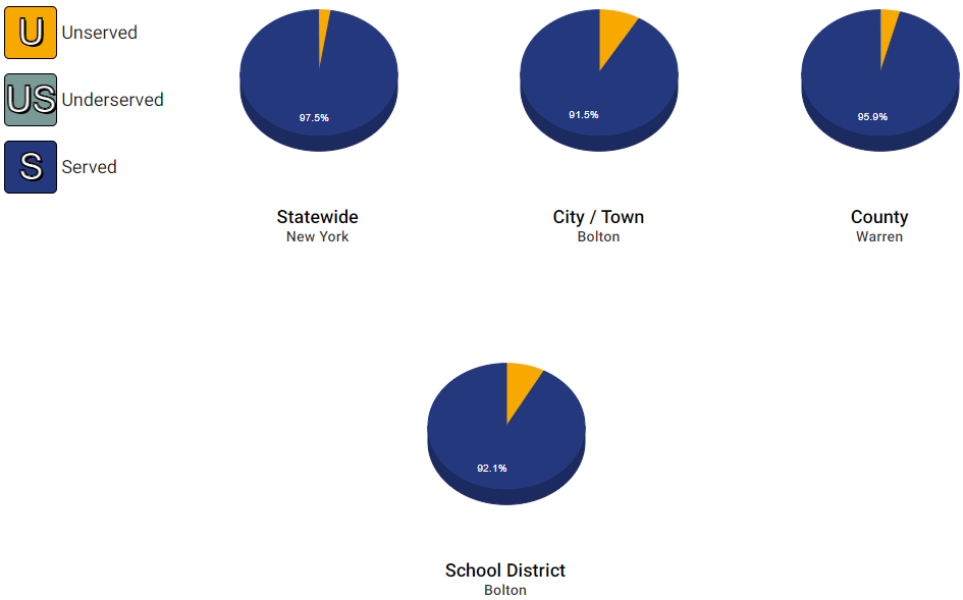


Figure 34 –Served and Underserved Broadband Services

Within Bolton there are a number of underserved locations, in terms of internet availability that tend to be in more remote locations such as the Narrows and private islands on Lake George[31]. The community could collaborate with regional economic development partners, such as at the County and/or Lake Champlain-Lake George Regional Planning Board (LCLGRPB) to acquire technical assistance as well as Federal and State funds to enhance internet availability above the current service level of 91.5%, or 2,458 existing service connections in Town. According to the

[31] *https://mapmybroadband.dps.ny.gov/explore?address=Bolton%20Landing,%20New%20York*

NY State Broadband Map, areas to focus on increasing service availability include some parts of lower density areas including:

- Sherman Lake and Hendricks Road
- Edgecomb Pond Road
- South of Lamb Hill Road
- On Dickinson Hill Road

'Broadband and Cellular' communications are one of five foundational assets the LCLGRPB's Forward Together: Economic Resiliency Plan characterizes as essential components of the region's infrastructure, supporting businesses, residents, and the workforce. The 2022-2027 Comprehensive Economic Development Strategy supports Forward Together and a regional approach to improve access to broadband and cellular services. A 2021 survey of businesses in the North County to gauge how a lack of cellular service affects operations identified that 36% said unreliable cell service is affecting their business function "moderately" or "very much." In 2024 the LCLGRPB in partnership with the NYS Connect ALL Office, was awarded a grant to complete a North Country Cellular Deployment Plan that will identify travel corridors and developed areas lacking cell service and identify solutions. A map maintained for the initiative, which can be used to report areas with no cell service, shows locations in the Town without service in the southwest on the Northway, as well as on Lake George on Dunham Bay[32]. During preparation of this Comprehensive Plan there were anecdotes that cell service is limited in other parts of Town. There is cross-cutting support for Town involvement in regional programming and efforts to define ways to leverage action within such multiparty initiatives in order to realize broadband (including high speed) and cellular service improvement all around Bolton.

Cemetery

Bolton Rural Cemetery is located on the east side of Route 9N and the northern corner with Homer Point Road in the Huddle hamlet and is near capacity. The Bolton Rural Cemetery Association is working with elected leaders to identify alternative potential locations that can be used for resolving this issue.

Workforce & Economic Base

Employment, Industry & Economic Environment

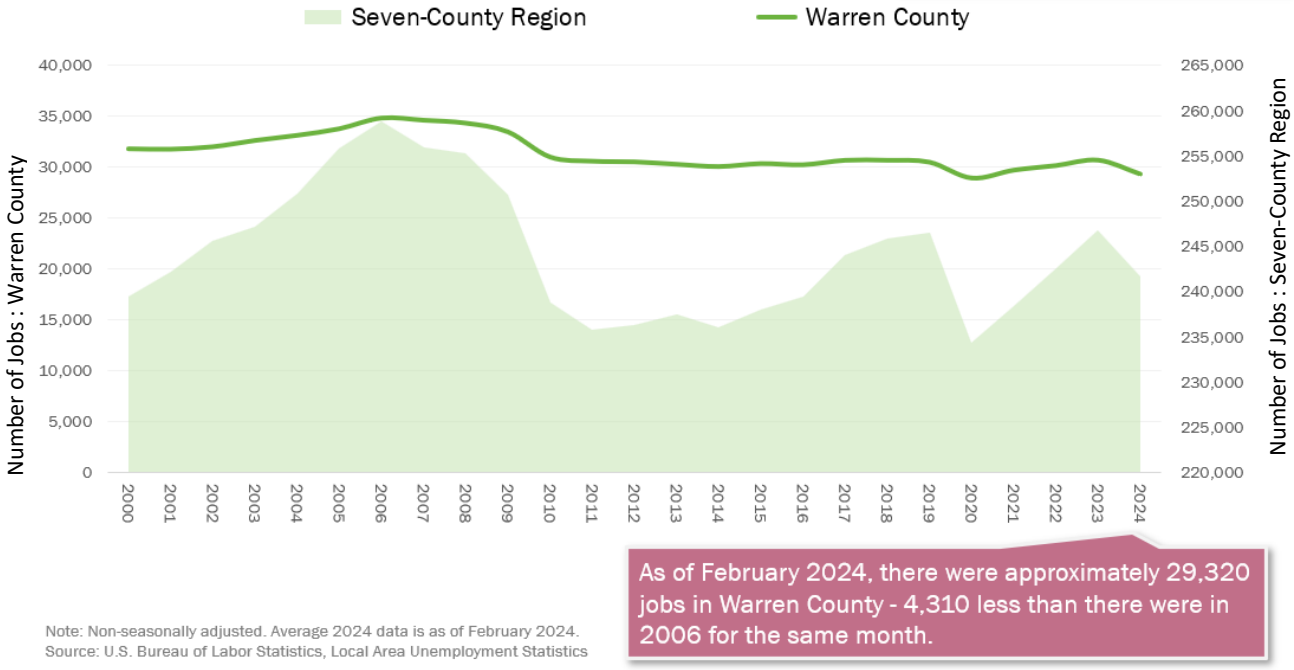
The resident population in Bolton had a median age of 56.8 years in 2023 compared with all of Warren County at 47.0 years. There are more people of retirement age, at 65 years or older in Bolton than in the County, and within the Town there is a significant population that is aged 55 to 64. Meanwhile, compared with the County, there are lower rates of people in cohorts termed 'young workforce and college graduates' between ages 25-34 and there are also slightly fewer people in the group termed 'early-stage family' between ages 35 to 44. To an extent there is a smaller available local labor pool in these groups. The class sizes in the local school have been declining over recent years and anecdotally

[32] See https://warrencountyny.maps.arcgis.com/apps/instant/reporter/index.html?appid=1f5b8e63cc994296a8d5ca8df3323574 (accessed May 1, 2025) and https://www.lclgrpb.org/cellular-broadband and

there is indication there is a tight labor supply in the community, so the trend for limited availability of local younger age workers likely will continue for the foreseeable future.

Employment Trends: Seven-County Region

Employment in Warren County and the Seven-County Region peaked in 2006 and was at its lowest in 2020, likely owing to pandemic-related impacts.



As of February 2024, there were approximately 29,320 jobs in Warren County - 4,310 less than there were in 2006 for the same month.

Note: Non-seasonally adjusted. Average 2024 data is as of February 2024.
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

Industry Share by Employment

The accommodation and food services sector is the top industry by primary job employment share in both Bolton and the PMA, representing 45 and 35 percent of total jobs, respectively, in 2021 (compared to slightly more than 11 percent in Warren County). Meeting the housing needs of the workers who underpin the local economy will determine its long-term viability.

Primary Job Share, 2021

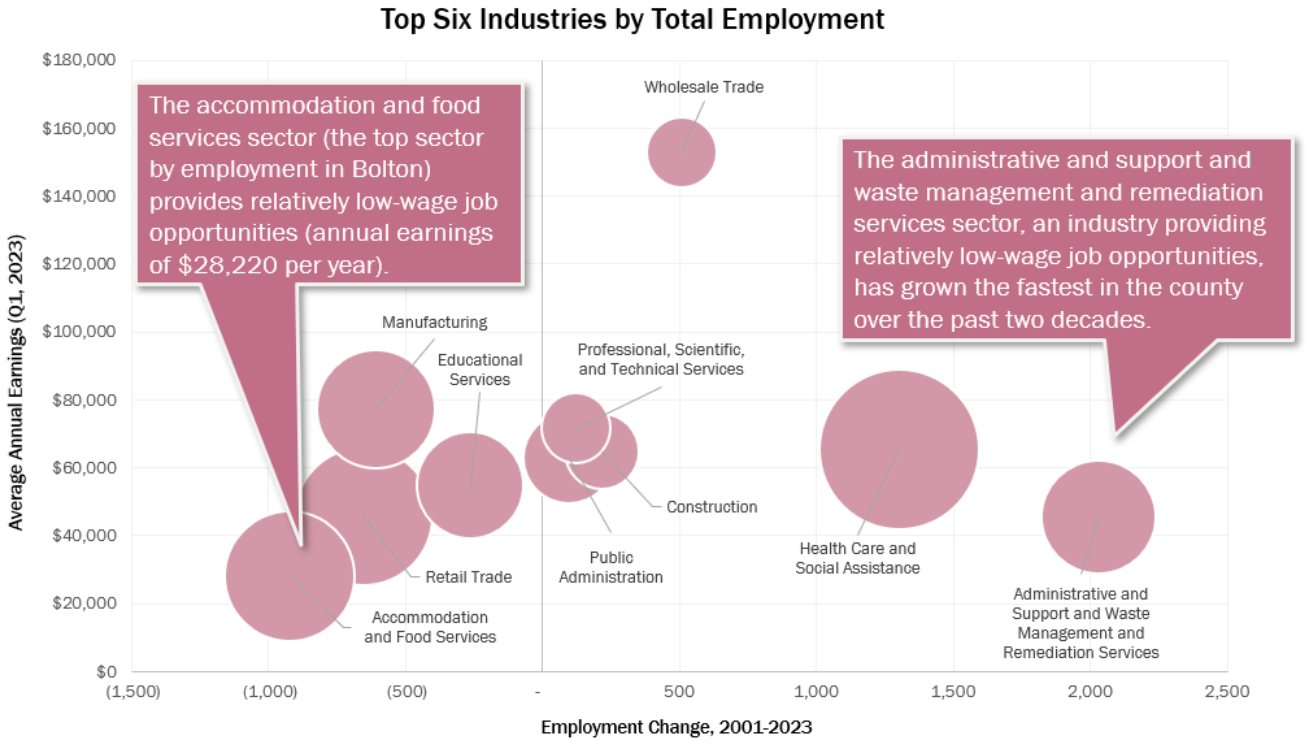
	Bolton Town	20-Minute PMA	Warren County	Seven-County Region
Accommodation and Food Services	**45.0%**	**35.1%**	**11.3%**	**9.1%**
Educational Services	**11.9%**	**11.7%**	**7.3%**	**11.9%**
Retail Trade	**9.6%**	**15.9%**	**13.5%**	**12.0%**
Arts, Entertainment, and Recreation	**5.8%**	1.9%	1.3%	1.8%
Public Administration	**5.6%**	**6.0%**	6.0%	5.9%
Construction	**5.5%**	3.0%	3.8%	**6.0%**
Professional, Scientific, and Technical Services	3.6%	3.7%	3.6%	4.8%
Other Services (excluding Public Administration)	3.4%	**4.5%**	3.3%	3.0%
Manufacturing	2.8%	2.3%	**10.7%**	**11.0%**
Health Care and Social Assistance	2.5%	**6.7%**	**18.7%**	**14.6%**
Administration & Support, Waste Management and Remediation	2.4%	1.0%	**6.7%**	4.1%
Real Estate and Rental and Leasing	1.6%	1.5%	0.8%	1.2%
Information	0.3%	0.6%	1.9%	1.1%
Agriculture, Forestry, Fishing and Hunting	-	2.0%	0.5%	1.1%
Mining, Quarrying, and Oil and Gas Extraction	-	0.8%	0.4%	0.4%
Utilities	-	0.4%	0.6%	0.5%
Wholesale Trade	-	0.8%	2.7%	3.7%
Transportation and Warehousing	-	0.6%	1.4%	3.0%
Finance and Insurance	-	1.5%	3.3%	3.4%
Management of Companies and Enterprises	-	0.1%	2.2%	1.4%
Total	100.0%	100.0%	100.0%	100.0%

Note: A primary job is the highest paying job for an individual worker. Data for 2021 is the latest year provided for this geography. The top six industries by geography are highlighted in **bold**.
Source: U.S. Census Bureau, for Economic Studies, LEHD

Top Sector by Employment	Primary Jobs (2021)	Job Change (2002-2021)
Accommodation and Food Services	287	(197)
Educational Services	76	13
Retail Trade	61	(1)
Arts, Entertainment, and Recreation	37	24
Public Administration	36	7
Construction	35	22

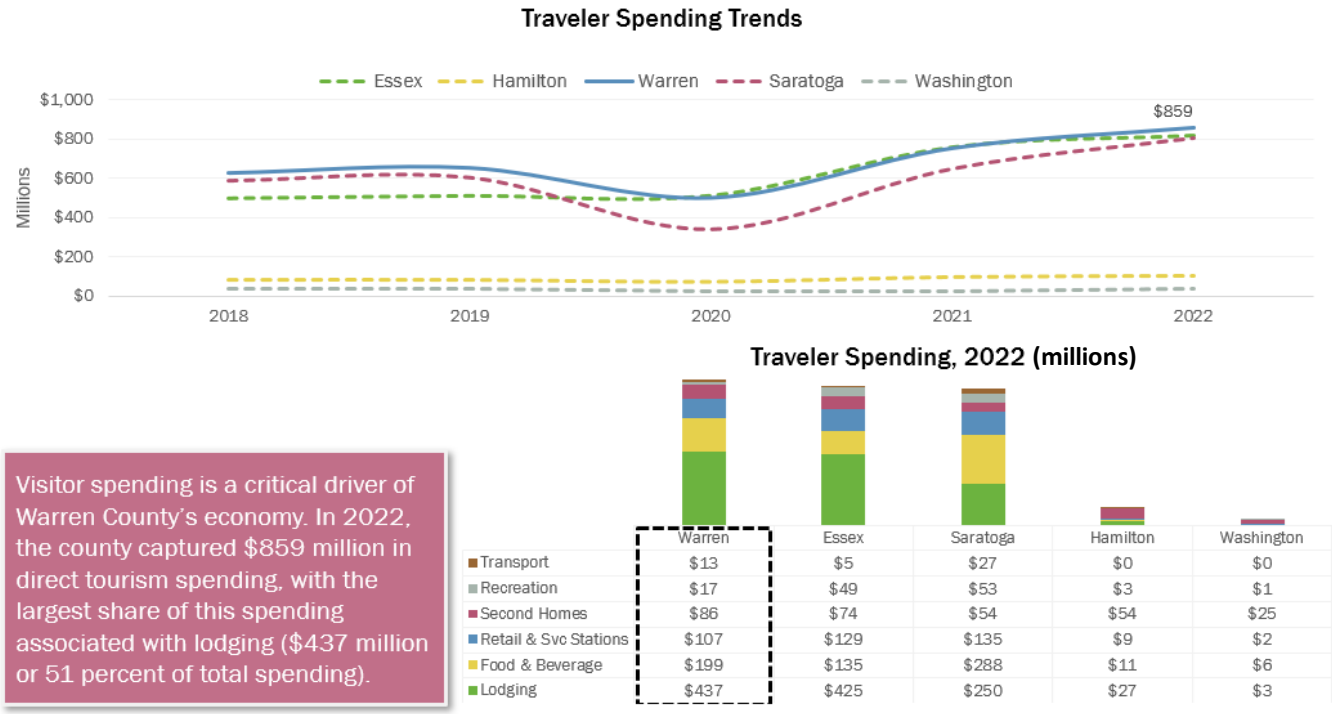
In 2021, the accommodation and food services sector in Bolton employed nearly 290 primary workers, significantly greater than any other industry and reflective of a tourism-driven economy.

Top Industries by Earnings: Warren County



Note: Bubble size represents average 2023 employment.
Source: U.S. Census Bureau, for Economic Studies, LEHD

Tourism Economy: SMA (NY Portion)



	Warren	Essex	Saratoga	Hamilton	Washington
Transport	$13	$5	$27	$0	$0
Recreation	$17	$49	$53	$3	$1
Second Homes	$86	$74	$54	$54	$25
Retail & Svc Stations	$107	$129	$135	$9	$2
Food & Beverage	$199	$135	$288	$11	$6
Lodging	$437	$425	$250	$27	$3

Source: Tourism Economics, *Economic Impact Of Visitors In New York 2022: Capital-Saratoga and Adirondacks Focus*, September 2023

Tourism

Visitor spending within Warren County is higher than a number of counties, including Saratoga County. Within Warren County there were $859 Million in visitor-types expenditures in 2022.

The Occupancy Tax revenues received in conjunction with this visitation is substantial. The funding from these taxes helps to underwrite tourism-oriented operations, as well as provide special community events and activities that enhance the Town's unique tourism economy.



Figure 35 – Snapshot from Economic Indicators Dashboard on Warren County's GIS Hub using Office of State Comptroller, 2016-2023 Annual data.

Child Care

According to a 2023 Child Care Needs Assessment Report, 60% of parents surveyed in Warren County indicated the registered and licensed child care providers whom they called did not have openings for their child(ren) and there was a wait of several months in many programs, especially for infant care[33]. Part of this shortages is due to the retirement of some child care operators and fewer people entering that sector of the workforce. The above referenced report also noted a shortage of childcare outside standard hours, such as early mornings, evenings, or on weekends. The short supply of child care can be a drag on the economy as it prevents many from working to their full potential.

High quality school age care, summer recreation, infant, and toddler opportunities are in high demand within the Capital District. [34] Child Care Deserts, or locations with little or no available child care, include Bolton, Chestertown, Warrensburg, Lake George and Brant Lake.

Within Bolton, or in a five-town area on the west side of Lake George, the need for more child care providers and more capacity overall is evident. While the problem is deep and expected to have long term timeframes for resolution, there have been efforts to propel workforce and educational training, as well as adjustments in State policies to remove obstacles the sector faces. Moreover, there are a number of State grants available to incentivize and assist in the start-up of new programs in the area. It will be advantageous for stakeholders, including the Chamber of Commerce, to explore what opportunities and alternatives may be used to help expand childcare offerings either directly in the community or nearby.

Future Economy

Change in the non-residential and residential economic sectors, both locally and regionally may be inevitable. Priorities for local action to take advantage of any such change should be identified. One such change that might be expected is in the energy sector as there is a move away from the use of fossil fuels. In addition to transitions in the economy based on preparation for and adaption to the effects of climate change, there may be changes that link with the growing use of artificial intelligence.

[33] Southern Adirondack Child Care Network. 2023. Child Care Needs Assessment Report: Warren & Washington Counties.

[34] *https://ocfs.ny.gov/programs/childcare/assets/docs/deserts/CCD-Priorities-CapitalDistrict.pdf*

Local & Regional Economic Development

The following agencies can aid planning for commerce and preparing a ready workforce.

- **Town of Bolton Local Development Corporation (BLDC)**: The BLDC is a not-for-profit corporation that was created in 2004 through local legislation. Managed by nine Directors that live and work in the local community, the purpose and charge of the BLDC is to promote business development in the Town of Bolton.
- **Warren/Washington IDA (Industrial Development Agency)**: The IDA is a New York State public benefit corporation that provides incentive-based assistance to encourage and help businesses start, expand, or move into this region – creating jobs for local people and driving economic activity in local communities. This entity could be a source of financial assistance for workforce housing or key infrastructure upgrades which will aid in job creation and retention, or assistance with improvements to Town wastewater infrastructure.
- **Capital Region Economic Development Council (REDC)**: The Regional Economic Development Council (REDC) is a key component New York State's transformative approach to State investment and economic development. In 2011, the Governor established 10 Regional Councils to develop long-term strategic plans for economic growth for their regions. The Councils are public-private partnerships made up of local experts and stakeholders from business, academia, local government, and non-governmental organizations.

  The local REDCs are generally responsible for outlining priorities and overseeing funding for state-wide grant programs under the premise of working to promote local economic development. Last year REDCs provided $81 million to shovel-ready projects to stimulate New York's Post-Pandemic Recovery. This is the largest financial support mechanism for local governments.
- **Saratoga-Warren-Washington Workforce Investment Board (WIB)**: A private sector-led board that is appointed jointly by Warren, Washington, and Saratoga Counties and includes a number of other workforce related agencies. It shares responsibility with the counties for oversight of the local implementation of the Federal Workforce Investment Programs and funding. The Board, along with the counties, facilitates a broad range of workforce development services for both job seekers and employers. The Saratoga-Warren-Washington WIB is very active and has numerous partners in its efforts to support workforce development in Warren County.

Goals & Strategies for Economic Vitality

EV1 - Enhance recreation and tourism assets and options.

Strategies

- Continue improvement and promotion of Town parks and beaches.
- Implement planned improvements at NoRoWal Marina.

EV2 - Bolster sewer treatment and water utility capabilities.

Strategies

- Complete an overall evaluation of the wastewater treatment facility, main pump stations, and the wastewater collection system to identify specific deficiencies to achieve critical improvements.
- Continue to improve the wastewater system to reduce nutrients released in the Lake George Watershed.
- Upgrade or rehabilitate sewer pump stations to avoid system failure and/or significant water quality impacts.
- Continue to repair/ harden sewer distribution system, including reduction of Infiltration/inflow (I/I).
- Plan and sequence needed improvements to the water distribution system.
- Maintain up-to-date engineering reports and pursue State and federal funding in order to undertake critical drinking water infrastructure upgrades.
- Evaluate the potential economic impacts of expanding water and/or sewer system service area(s).

EV3 – Help sustain hotel, motel and multiple lodging uses.

Strategies

- Support regional efforts to assist and leverage owner investments in lodging facilities to sustain this economic sector.

EV4 - Support commerce/ commercial development.

Strategies

- Support workforce training/ development and worker mobility to support the business needs of Bolton's retail, lodging, restaurants, and marinas.
- Attract compatible non-tourism or tourism-supportive businesses that diversify the local economy and promote economic resiliency.
- Support water dependent businesses and facilitate compatible development of expanded or new marine enterprises and marine businesses, such as boat tours, equipment rentals, guide services, and specialty retail.
- Periodically solicit ideas from the business community for ideas on identifying strategies to bolster or expand commercial businesses.

EV5 – Support residents in the workforce.

Strategies

- Support enhanced local child care service options.
- Participate in partnerships and facilitate grants and private investments to improve local broadband delivery and help establish reasonably priced, high speed broadband availability in all parts of Town consistent with regional strategies.

LEADING FOR THE FUTURE

Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.

Leading For The Future Profile

Government Operations

Local and regional government is involved in many public interests and endeavors. The Warren County government, administers many programs and initiatives which influence public health and wellness as well as community and economic development. As Town officials contemplate Comprehensive Plan development, consideration should be given to engaging parties within the public sector and accessing public resources as a means of leveraging and advancing the achievement of the planning vision. For each program and project, thought should be given on how best to promote goals achievement and engage community and stakeholders in planning. It is also worthwhile to consider when and how it may be necessary or feasible to expand planning and implementation efforts across jurisdictional lines, in order to increase an action's effectiveness, sustainability and resiliency.

Town Government

The Town of Bolton has a five -member elected Town Board that includes the Supervisor, who is considered the Chief Elected Official. There are also elected and salaried positions for the Town Clerk, Highway Superintendent and the Town Judge.

Education

The Bolton Central School District serves students from pre-kindergarten through grade 12. Its school building and property are centrally located with frontage on Lake Shore Drive and Horicon Avenue. The District is not fully coterminous with the Town's land base. Locations west of Hendricks Road, by the Schroon River, and southwest of Trout Lake around Wall Street and Dickinson Hill Road are outside the district and are in Warrensburg CSD. There is also a small area at the base of Coolidge Hill Road along Lake Shore Drive that is in Lake George Central School District.



Per the BCSD website:

- Average elementary classroom size is twelve students, a typical graduating class is twenty-four.
- The school maintains an 8:1 pupil/teacher ratio.
- The system is governed by a seven-member elected Board of Education.
- A school superintendent, a district business manager, and a PK-12 principal are assisted by specialized staff members.



Source: Bolton Chamber of Commerce

Efficiencies

Within the School District, there have been past efforts to consolidate the local school's varsity sports programs with those at Warrensburg schools. The Assessor for the Town covers both the Town of Bolton and the Town of Horicon. Bolton & Horicon have a co-operative agreement to share the services of the Assessor. Town officials have also advocated on behalf of cooperative purchasing with Warren County, as a means of achieving cost savings that can be realized with group, and larger volume buying efforts.

The New York State Department of State offers financial assistance to aid local governments with studying and implementing new opportunities for savings and modernizing public services delivery. Funding assistance is available from resources such as the Local Government Efficiency Grant (LGE Grant), the Citizens Reorganization and Empowerment Grant (CREG) and the Countywide Shared Services Initiative (CWSSI).

Appendix 3: 2022 Grants Needs Assessment identifies potential funding opportunities for a range of possible needs and local projects identified through dialogue with local public officials. When the Town is successful in acquiring State and Federal funds which help address local priorities, there will be cost savings to the local taxpayer. These funding partnerships also demonstrate that other parties within the region are committed to helping resolve issues that the local community is concerned about.

In Bolton, there is a substantial focus on natural resource management and protection. The 2009 Hamlet Sustainability Plan has a goal to maintain infrastructure that practically, efficiently, and effectively supports the residential and business

community. The extent of such efficiencies will depend on the findings from each specific investigation but it is already apparent there are needs for improving and sustaining drinking water, as well as sanitary sewer and storm sewer infrastructure. Documents like the Lake George Watershed Action Plan also point out that maintaining the water quality of Lake George supports the ecosystem that people depend on for health and wellness.

Community Resiliency

New York State policy as presented within the Adaption & Resilience Chapter of the 2023 New York State Climate Action Council Scoping Plan defines resilience as:

> *…(T)the ability of a system and its component parts to anticipate, absorb, accommodate, or recover from the effects of a hazardous event in a timely and efficient manner, including through ensuring the preservation, restoration, or improvement of its essential basic structures and functions. In human systems, adaptation is the process of adjustment to actual or expected climate and its effects, in order to moderate harm or exploit beneficial opportunities. In natural systems, adaptation is the process of adjustment to actual climate and its effects; human intervention may facilitate adjustment to expected climate.*

This same document identifies adaptation and resilience themes as it promotes:

- Building capacity;
- Enhancing community and infrastructure resilience; and
- Enhancing resilience of living systems.

Examples of types of specific strategies proposed for deployment in New York State's government include:

- Forming techniques to evaluate future climate conditions in land-use planning and environmental reviews;
- Creating climate change and resilience plans; and
- Incorporating risk reduction considerations into projects and policies.

The regional Hazard Plan's Jurisdictional Annex for Bolton (Section 9.2) addresses and ranks a variety of alternative public and private actions which may be used to reduce losses from future hazard events. The Town should routinely consider ways to advance the types of high priority mitigation initiatives that are identified in this document.

Critical Facilities Backup Power

The Town identifies a need, within the **2023 Warren County Hazard Mitigation Plan's Municipal Annex**, for backup power for critical facilities in order to maintain essential functions during and after disaster events. Accordingly, the Town set an objective to purchase and install permanent fixed generators and necessary electrical components at the Town Hall / Police Station; Bolton Fire District station; and the Community Center. The Town is pursuing external grant funding assistance in order to defray some of the cost for this project that will aid resiliency in the face of extreme weather events.

As the detailed planning and budgeting for these projects proceeds, evaluating the feasibility of integrating green energy components within some or all of these individual projects may be worthwhile. Adding battery and/or solar power

elements to projects could ensure alternate power is available in instances of long-duration power disruptions, such as major snow or ice storms or flooding or forest fires.

Flood Resiliency

The piece below discussing flood risks addresses hazards evident within Finkle Brook. The regional Hazard Plan also notes that the Hamlet of Bolton experiences periodic stormwater flooding. Throughout Town the local Highway Department has identified numerous culverts in need of upsizing. Lack of capacity, or size deficiencies has led to damage to culverts in the past. The Hazard Plan also noted that the 2019 flooding resulted in significant damage and roadway washouts. During 2012, due to severe storms and flooding associated with Hurricane Sandy and Tropical Storm Lee there were major disruptions to highway infrastructure on and near Route I-87 near the community's west side.

Edgecomb Pond Infrastructure Mitigation

Warren County identified Class "C" - High Hazard Dams where failures may result in widespread or serious damage to home(s) and infrastructure. These include but are not limited to roads and utilities, and may cause substantial

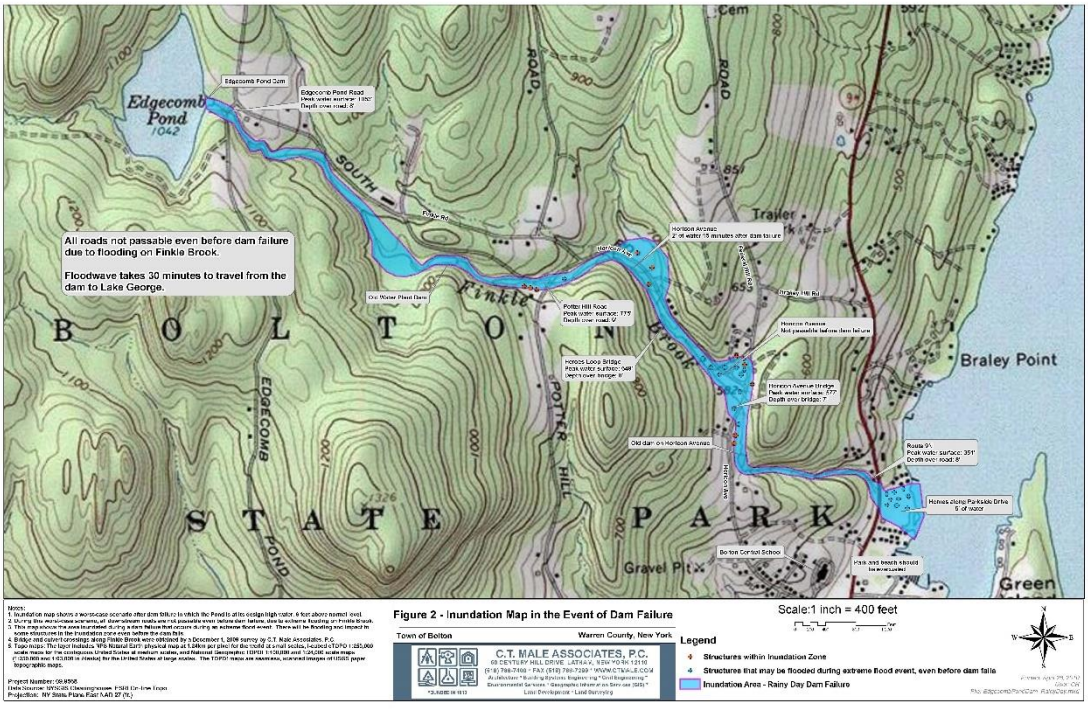


Figure 36 - Hazard Inundation Map for Edgecomb Pond Dam & Finkle Brook Outlet

environmental damage, loss of human life, or widespread substantial economic loss. Edgecomb Pond and its outlet, Finkle Brook, which flows towards Bolton Landing by Veteran's Memorial Park, is a major local focus for addressing this type of risk.

Over 30 homes could be impacted if a dam or spillway breach occurs. Town leaders are focused on mitigation efforts, that include bolstering the dams and spillways. They are actively applying for State and Federal funding to assist these efforts. The Town was notified the NYSDEC did not support any dam safety awards for the purposes of facilities repair and rehabilitation in the 2023 Round of WQIP. Since this is a priority for local and regional officials, the Town will need to again pursue potential funding.

Goals & Strategies for Leading for the Future

LF1 - Cultivate multisector partnerships in order to steward overall economic development.

Strategies

- Form a municipal economic development working group.
- Facilitate local cellular telecommunications enhancements to improve coverage and reliability consistent with regional strategies.
- Form a municipal capital improvement plan.
- Require Planning Department to provide annual report on implementation and progress of the Comprehensive Plan; form advisory Comprehensive Plan Implementation Committee every five years to review goals and priorities, develop recommendations to Town Board.
- Formulate a plan for preventing sedimentation in Finkle Brook and dredging the sandbar at its outlet.

LF2 - Maintain municipal infrastructure and protect it from acute risks from hazards to avoid disruption of services.

Strategies

- Develop a plan to establish sufficient space for the Police Department.
- Define a detailed program for modernizing the Town highway garage facility (including deicer storage shed and facility).
- Update the Sewer Use ordinance and ensure consistency with best management practices.

LF3 - Support and facilitate improved resource efficiency and conservation (including water and energy) while increasing use and siting of renewable energy.

Strategies

- Incorporate energy efficiency and waste handling specifications in Town contracts.
- Evaluate the benefits of joining community campaigns such as, community solar, energy efficiency programs.
- Continue enhancing water/ sewer metering through the use of state-of-the-art technology; expedite the transition to new meter technology.
- Extend the utilization of Electric Vehicle Supply Equipment for powering public sector vehicles as well as for general public use.

LF4 - Develop public facilities to be energy-efficient and able to deliver critical services when there are hazard events, such as severe rains, forest fires, ice storms or heat waves.

Strategies

- Continue the evaluation of energy efficiency improvements at municipal facilities.
- Continue implementing hazard resiliency improvements at municipal facilities.
- Routinely update the local emergency plan to aid event preparedness and response, including through the availability of temporary shelter for residents and tourists.

LF5 - When contemplating capital investments, consider ways to achieve better levels of service and overlapping uses.

Strategies

- Pursue Town IT system modernization and digitization of key records.
- Establish dialogue between the Town Board and School Board to explore interests related to how the school can be used to assist future community development and how the community can further support the school and families with school-aged children.

LF6 - Promote shared services including use of facilities generally, and during emergencies, as a way to support economical public expenditures and protect public health.

Strategies

- Maintain and expand opportunities for shared services with other municipal entities, such as, the School District, local governments, and Warren County.

THE PLAN

Key Actions



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

Key Action 1: Advance Housing Action & Affordability



It is a smart growth principle to create an adequate range of housing opportunities and choices. In Bolton, high housing costs and limited year-round supply are prompting strong community support for enabling development of housing that can be rented or purchased by families with middle to median incomes. Consistent with this, residents want better affordability and are concerned that limited options for families are causing ripple effects, such as worker shortages and a scarcity of young families. This translates into strong demand for establishing a supply of housing that is reachable for working families and those that may earn from 60 to 100 or 120 percent of area median income. Also, since half of Bolton is over age 55, which is significantly more than in a surrounding area, there is interest in addressing the unique housing and service needs relating to this group.

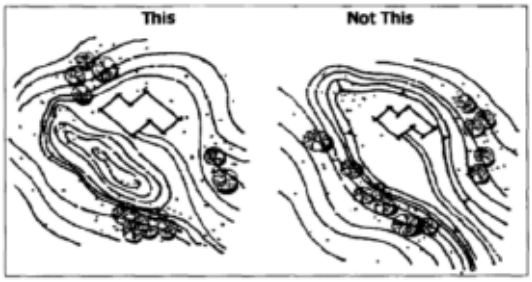


Meanwhile, Warren County examined housing market characteristics and gaps and County Supervisors appear ready to consider measures to leverage the existing housing supply and help stimulate construction, including middle income options. Acting locally, and in concert with regional efforts that may emerge, the Town can assign a point person, or committee, focused on housing planning and implementation. This will assist next stage organizing of alternative policies or projects, and help engage parties in and outside Bolton who are instrumental in structuring local initiatives and advocating for action (models being deployed in Essex County have been noted as exemplary). Establishing this community collaboration and base of involvement will aid in the next stages of housing assessments or projects, including bringing forward zoning proposals that are



intended to advance housing options and put this Plan in motion. As plans for action around housing advance, it is recommended to examine adjusting the types and scales of housing that can be built in the Low Intensity Zoning District, or crafting a new overlay zone that covers portions of this base Zone, when lots are served by either public water or sewer. It is also recommended to examine the potential to readily enable connections of all parcels in the hamlet to sewers as way to enhance potential for constructing housing within this focal area.

Key Action 2: Regulate Hillside Development



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

Key Action 3: Leverage Sanitary Sewer & Storm Sewer Investments to Maintain Clean Water

Lake environment stewardship benefits from high quality sewers and storm sewers. To promote development (and redevelopment) where infrastructure is adequate and sustainable, it is advantageous to strategically invest in maintaining, modernizing, and even upgrading the Town's sewer lines, treatment plant, and the separate roadside drainage network. For the sewers, an essential early step involves completing a thorough evaluation of the wastewater treatment facility, main pump stations, and sewer collection system. This can identify deficiencies, thoroughly evaluate options, benefits, and costs involved in achieving better treatment processes and cleaner effluent at the plant prior to discharge, and it can address and assist with sequencing steps, as well as target regional funding to help realize essential capital needs.



When programming for capital investments, it will be essential to continue with regularly allocating investments in order to upgrade sections of sewers in Bolton Landing. This will help prevent groundwater from getting into this system and ensure the availability of valuable treatment plant capacity. There is also a need for sewer facilities capital planning in order to thoroughly evaluate options, benefits and

costs involved in achieving better treatment processes and cleaner effluent at the plant, prior to discharge. Likewise, it is strongly advised that an assessment of the vulnerability of this system with identification of potential ways to structure long-term resiliency of sewer operations be undertaken. This could investigate the need for auxiliary power, or other undefined priorities.

Ultimately, nutrients need to be prevented from reaching the Lake George watershed, so it also makes sense to evaluate whether alternative sewer service extensions around the hamlet cores can help protect this resource, and aid in equitably financing a plant upgrade.

Likewise, by aggressively planning stormwater system upgrades, and even green infrastructure extensions and retrofits, there will be water quality protection, high performance of the drainage network, enhanced resiliency to extreme rains. More economical construction outlays may be realized when storm drainage systems enhancements are done at the same time as the construction of sewer improvements.

Key Action 4: Upgrade the Town's Drinking Water System



The Town has substantial water infrastructure assets encompassing the Edgecomb Pond watershed and its tributaries including a dam, a treatment plant, and storage and distribution systems that include pumps and mains. The drinking water treatment plant is in good order and adequately sized. Still, there is a need to sustain investment in and bolster protection of appurtenant facilities which underpin a compact land use form around the Bolton Landing and Huddle hamlets, and to establish backup supply wells and advance meter and software upgrades. A long-term plan for comprehensive water system upkeep and rehabilitation will assist sequencing of distribution system improvements and the formation of the detailed engineering reports that enable packaging of financing for priority infrastructure upgrades. As part of this planning, the promotion of water conservation is practical and climate smart. It can help ensure peak use does not soar and strain these facilities. It can also ensure that places served by both water and sewer do not generate and transmit excess water to the sewer treatment plant when it needs to operate at peak performance. Since pumps and the water treatment plant use electrical power, an economical approach is to specify high efficiency equipment when making replacements and explore returns on investments from establishing backup solar power and/or batteries which can simultaneously enable lower operating costs over time.

Key Action 5: Bolster Edgecomb Pond Dam (& Manage Finkle Brook Delta)

Edgecomb Pond, the community's water supply, is held back by a manmade dam. Its outlet Finkle Brook tumbles easterly along Finkle Road and Valley Woods Road (County Route 11), cutting into glacial soils, and crossing under Route 9N and entering Lake George just north of Veteran's Park. Town officials are focused on reducing hazards at the impoundment. They are preparing to bolster the dam's spillway and make upgrades so there is resilient construction that can hold large volumes of water which may collect after extraordinary storms. The Town also wants to protect road

bases from washouts, and capture eroded soils closer to points of release and before reaching the Lake. Evidence suggests that erosion has picked-up in recent decades, so much so local officials are concerned about a sand delta growing around the stream's outlet and its negative influence on navigation and recreation. The Town seeks to dredge and manage this delta. Just like in other major stream basins along Lake George's west side, Town leaders are prepared to adapt holistic plans for stream management that will protect these attributes and advance long-term water quality.

Key Action 6: Form a Complete Streets Plan & Adopt Easement Dedication Policies



Complete Streets embody the notion that the local street grid can be readily organized so it provides for the integrated activities of walkers, bicyclists, and transit riders, as well as automobiles. Smart Growth America defines a complete streets approach as one that involves planning, designing, building, operating and maintaining streets in a way that enables safe access for people of all ages and abilities, including pedestrians, people in wheelchairs, and motorists.

In Bolton, striving for complete streets can aid traffic safety and the management of demand for parking. Adopting a complete streets policy can also provide a tool and framework for incrementally addressing sidewalk infrastructure gaps and needed repairs, and may also assist with planning. These may include coordinated drainage upgrades, establishment of delivery and drop off zones for buses and freight, the provision of bicycle access, and investments in lighting or landscaping in conjunction with planning safe mobility in and out of the community.

As has been the case nationwide, especially in more automobile -dependent communities, it was typically not a priority to establish sidewalks or invest in their maintenance. The Planning Board now finds it is often negotiating for easement dedications that can be used for constructing or widening streets and sidewalks (or establishing frontage trails). Likewise, such dedications can be used for improving site access by managing curb cuts and lines of sight, and maintaining and enhancing drainage and electrical and telecommunications utilities infrastructure. Therefore, it is a recommendation to structure updates to street design standards, subdivision codes, and zoning policies in order to require frontage dedications which will enable pedestrian connectivity and the buildout of more complete streets within Bolton. The policy upgrades should define in which zones, or situations, it is a requirement to build sidewalks in street frontages.

Key Action 7: Advance Workforce Mobility & Enhance Regional Transit



As regional transit service transitioned from the Glens Falls Transportation Council to the purview of the Albany-based CDTA, concerns were expressed that they should be made aware of how visitors and workers depend on this service. Future efforts should involve exploring and advocating for different options to enhance the service route, hours of service, and frequency of the seasonal trolley, and establish more viable year-round transit routes and services, all of which are seen as are important to sustaining the local economy. One particular concern is for workers who lack their own transportation and need to be able to get to and from service businesses, which often face worker shortages. This action also encompasses planning that looks into other ways to serve and support workforce mobility, using van pools, or other options.

Key Action 8: Provide Trail Connections & Comprehensive Recreation Improvements



There has been excellent success with the Bolton Recreation HUB Strategy, which has helped educate the community about the importance of land conservation and served an important role in setting and advancing strategies to develop and enhance the Town-wide recreational trail system, which is very popular. Yet, multiple remaining actions, inclusive of establishing additional trailheads and trail segments, have been identified by the community as important to complete. Committing to establishing a 10-year recreation plan could provide detailed needs assessment and assist with crafting diverse recreation options for this often-visited corner of the Adirondacks. One benefit from a master plan could be its assistance in structuring assets so demand is balanced and there is not a strain on just one or a few resources. A new recreation plan can complement the HUB Strategy, which emphasizes the importance of strategic land conservation, tackles aspects of outdoor recreation, and identifies ways to help sustain ecology and natural character.

Given diverse tourism visitation and seasonal weather patterns, a comprehensive recreation plan can provide strategies on ways to optimize existing parks and facilities, plan and budget for maintenance, and develop new complementary projects and facilities. In addition, it could address specialized topics such as indoor recreation, and support for outdoor winter sports. Such a study could also assist with programming, as

it may relate to the Town's summer recreation offerings for children, including environmental education, services for seniors, or planning and carrying out unspecified arts and recreation services and events.



One topic that has come up during planning is the notion for strong planning for recreation opportunities within the rural open space environments on the west side of Town covering the hillsides above and the floor of the Schroon River Valley. It was noted that this can be a good recreation hub. Besides enhanced Schoon River access and fostering river to ridge hiking trail connections, there might be planning for mountain biking trails and regional on- and off-road connections, such as can complement the specialized mountain biking trail system established in Brant Lake.

Currently, multiple parties tend to operate from their niches and must find ways to cooperate to help structure and sustain sports leagues, or signature events like citizen races or historical reenactments, all of which help support a healthy community and builds community cohesion. Having such a plan could help to promote recreation in and around the Schroon River, and could be a tool for building capabilities of the Recreation Department and its potential work and fundraising along with Town Planning staff, and may provide a resource for playing-off of recreation planning by Warren County.



Key Action 9: Promote Commercial Development

There is interest in diversifying the business base. A way to do this can be attracting or cultivating new business which may support the resident population as well as commercial operations, such as covering legal, accounting, or marketing and other business services. Another way could be helping the small business and home-based business base succeed and grow. In conjunction with that, stakeholders could encourage office space development and utilization, which could assist a successful home business to evolve and thrive. All of these may bring the advantage of increasing people and activity in Bolton Landing or the Huddle outside of the summer peak. Moreover, this rubric of activity could include efforts to establish co-working spaces, which could serve local sole proprietors and small businesses, as well as enable people visiting to conduct business and even extend their stays.





Key Action 10: Bolton Gateway Project

Route 9N south of Bolton Landing has extensive pedestrian activity and interesting land use forms, including a magnificent view across Huddle Bay by Chic's Marina and the Algonquin Restaurant. Not surprisingly, there is broad-based support for establishing a new sidewalk south of Mohican Road and other design enhancements in this area. Besides prompting drivers to slow down, pedestrian interventions can assist people unfamiliar with this location crossing east and west between commercial parking and high trip generating businesses as well as address people unsafely walking along the highway's shoulders. Local planners have set up some required easements. Designs will need to facilitate driveway access, stormwater management, commercial deliveries, and a quality fit with roadway features, such as stone walls, iron fences, trees, landscaping and adjacent open lawns. It is also important to reinforce the entrance to the historic Sembrich Museum and studio, and not disrupt views of the Bixby Estate on the north as you enter the hamlet. Undergrounding electrical lines would certainly enhance this area's appearance, but may not be possible due to the high cost. Still, going beyond just signage to calm traffic, adding sidewalks to preserve and enhance the character of this part of the corridor will require substantial resources and durable partnerships with NY State Department of Transportation and adjacent owners.

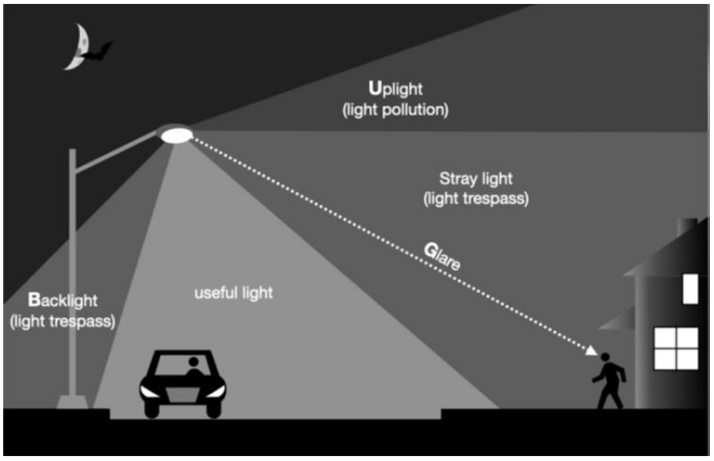






Key Action 11: Dark Sky Conservation/Lighting Regulation

There was limited progress updating regulations as suggested in the 2003 Plan, but stakeholders are expressing a renewed interest in addressing the character and appearance of growth. A particular concern is for the ability to maintain a dark sky and manage lighting to avoid excess stray and objectionable glare. Preventing light spillage will protect the distinctive character of the Lake George basin and sustain enjoyment of the night sky for residents and visitors. The visual impacts of ridgeline development should be addressed in future zoning updates, possibly through site plan development standards.



With the innovation in lighting technologies and assessment techniques, well-designed lighting can be used to enhance the appearance of businesses. Decreased costs also make it more feasible than ever to regulate lighting so it supports owner objectives while avoiding intrusions on neighbors. This would have additional benefits such as conserving energy, and reinforcing the vitality of commercial properties and districts. The town should be encouraged to provide a specific framework to ensure quality and attractive outdoor lighting that aligns with public safety, conservation, and visual appearance objectives in future zoning upgrades. Definitive submission requirements and explicit standards and expectations will enable more straight-forward site plan reviews. The establishment of lighting design guidelines with graphics that depict desired practices is strongly encouraged. Since many places are grappling with this topic, an option may be to promote County Planning, or another regional entity, to partner in developing an easy to use and applicable resource. Meanwhile, APA's 'Projects Guidelines: Lighting' from 2014 is a good reference document, but tools that go further and breakdown prescriptions of the Illuminating Engineering Society of North America (IESNA), present examples, and address emerging topics such as light emitting diodes (LEDs) and lighting hues, may be of high utility.

Key Action 12: Enhance Telecommunications/ Broadband

Good wireless cellular service and high-speed internet connectivity are essential for daily living and an underpinning of Bolton's economic base; yet, there are gaps and service limitations. Planning staff are encouraged to explore potential to participate in applications or regional partnerships that are being organized to secure State and Federal broadband investments. This could entice internet service providers (ISPs) to undertake wiring and switching infrastructure upgrades and establish high speed, land-based broadband service availability throughout all of Town, including in the southern and northwestern quadrants. They could also help the Town Board consider whether and how local public support can be used to assist in making ultra-high speed internet services available. This might include an economic development initiative organized around this objective, or an effort to target a new enterprise which would establish the availability of a new ISP here. Likewise, efforts should continue towards achieving high cellular service penetration in all corners of Town. This should be done in a way, through deployment of best practices and cutting-edge technologies, inclusive of the use of repeaters, camouflaging, and other methods, so there are minimal impacts from such sitings on natural resources and the rural aesthetics of Lake George and the broader Adirondack environments.

Key Action 13: Implement Priority Zoning Updates

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

Since the relationship of planned development to the waterfront environment is a prime consideration in all growth planning in Town, it is also recommended to incorporate Local Waterfront Revitalization Program (LWRP) standards and criteria into local codes and to codify LWRP review thresholds and processes within zoning updates. As part of this, given rapid environmental changes and rising temperatures, it is also urged that planning staff and stakeholders collaborate on defining how to facilitate increased resiliency of future development to exteme weather events.

Finally, there have been some calls for enhanced enforcement mechanisms to be incorporated in land development regulation proposals that may follow after the adoption of this Plan. However, it is notable that in the last five years the Town has established strong enforcement clauses in laws that have been adopted. Moreover, there has been a sea-change in the local public admninstration due to significant upgrades in staffing. This provides a greatly enhanced capacity for undertaking strategic planning as well enforcement. The addition of planning staff means that personnell

are available to take involvement in crafting effective land development regulations, land use decisions, as well as confirming compliance consistent with adopted Town policy standards and resulting land use decisions

Key Action 14: Focus on Bolton's School

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



Future Land Use and Key Actions Map

Town of Bolton,
Warren County, NY

Key Actions

- KA1 Advance Housing Action & Affordability in Hamlets & Cores
- KA2 Regulate Hillside Development
- KA2 Regulate Hillside Development
- KA3 Lever Sewer & Stormwater Investments to Maintain Clean Water
- KA4 Upgrade the Town's Drinking Water System
- KA5 Bolster Edgecomb Pond Dam/Manage Stream Corridor (& Finkle Brook Delta)
- KA6 Form a Complete Streets Plan & Adopt Easement Dedication Policies
- KA7 Advance Workforce Mobility Innovation & Seasonal & Year-Round Regional Transit Improvements
- KA8 Plan & Execute Trail Connections
- KA8 Open Space Hubs/Comprehensive Recreation Improvements
- KA9 Promote Commercial Development
- KA10 Bolton Gateway Project
- KA12 Enhance Telecommunications/ Broadband
- KA13 Implement Priority Zoning Updates: See Plan Text
- KA14 Focus on Bolton's Schools

Existing Features

- Town of Bolton
- Surrounding Municipalities
- Open Space Core
- LGPC Boundary
- Federal Wetland
- Sewer District
- Marina
- Boat Launch
- Canoe Launch
- Town Hall/Community Center
- Mountain Summit

Laberge Group
ENGINEERING ARCHITECTURE SURVEYING PLANNING

Data obtained from NYS GIS Clearinghouse; Warren County GIS 2023. Accuracy not guaranteed. Map Created 10/25/24. Map Updated 05/19/2025. Job Number 2023050

NYS ITS Geospatial Services, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.75 1.5 Miles

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IMPLEMENTATION PLAN

Implementation Guide & Matrix

Within this portion of the Plan, all of the Goals and Strategies are arranged in tabular format under the six Guiding Principles. When a strategy is identified to align with a Key Action (KA), the table is annotated to indicate a KA-number corresponding with the Key Action description that is provided earlier within the Comprehensive Plan.

Advancing these key initiatives should provide for alignment with this Plan's Vision and objectives. A **Future Land Use & Key Actions Map** shows how Key Actions relate to Bolton's landscape.

The corresponding NY State Smart Growth Principles are also keyed to the strategies in the Implementation Matrix in order to show how each particular strategy relates to furthering smart growth. The corresponding number for each respective Smart Growth Principle is included in the Matrix under the 'Smart Growth Principle' column, with these numbers corresponding with the following titles for each Smart Growth Principle (see also discussion within Plan Elements & Guiding Principles):

1. Mixed Land Uses
2. Range of Housing Opportunities and Choices
3. Development and Redevelopment in Existing Communities
4. Distinctive, Attractive Communities with a Strong Sense of Place
5. Well-Planned and Well-Placed Public Spaces
6. Density
7. Variety of Mobility Choices
8. Climate Change
9. Walkable/Bikeable Neighborhood Design
10. Clean Energy
11. Green Infrastructure
12. Resiliency
13. Social Diversity and Integration
14. Regional Planning and Coordination
15. Community and Stakeholder Collaboration in Planning

Since this Plan is a start, Key Actions are examples of steps that can be used to advance smart and quality growth and sustainable development. There is no order for Key Actions, or requirement to complete all of them. However, there are long-standing issues stakeholders have been working on and seek to prioritize. Primary among these is interest in making refinements to zoning that can better frame and guide growth compatible with protecting Bolton's resource base consistent with the analysis in Bolton's subject-specific plans, such as the Hub Study and the Local Waterfront Revitalization Program, and fitting with regional initiatives. Across all of the Key Action prescriptions, residents and groups involved in community planning can help define and shape detailed programming and strategy implementation going forward.

Each Strategy is assigned a recommended timeline for implementation as follows:

- S = Short-term: Years 0-2
- M = Medium-term: Years 3-10
- L = Long-term: 10+ Years
- O = Continuously Implement Action/ Policy
- KA = Key Action

The Matrix identifies possible partners for aiding the implementation of a strategy. It also identifies potential funding sources. Potential grant programs and funding sources identified for underwriting a particular strategy action are subject to change from year to year. A fuller examination of the funding source(s) would be required to assess the suitability for use in leveraging action on a particular strategy.

This Plan is ambitious. Maintaining and enhancing community character and stewarding community and economic development takes considerable effort. The Matrix provides deep guidance on possible steps towards plan implementation; however, it is important that the guidance that this Plan presents is not too prescriptive or rigid. Not every action suggested must be achieved in the timeframe suggested. In fact, as things change, some proposed actions may not be necessary, as other interventions or changes may make them no longer necessary. Importantly, used correctly, this strategy document will provide guidance for the Town in realizing its shared vision for the future.

Going forward, if parties involved in using and activating the Plan believe there is not strong progress implementing a particular policy or project objectives that they believe should be a focus, they should consult the Implementation Committee, or other responsible parties, and if needed, appeal to elected officials for assembling resources to advance such topics. In particular, it is noted that additional Town Planning staff are now available that should be in a position to assist with a sustained process of taking on complex topics as presented in this Plan. Moreover, they can appeal to elected leaders with more favorable budgeting to ensure there is a significant local match on hand to put the Town in a better position for securing grants requiring such a match.


COMPREHENSIVE PLAN
ZONING CODE
CAPITAL PROJECTS
TOWN BUDGET
TOWN LAWS

Abbreviations Key

As acronyms and shortend terms are used in the Matrix, refer to this Abbreviations Key. The following list identifies parties that may be suggested to undertake or take part in implementing an action, including potential regional funding partners and non-profits. The list also identifies possible sources of funds that can be used to leverage action. It includes agencies that may have pass-through funding which may be available and accessed to assist strategy implementation.

- A/GFTC: Adirondack/ Glens Falls Transportation Council
  - PL: Metropolitan Planning Organization Planning Funds
  - UPWP: Unified Planning Work Program funding
- APA: Adirondack Park Agency
- Adirondack Foundation (possible housing support);
- Adirondack Roots (possible housing support);
- BFD: Bolton Fire Dept./ District
- BRS: Bolton Rescue Squad
- BCS: Bolton Central School Board/ School Superintendent
- BOCES – Regional Cooperative Education System
- Town of Bolton:
  - AO: Town Assessor's Office
  - BPD: Bolton Police Dept.
  - CPIC: Town Comprehensive Plan Implementation Committee
  - HS: Town Highway Superintendent
  - PB: Town of Planning Board
  - PD: Town Planning & Zoning Dept.
  - RC: Town Recreation Commission
  - TB: Town of Bolton Town Board
  - TH: Town Historian
  - TRF: Town Recreation Fee Assessments (funding)
  - ZBA: Town Zoning Board of Appeals
- CDTA: Capital District Transit Authority
  - FTA funding
  - FHWA (for workforce development transport financing)
- COC: Bolton Landing Chamber of Commerce
- County: Warren
  - CB: County Budget Appropriation
  - CP: County Programs
  - WCBT: Warren County Bed Tax
  - WC: Warren County Board of Supervisors
  - WCP: Warren County Planning Dept.
  - WCDPW: Warren County Dept. of Public Works

    - WCWD: County Dept. of Workforce Development
- DOL: NYS Dept. of Labor
- DASNY: Dorm Authority of State of NY
    - SAM: State & Municipal Assistance Grant
    - Community Facilities & Town Operational Improvements funding
- DOT: NYS Department of Transportation
    - CHIPS: Consolidated Local Street and Highway Improvement Program
    - PSAP: Pedestrian Safety Action Plan funding
    - PaveNY: Pave New York Program
    - SS4A: Safe Streets and Roads for All
    - TAP: Transportation Alternatives Program
- DOS: NYS Department of State
    - BOA: Brownfield Opportunity Act
    - LGE: Local Government Efficiency
    - LWRP: Local Waterfront Revitalization Program
    - NYF: New York Forward
    - SGZ: Smart Growth-Zoning
- EDA: United States Economic Development Administration (and programs)
- EFC: Environmental Facilities Corp.
    - CWSRF: Clean Water State Revolving Fund
    - DWSRF: Drinking Water State Revolving Fund
    - EPG: Engineering Planning Grant
    - GIGP: Green Innovation Grant Program
    - IMG: Intermunicipal Water Infrastructure Grants Program
    - WIIA: Water Infrastructure Improvement Act
- EPA: Environmental Protection Agency
    - STAG: State and Tribal Assistance Grant
- ESD: Empire State Development
    - BG – Broadband Grants (Broadband Program Office)
    - GF: ESD Grant Funding
    - EJP: Excelsior Job Program
    - MarketNY: Market New York Program
    - PFS: Planning and Feasibility Study
    - RestoreNY: Restore New York Program
- FEMA: Federal Emergency Management Agency
    - HMGP – Hazard Mitigation Grant Program
    - FMA – Flood Mitigation Assistance
- HUD: US Housing and Urban Development
    - HOME – Home Investment Partnership Program
- LGA: Lake George Association/ Fund for Lake George
- LGPC: Lake George Park Commission

- LCLGRPB: Lake Champlain Lake George Regional Planning Board
- NG: National Grid
- NYSCA: New York State Council on the Arts
    - ACI: Arts and Culture Initiatives
    - ACF: Arts and Cultural Facilities Improvement Program
- NYSDEC: New York State Department of Environmental Conservation
    - ASG: Adirondack Smart Growth Grant
    - CSC: Climate Smart Community
    - ISG: Invasives Species Program
    - NANS: Non-Agricultural Nonpoint Source Planning Grant
    - UCFP: Urban and Community Forestry Grants
    - WQIP: Water Quality Improvement Program
    - ZEV – Zero Electric Vehicle
- NYSDHES: NYS Division of Homeland Security & Emergency Services
    - CIGP: Critical Infrastructure Grant Program
- NYSERDA: NYS Energy Research and Development Authority
    - CEG: Clean Energy Communities
    - FT- Flex Tech Program
    - V2G – Vehicle to Grid Pilot Program
- New York State Executive Branch (or not elsewhere listed)
    - NYS Child Care Deserts Grant for New Providers
- NYSHCR: New York State Homes and Community Renewal
    - CDBG: Community Development Block Grant
    - NSP: Neighborhood Stabilization Program
    - NYMS: New York Main Street
    - RARP: Rural Assistance Revitalization Program
- NYSP: New York State Police
- OPRHP: NYS Office of Parks, Recreation and Historic Preservation
    - OPHRP EPF: Environmental Protection Fund
    - RT: Recreational Trails Program
- PLNYS: Preservation League of NY State
- PPP: Public Private Partnerships
- PTNY: Parks & Trails New York
- Scenic Byway: Lakes to Locks
- SA: SUNY Adirondack - Community College
- USDA: United States Department of Agriculture
    - CF: Community Facilities Program
    - RDG: Rural Development Grant
    - RU: Rural Utilities Service Water & Environment Program
- US - Federal funding not elsewhere listed

  - BIL: Bipartisan Infrastructure Law (supports energy innovation, transit, et al)
  - NOAA: National Oceanic & Atmospheric Administration – such as for extension around climate mitigation, water quality research and practices.
- WCS&WCD: Warren County Soil & Water Conservation District.

Implementing Housing Choices. *Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Add middle-income housing units within larger projects, such as five or more units to support the local workforce.	2	O	TB, PD	CDBG; HUD-HOME	KA1	2, 13
Annually track and report on types of units being built.	4	O	PD	-	KA1	2
Continue participation in the NYS Pro-Housing Communities Program and other opportunities improve housing affordability for residents.	4	O	PD	ESD; NYSHCR	KA1	2
Consider zoning changes and programs that provide housing or housing support for seniors.	1	S	TB, PD, PB, WC	SGZ; CP; CBA	KA1	1, 2, 11
Establish a subset of housing units that are affordable to the workforce and middle-income residents.	2	S	TB, PPP	CDBG; NYF	KA1	2, 13
Modify zoning to encourage a mix of housing based on local and regional housing plans.	3	S	TB, PD, PB	SGZ	KA1	2, 13
Consider allowing accessory dwelling units on lots with principal owner-occupied residences and updating and even incentivizing the standards for this type of housing creation.	3	S	TB, PD, PB	SGZ	KA1	2, 3
Allow and encourage a broader range of housing types.	3	S	TB, PD, PB	SGZ	KA1	2
Establish an actionable local housing strategy, and update it periodically.	4	S	PD, TB	CB; SGZ	KA1	2
Define local point person or committee for interacting with anticipated regional housing partnership.	4	S	TB	Local	KA1	15
Assess feasibility of leveraging smaller-scale development of housing or small independent living facilities for older persons.	1	M	PD, TB, PPP	CDBG; NYF, USDA	KA1	2
Explore interest and ways to advance a cohousing pilot.	1	L	PD, PPP	-	KA1	2
Identify locations/sub-areas to target infill though landowner engagement and multi-party collaboration.	3	L	TB, PD, PB, PPP	SGZ; NYF	KA1	1, 3, 6

Implementing Living Environment. *Safeguard to the extent possible the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Empower Soil & Water Conservation District and non-profits to educate residents about the value of natural resources.	1	O	WCS, WCD	-	-	14
Monitor implementation of short-term rental regulations and consider updates as needed.	2	O	TB, PD, PB, WCP	CBA	KA1	-
Discourage the development of roads, including access roads, on steep grades that may be inaccessible to emergency responders.	2	O	TB, PD, ZBA, PB	SGZ	KA2	3
Improve zoning or other municipal policies to manage runoff during small rain events or deluges, protect water quality, and achieve specific objectives in Stormwater Management Plan.	3	O	TB, PD, PB	LGPC; LCLGRPB	KA2	12
Strive for effective road maintenance while significantly reducing salt usage.	3	O	HS	NYSDOT	KA3	4
Promote conservation of open space and natural resources including forests, shoreline, streams and buffers.	1	O	TB, PD, PB	LWRP	KA8	4, 5
Work with non-profits to protect open space, including but not limited to source waters	1	O	TB, PD, PB	EPF, OPRHP	KA8	4, 5, 11, 15
Update the zoning regulations to protect shoreline, stream, and wetland buffers from land development.	1	S	TB, PD, PB	SGZ	KA2	4
Establish practical zoning standards that limit development activity along steep slopes; discourage significant grading overall.	1	S	TB, PD, PB	SGZ	KA2	6
Limit visible development along ridgelines and mountaintops through the development of guidelines or standards that avoid removal of vegetation and screen new structures.	2	S	TB, PD, PB	SGZ	KA2	4, 6
Provide lighting regulations that avoid light spill and are consistent with dark sky strategies.	2	S	TB, PD, PB	SGZ	KA11	4

Implementing Living Environment. *Safeguard to the extent possible the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Update drainage, grading, and tree clearing regulations for land development.	2	S	TB, PD, PB	SGZ	KA2	4, 6
Continue to upgrade Edgecomb Pond Dam to provide safety and resiliency improvements.	4	S	TB	HMGP; STAG	KA5	12
Advance practices and standards to prevent or manage invasive species during land development.	1	M	TB, PD, PB	ISG; NANS; LCLGRPB; FFLG	KA13	-
Form a new Stormwater Management Plan addressing topics such as lake and watershed protection, municipal drainage enhancements, and flood resiliency.	3	M	TB, PD	LGPC; ASG; NANS; SAM; LCLGRPB	KA3	8, 12
Advance planning and implementation for capital improvements in the Stormwater Management Plan and aligned regional studies.	3	M	TB, PD, HS, PB	GIGP; LGPC; LCLGRPB; WCS&WCD; WCDP	KA3	8, 12
Regularly invest in road and drainage network to bolster facilities resilience and enhance flows management and treatment.	3	M	TB, HS, WCDPW, NYSDOT	Local; CB; PL	KA3	12
Strive for Climate Smart Community Bronze Certification or greater by focusing on municipal actions that help to reduce public expenditures.	5	M	TB, PD, PB	CSC; CEC	-	15
Promote green building and energy star ratings within new development.	5	M	TB, PD	CSC; CEC	KA13	10
Consider establishing a Climate Smart Task Force.	1	L	TB, PD	LGPC; LGA	-	8, 10, 11, 12
Consider water and/or sanitary sewer service extensions and upgrades that help protect the natural environment.	3	L	TB	STAG; HMGP; SAM	KA3/ KA4	3, 6

Implementing Community Circulation. *Promote a safe and diversified transportation system to serve the needs of all residents and visitors.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Prioritize and form plans and budgets for sidewalk projects, including new sections or upgrades to existing sections.	1	S	TB, PD, HS	NYMS; CSC	KA6	5, 6, 9
Update policies to require sidewalk development and land easement dedications for pedestrian connections.	1	S	TB, PD, PB, WDPW, NYSDOT	UPWP; SGZ	KA6 KA1	9
Adopt a Complete Streets resolution and consider development of a Complete Streets Plan.	1	M	TB, PD, HS, WCDPW, NYSDOT	UPWP; CSC	KA6	4, 5, 6, 7, 8, 9
Advocate for the continuation and improvement of regional transit that serves the Town, including trolley and year-round routes.	1	M	TB, PD, CDTA, A/GFTC	UPWP; NYSDOL; FTA; FHWA; BIL; PPP	KA7	7
Support regional transport investments and innovations that improve worker access and mobility to and from Bolton.	1	M	TB, PD, A/GFTC, CoC	UPWP	KA7	7
Continue to develop the Town-wide recreational trail system, including multifaceted trailheads, advancing the HUB strategy.	2	M	RC, PD, TB, LGLC	RTP; EPF; LGLC; PPP; TRF; PTNY	KA8	5, 7, 9
Update parking standards in zoning to attain balance and manage paved cover.	4	M	TB, PD, PB	SGZ	KA6	1, 4, 9
Develop a downtown parking study to inform multimodal planning and efforts to structure zoning standards and balance current and potential parking availability.	4	M	TB, PD, PB	SGZ	KA6	1, 3, 4, 5, 6, 7, 9
Plan sidewalk and traffic calming on Route 9N extending 0.4 mile south from Mohican Road to vicinity of the Sembrich.	1	L	TB, PD, NYSDOT	UPWP; TAP	KA10	4, 5

Implementing Community Circulation. *Promote a safe and diversified transportation system to serve the needs of all residents and visitors.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Provide for improvements to pedestrian and bicycle safety while supporting use of alternative transport.	1	L	TB, PD, HS, WCDPW, NYSDOT	UPWP; PL	KA6	6, 7, 8, 9
Identify and plan for potential pedestrian connections between the Huddle, north to the Sembrich, along Lake Shore Drive.	1	L	TB, PD, NYSDOT	UPWP; TAP	KA6	9
Establish a waterfront public access plan to increase the number of points anyone can use.	3	L	TB, PD	LWRP	KA8	4, 5
Develop a paddling trail with expanded canoeing/ kayaking access points/put-ins and support resources such as signage, boat storage, and access to lavatories/drinking water.	3	L	PD, WCP, NYSDEC	WCBT; LWRP; RTP; LCLGRPB	KA8	4, 5

Implementing Placemaking. *Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Update zoning to guide and incentivize desired growth to aid in achieving community goals.	1	S	TB, PD, PB	SGZ	KA1	1, 3, 4, 5, 6, 9
Develop Hamlet and Route 9N Architectural and Site Design Guidelines.	1	M	TB, PD, PB	SGZ; UPWP	KA1	1, 3, 4, 5, 6, 9
Prepare to update the Local Waterfront Revitalization Program.	1	M	TB, PD	LWRP	KA8	3, 4, 5, 6, 9, 11, 12, 14
Update signage regulations.	1	M	TB, PD, PB	SGZ	KA1	1, 4
Define buildout impacts if permissible zoning density were increased in the Hamlet.	2	M	TB, PD, PB	WCP	KA1 KA13	1, 2, 3, 4, 6
Explore allowing strategic density in zones around developed cores consistent with the Adirondack Park Agency framework.	2	M	TB, PD, APA, PB	SGZ	KA1 KA13	1, 2, 3, 4, 6, 14
Enhance wayfinding and access to shoreline, public places, and trailheads through more interpretive stations/ experiences.	3	M	TB, PD, COC	Scenic Byway; LCLGRPB; LWRP; FFLG; WCBT	KA8	4, 5, 9
Develop a comprehensive recreation plan	5	M	RC, PD	OPRHP-EPF; WC; PTNY	KA8	4, 9, 15
Enable flexible (but not lax) zoning when development might impact estates, historic landscapes, and historic buildings.	6	M	TB, PD, PB	SGZ	KA2	4
Update Hamlet Plan to guide urban design, main street programming, and advance projects.	2	L	TB, PD	CSC; LWRP; ASG; NYMS	KA9	1, 2, 3, 4, 5, 6, 9, 14

Implementing Placemaking. *Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
Provide Hamlet gateway enhancements as part of corridor upgrades and/or new development.	3	L	TB, PD, PB	PL/ NYSDOT; Scenic Byway; UPWP	KA10	4, 5
Promote water view enhanced dining and uses benefiting from location while maintaining primacy of water dependent uses on water.	3	L	TB, PD, PB	-	KA9	4
Plan parking management, sidewalk upgrades and civic space additions/ enhancements in hamlets to aid pedestrian focus.	3	L	TB, PD	UPWP; NYMS	KA6	1, 5, 9
Develop roadside scenic overlooks, including on CR 11 (and explore vista pruning by Route 9N intersection).	4	L	TB, PD, HS, WCDPW	PL; CB; Scenic Byway	-	4
Form a historic structures and landscape inventory identifying categories of resources, asset locations, and features descriptions.	4	L	TB, PD, TH, PB, PPP	Scenic Byway; LCLGRPB; WCP; PLNYS	-	4

Implementing Economic Vitality: *Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.*

STRATEGIES	Goal	Timeline	Responsible Partners	Potential Funding Sources	Key Action	Smart Growth Principles
Continue improvement and promotion of Town parks and beaches.	**1**	O	RB, PD, TB	LWRP; RF; OPRHP-EPF	KA8	4, 5
Support water dependent businesses and facilitate compatible development of expanded or new enterprises and marine businesses, such as involving boat tours, equipment rentals, guide services, and specialty retail.	4	O	TB, COC,	WCB; PPP; LWRP; LDC; EDA	-	4
Complete an overall evaluation of the wastewater treatment facility, main pump stations, and the wastewater collection system to identify specific deficiencies to address critical improvements.	2	S	TB	NYF; WQIP; CWSRF; WIIA; EPG; USDA; STAG	KA3	3, 4, 12
Plan and sequence needed improvements to the water distribution system.	2	S	TB	WIIA; STAG; DWSRF; EPG, PPP	KA4	3
Maintain up-to-date engineering reports and pursue state and federal funding in order to undertake critical drinking water infrastructure upgrades.	2	S	TB	WIIA; STAG; SAM; DWSRF; EPG, PPP	KA4	3
Implement planned improvements at Norowal Marina.	1	M	TB, PD, LDC	LWRP; LDC	KA9	4, 5
Continue to improve the wastewater system to reduce nutrients released in the Lake George Watershed.	2	M	TB	WQIP; CWSRF; LCLGRPB; WIIA; EPG; USDA; STAG	KA3	3, 4
Upgrade or rehabilitate sewer pump stations to avoid system failure and/or significant water quality impacts.	2	M	TB	WQIP; CWSRF; LCLGRPB; WIIA;	KA3	3, 4, 12

Implementing Economic Vitality: *Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
				EPG; USDA; STAG;		
Continue to repair/harden sewer distribution system, including reduction of Infiltration/inflow (I/I).	2	M	TB	WQIP; NANS; CWSRF; LCLGRPB; WIIA	KA3	3, 12
Evaluate the potential economic impacts of expanding water and/or sewer system service area(s).	2	M	TB	Local; STAG; SAM; CPA	KA3 KA4	3, 4
Support workforce training and development and worker mobility for commercial and main street businesses to support the business needs of Bolton's retail, lodging, restaurants, and marinas.	4	M	TB, COC, BOCES, BCS, SA	DOL; FHWA; FHA; PL	KA7	4, 7, 8, 14
Help facilitate reliable, reasonably priced high speed internet availability and good quality cellular coverage.	4	M	TB, COC	Local; PPP	KA12	14
Support enhanced local child care service options.	5	M	TB, COC	CDBG; PPP	-	14, 15
Participate in partnerships and facilitate grants and private investments to improve local broadband delivery and help establish reasonably priced, high speed broadband availability in all parts of Town consistent with regional strategies.	5	M	TB, COC	BP; PPP	KA13	14, 15
Support regional efforts to assist and leverage owner investments in lodging facilities and sustain this economic sector.	3	L	TB, COC, WCEDC, WCWD	LGPC; EDA; BLDC		4, 14, 15
Attract compatible non-tourism or tourism-supportive businesses that diversify the local economy and promote economic resiliency.	4	L	TB, COC,	LDC	KA9	-
Periodically solicit the business community for ideas to bolster or expand commercial businesses.	4	L	TB, COC	Local; PPP	KA9	15

Implementing Leading for the Future: *Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*

STRATEGIES	Goal	Timeline	Responsible Partners	Potential Funding Sources	Key Action	Smart Growth Principles
Require Planning Department to provide annual report on implementation and progress of the Comprehensive Plan; form advisory Comprehensive Plan Implementation Committee every five years to review goals/priorities, develop recommendations to Town Board.	1	O	CPIC, PD, TB	Local	-	15
Update the Sewer Use ordinance and ensure consistency with best management practices.	2	O	TB, PD	-	-	3, 15
Continue the evaluation of energy efficiency improvements at municipal facilities.	4	O	TB, PD	CEC; CSC	-	10
Continue implementing hazard resiliency improvements at municipal facilities.	4	O	TB, PD	HMGP	-	12
Routinely update the local emergency plan to aid event preparedness and response, including through the availability of temporary shelter for residents and tourists.	4	O	TB, FD, PD, WCS, WC	-	-	12
Establish dialogue between the Town Board and School Board to explore interests related to how the school can be used to assist future community development.	5	O	TB, SB	-	KA14	15
Maintain and expand opportunities for shared services with other municipal entities, such as, the School District, local governments, and Warren County.	6	O	TB, SB	-	KA14	15
Formulate a plan for preventing sedimentation in Finkle Brook and dredging the sandbar at its outlet.	1	S	TB	NAN; SAM	KA5	11, 12, 14, 15
Form a municipal economic development working group.	1	S	TB, PD	-	KA9	4, 15
Form a municipal capital improvement plan.	1	S	TB, PD	-	KA3-6; KA8; KA10	14, 15
Continue enhancing water/ sewer metering through the use of state-of-the-art technology; expedite the transition to new meter technology.	3	S	TB	CWSRF; RU;	KA3, KA4	-

Implementing Leading for the Future: *Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*						
STRATEGIES	**Goal**	**Timeline**	**Responsible Partners**	**Potential Funding Sources**	**Key Action**	**Smart Growth Principles**
				DWSRF; GIGP		
Define a detailed program for modernizing the Town highway garage facility (including deicer storage shed/facility).	2	M	TB, HS	Local; WQIP; CFTOI; USDA-CF	-	-
Incorporate energy efficiency and waste handling specifications in Town contracts.	3	M	TB	-	-	-
Evaluate the benefits of joining community campaigns such as, community solar, energy efficiency programs.	3	M	TB, PD	CEC	-	10
Extend the utilization of Electric Vehicle Supply Equipment for powering public sector vehicles as well as for general public use.	3	M	TB, PD	ZEV	-	10, 11
Pursue Town IT system modernization and digitization of key records.	5	M	TB, TC	LGRMIF	-	-
Facilitate local cellular telecommunications enhancements to improve coverage and reliability consistent with regional strategies.	1	L	TB	PPP	KA13	14, 15
Develop a plan to establish sufficient space for the Police Department.	2	L	TB, BPD	DHES; Local	-	-

APPENDIX 1: LOCAL & REGIONAL PLAN SUMMARIES

TOWN OF BOLTON PLAN SUMMARIES

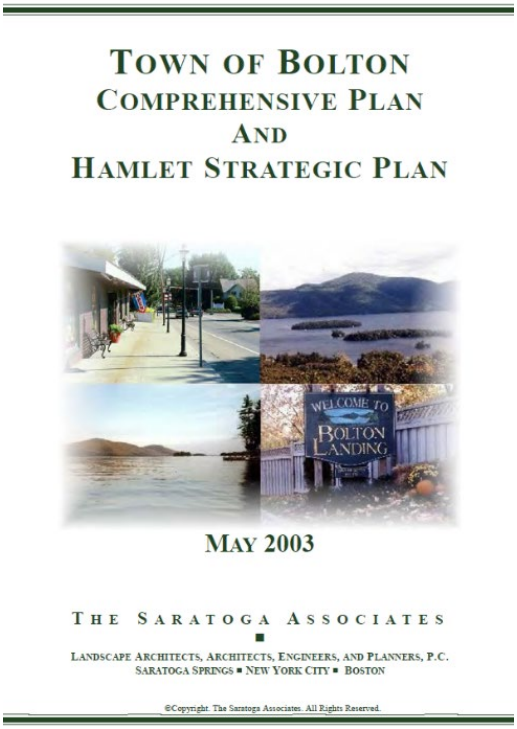
There are over 20 plans and resource studies identified as having content which relates to planning and environmental management in the Town of Bolton. Each of these are summaried herein:

- Town of Bolton Comprehensive Plan & Hamlet Strategic Plan, May 2003
- Status of Accomplishments & Future Priorities – Lake George Watershed Conference, 2006
- Lake George Basin Reservoir & Sediment Basin Cleanout Program by the Warren County Soil & Water Conservation District, 2007
- Bolton Landing Hamlet Sustainability Plan, 2009
- Lake Champlain Watershed Water Quality Management Planning Roadside Erosion Assessment and Inventory by the Lake George Lake Champlain Regional Planning Board, 2012
- Stewart Brook/ Dula Pond Watershed Assessment - Warren Co. Soil & Water Conservation Dist., 2012
- Town of Bolton Stormwater Retrofit Opportunities Prepared by the Warren County Soil and Water Conservation District, 2013
- Lake George Road Salt Initiative by the Lake George Association, et al, 2014
- LG Watershed Data Atlas, 2016, by Lake George Lake Champlain Regional Planning Board
- Town of Bolton Local Waterfront Revitalization Program (LWRP), Nov. 2016
- Adirondack Park Invasive Plant Program Annual Report, 2017
- Lake Champlain Non-Point Source Pollution Sub Watershed Assessment and Management Plan, 2018, by the Lake George Lake Champlain Regional Planning Board
- Harmful Algal Bloom Action Plan for Lake George by the Lake George Park Commission, et al, 2022
- Bolton Recreation Hub Strategy by the Lake George Land Conservancy, February 2019
- Adirondack Park State Land Master Plan (& 1993 Lake George Wild Forest Amendment), 2019
- Assessment of the Economic Value of Clean Water in Lake George, 2020, Prepared for the Village of Lake George, by the Lake Champlain Lake George Regional Planning Board

- Forward Together Economic Resiliency Plan by the Lake Champlain - Lake George Regional Planning Board, Oct. 2021
- Capital Region Economic Development Council (CREDC) Strategic Plan Update, 2022
- Capital Region Workforce Development Strategy – NY State Dept. of Labor
- Long-Range Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023
- A Housing Needs Study & Market Demand Analysis of Warren County, plus Supplement, Oct. 2023
- Rural Workforce Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023
- 2022-2027 Comprehensive Economic Development Strategy by the Lake George Regional Planning Board, 2023 Update
- Rural Electric Vehicle Charging Station Assessment by Adir. /Glens Falls Transportation Council, 2023
- Hazard Mitigation Plan Volumes 1 - 3 (Warren County), 2023
- Adirondack Road Salt Reduction Task Force Assessment & Recommendations 2023
- Lake George Lake Champlain Regional Planning Board Watershed Action Plan, 2023
- Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan, 2023
- Unified Planning Work Program - State Fiscal Year 2023 – 2024 by Adirondack /Glens Falls Transportation Council
- Warren County 2040: Planning for the Future (County Comprehensive Plan), 2025
- Warren County - Outdoor Recreation Economy Strategic Plan, 2025
- Warren County Housing Implementation Strategy, 2025
- Town of Bolton Drinking Water Source Protection (DWSP2) Plan, 2025

Town of Bolton Comprehensive Plan & Hamlet Strategic Plan, May 2003

The current Town Plan from 2003, while somewhat dated, still provides a foundation for a new plan. Bolton's Plan 2003 VISION is to maintain distinctive rural character in the face of increased tourism and demographic change.



The guidance from 2003 is germane, as it presents Land Use Concepts for 'Residential & Home-Based Business', and swaths of 'Residential/Lodging/Waterfront Access' surrounding 'Mixed Use' areas. The latter contain residential, community services, retail, restaurants, and entertainment assets. This provides for services and amenities located close to dense residential areas and a majority of tourist accommodations, and so that Residential/Lodging/Waterfront Access areas provide relaxing settings nearby and in convenient locations. It also describes Residential & Home-Based Business areas covering a majority of residential and developing areas, with a focus on housing and cottage industries as a means to reinforce rural form.

The 2003 Plan has five corresponding goals:

- Preserve the natural environment.
- Maintain Bolton's distinct rural character.
- Foster an economic base focused on a balance of quality tourism and year-round services.
- Retain connections to the lakes as a resource for swimming, boating, fishing, and viewing.
- Preserve Bolton Landing Hamlet as economic/cultural/civic/social focal point for the community.

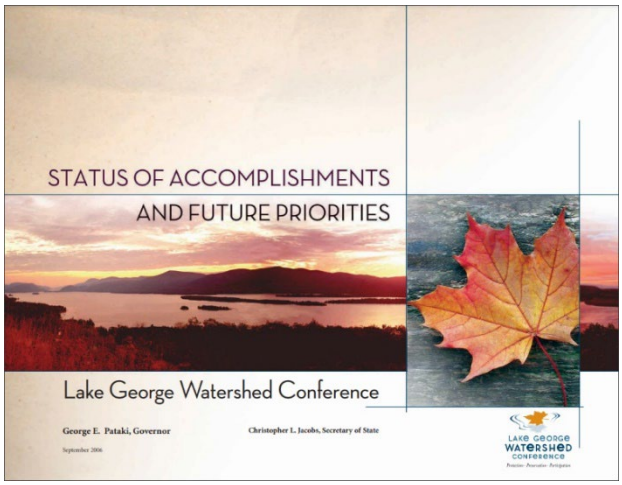
The 2003 Plan also offers development recommendations in seven distinct categories:

- **Hamlet Strategic Plan** - Preserve and enhance unique qualities of Bolton Landing for the benefit of the community as a whole

- **Rural Character, Open Space & Environment** - Protect, maintain, and reestablish the quality of Bolton's natural setting, open spaces, and ecosystems to preserve scenic shorelines, hillsides, and ridgelines and distinctive rural character; and ensure a sustainable future for the town, its residents, and wildlife
- **Parks & Recreation** - Recreational resources should continually be assessed, modified, and improved to ensure the expectations, abilities, and interests of all residents, and visitors, are met.
- **Economic Sustainability** - Bolton's economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.
- **Housing**- Foster a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families.
- **Infrastructure & Community Services** - Continue to provide high-quality municipal services to every resident in the community that protect the natural environment, regard resident's needs, and protect the health, safety, and general welfare of the community.

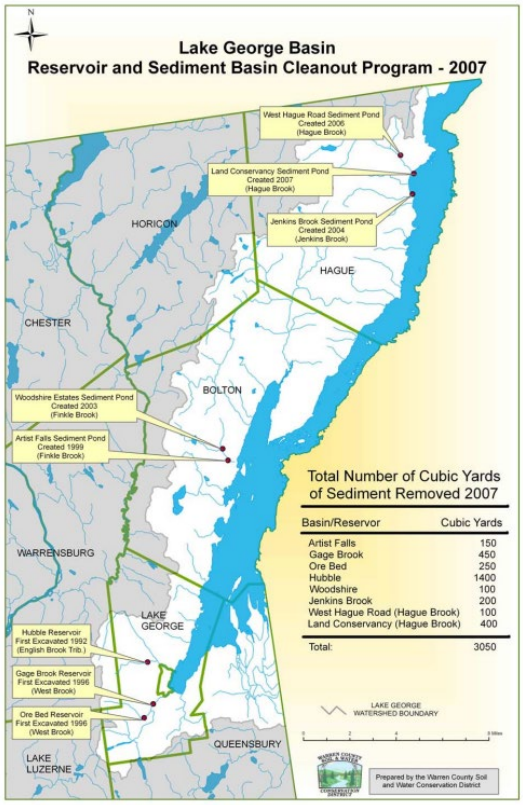
Status of Accomplishments & Future Priorities – Lake George Watershed Conference, 2006

This Lake George Watershed Conference produced report addresses elements of regional resource planning and management. It covers diverse topics, such as but not limited to recommended actions covering: invasive species, stormwater management, and wetland protection. This group experienced organizational problems and has since ceased and disbanded, but the range of watershed activities is being carried out by regional and non-profit stakeholders.



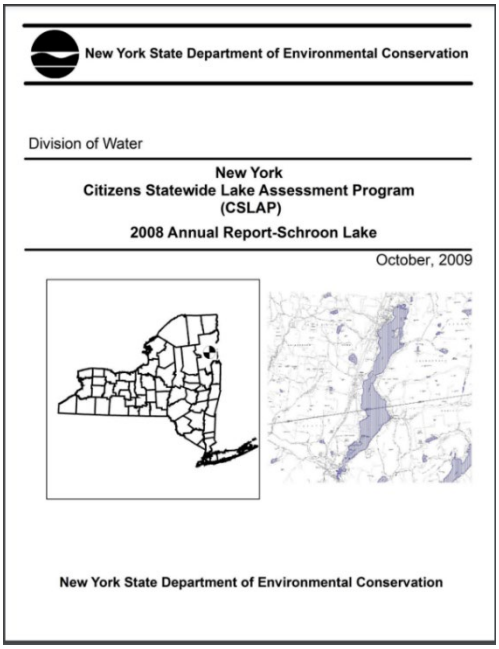
Lake George Basin Reservoir & Sediment Basin Cleanout Program by the Warren County Soil & Water Conservation District, 2007

As part of the track record of strong stormwater management, the Lake George Reservoir and Sediment Basin Cleanout Program is a stormwater management initiative. It addresses suspended sediment and provides techniques to slow stream velocities in order that less sand and particles reach Lake George. Once material settles to the bottom of channels, it can be removed with excavation equipment and dewatering techniques. These efforts are largely undertaken on private property, with the consent and involvement of the landowners, the NYS Department of Environmental Conservation (DEC), the US Army Corps of Engineers, and the municipalities.



This program is viewed as a cost-effective means to keep in-stream sediment from reaching Lake George and adding to delta problems. These efforts go hand-in-hand with upland land management protection efforts, and are not meant to supplant these important upland restoration and protection initiatives. This report provides a narrative on each reservoir and sediment pond cleaned out in 2007.

New York Citizens Statewide Lake Assessment Program (CSLAP) – Abridged Annual Report – Lake George (NYS Dept. of Environmental Conservation – Division of Water), 2008


New York State Department of Environmental Conservation

Division of Water

New York
Citizens Statewide Lake Assessment Program
(CSLAP)

2008 Annual Report-Schroon Lake

October, 2009

New York State Department of Environmental Conservation

The Citizens Statewide Lake Assessment Program is a volunteer lake monitoring program conducted by NYSDEC and the NYS Federation of Lake Associations (FOLA). The CSLAP provides a database to help lake associations understand lake conditions and foster sound lake protection and pollution prevention decisions. It also is used to inform Priority Waterbody Listings.

The 2007 Interpretive Summary Abridged Report is the latest volume addressing Lake George. At around the same point, in 2006, the Lake George Watershed Conference produced the report 'Status of Accomplishments & Future Priorities', addressing elements of regional resource planning and management, covering topics, such as but not limited to: invasive species, stormwater management, and wetland protection. This report, while dated, provides a step in the planning chronology involving the management of water quality and addressing invasive species.

Fortunately, overlapping with this period and progressing since that time, in addition to efforts of the Lake George Park Commission and the regional Soil & Water Conservation District, parties like the Lake George Association/ Fund for Lake George, the Darrin Fresh Water Institute, and Waterkeeper have emerged in prominent assessment and resource management planning roles. These non-profit, education and advocacy organizations have conducted various forms of water resource testing and monitoring, as well as public education and engagement, and program and projects development.

Bolton Landing Hamlet Sustainability Plan, 2009


Issue 3
June 2009

Bolton Landing Hamlet Sustainability Plan

PUBLIC MEETING NOTICE

When: **Tuesday, June 30, 2009**

Time: **7:00 PM**

Where: **Bolton Town Hall**

For: **The Bolton Community**

PUBLIC PRESENTATION ON BOLTON LANDING IMPROVEMENTS

The Town of Bolton has completed the final phase of the Hamlet Sustainability Plan and invites the public to a presentation of the draft concepts and a vision for the community. The meeting is scheduled for Tuesday, June 30 at 7:00 p.m. at the Bolton Town Hall. A formal presentation of the master plan is scheduled for 7:20 p.m. and will be followed by an exchange of comments and questions. Attendees will be encouraged to come at 7:00 p.m. to review the draft drawings.

The Town of Bolton was awarded a Smart Growth Grant from the Environmental Protection Fund in 2008 to prepare a comprehensive master plan for Bolton Landing. The development plan and associated projects are intended to provide a detailed blueprint that provides the tools for Bolton Landing to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park.

The master plan focuses on improving the long-term function and efficiency of land use, parking, streetscape, underutilized buildings and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and the condition and operation of public parks. The study area is generally the geographic area along Route 9N between Bixby Beach Road and the Darrin Freshwater Institute. The main objective of the project is to retain and improve the economic vitality that the community presently experiences. The Town understands the important relationship between the appearance and condition of the downtown and retaining the long-term tourism base. Visitors have an ever changing and increasing set of expectations and, at the same time, there are increasing competing venues where visitors can spend their dollars. The community's approach is strategic and forward thinking, and will play a major role in sustaining the local economy.

The format for the event is to introduce the public to the project through the various draft concepts and drawings for Rogers Memorial Park and Town Pier, the Lake Shore Drive Streetscape, Veteran's Memorial Park, and Norowal Marina. A public workshop conducted last fall and open house this spring shaped the vision for the Hamlet. Members of the advisory committee and the design team will be available for review and comment following the presentation. For those unable to attend the meeting, you may follow the progress of the Bolton Landing Hamlet Sustainability Plan through the Town's website: http://town.bolton.ny.us.

ROGERS MEMORIAL PARK

BOLTON LANDING, WARREN COUNTY, NY

Bolton Landing Hamlet Sustainability Plan

This NY State DEC smart-growth grant funded master plan lays out strategies to grow Bolton Landing's Hamlet in an economically sustainable manner, in harmony with the regulatory framework of Adirondack Park, while preserving unique community character.

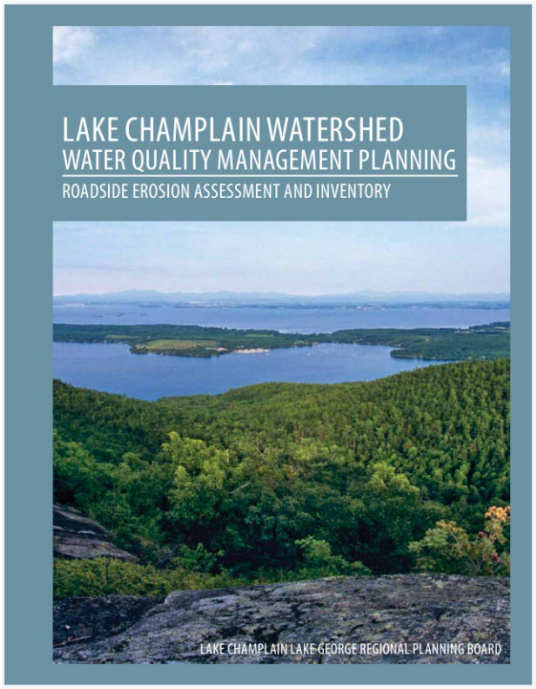
The Hamlet blueprint focus area extends from Bixby Beach Road in the south, to Brook Drive to the west, north to Darrin Freshwater Institute, and along Lake George's shore. It covers parks and public spaces, Lake Shore Drive's streetscape, waterfront access, parking, affordable housing, infrastructure, and potential infill commercial development. The goals of the 2009 Hamlet sustainability plan are to:

- Protect and Improve the Water Quality of Lake George and the Surrounding Watershed.
- Provide a Well-Connected Pedestrian Network that Provides ADA Compliant Sidewalks, Pedestrian
- Connections, and a Safe Network of Crosswalks to all Public Spaces and the Business District.
- Enhance the Distinctive Character and Attractiveness of the Hamlet.
- Encourage the Rehabilitation and Adaptive Re-Use of Underutilized Buildings and Parcels.
- Preserve, Enhance and Expand Open Space and Parkland.
- Maintain an Infrastructure that Practically, Efficiently and Effectively Supports the Residential and Business Community.
- Foster Strong, Sustainable Businesses in Community Centers.
- Maximize Safe and Efficient Parking Choices for Visitors.
- Create a Range of Housing Opportunities and Choices.
- Develop a Long-Term Grant Implementation Strategy.

Importantly, a series of project master plans, including some with schematic concepts, outline techniques for implementing key projects, and they provide recommended budgets. These cover initiatives which are now substantially underway or completed, covering facilities upgrades at Rogers Memorial Park/ Rogers Memorial Park Town Pier, Veteran's Memorial Park, and Norowal Marina Conceptual Site Redevelopment. The Grand Union Block Concept Redevelopment Plan and the Lake Shore Drive projects, meanwhile, appear somewhat more incomplete.

Overall, this Plan provides broad guidance for strengthening the downtown and putting it in position to compete in the tourism market, retain existing, and create new businesses. Now 15 years old, it noted stormwater, sewer, and water infrastructure was often operating at near capacity. It also noted Bolton Landing is experiencing issues associated with retention of youth, rising land costs, and a lack of workforce housing, which are some of the same needs people are focused on today.

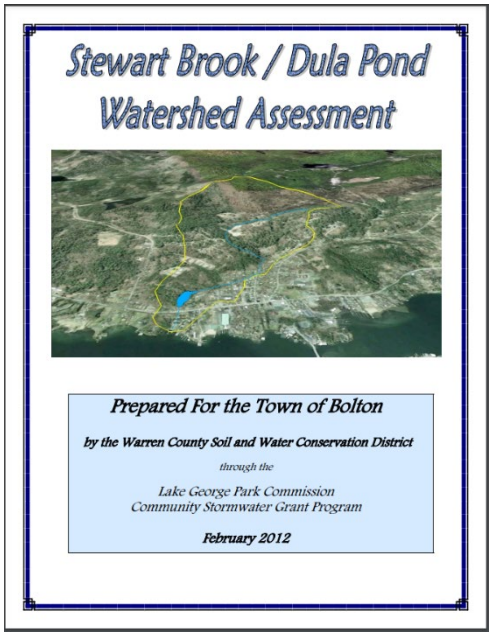
Lake Champlain Watershed Water Quality Management Planning Roadside Erosion Assessment and Inventory, circa 2011, by the Lake George Lake Champlain Regional Planning Board



This assessment and inventory identifies critically eroding roadside banks contributing significant sediment loads to the high quality streams throughout the Champlain Watershed. Fragile soils and steep slopes have caused significant erosion and sediment deposition from roadside ditches into local streams, rivers, and lakes. The inventory and assessment documents how this issue, in conjunction with human-induced land disturbances, have exacerbated erosion and sedimentation throughout the watershed. The assessment and inventory categorizes the criticalness of each erosion site as high, moderate, or low, and suggests remediation methods for each erosion site as well as a cost estimate. The inventory identifies 319 erosion sites located on state, county, and town roads that are in need of some form of remediation. There were low-cut, predictable recommendations for

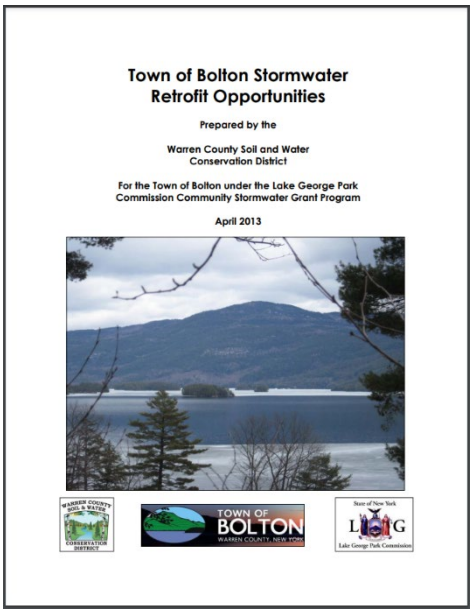
providing mitigation in this area which were formulated through the assistance of the Warren County Soil and Water Consolidation District.

Stewart Brook/ Dula Pond Watershed Assessment - Warren Co. Soil & Water Conservation Dist., 2012



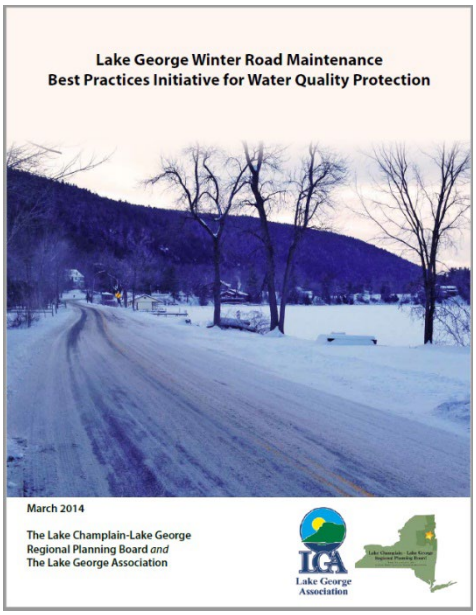
The Stewart Brook/ Dula Pond Watershed Assessment, 2012, by Warren County Soil & Water Conservation District, analyzed this stream and its 450-acre watershed located north of Mohican Rd. in Bolton Landing Hamlet's south side. This area straddling Lake Shore Drive primarily has light residential (59.6%) and vacant residential uses (33%). The soils around Stewart Brook are primarily a sandy loom, as is typical in Warren County. The Report addresses potential streambank erosion, stormwater runoff from roadways and properties, and water quality impacts in the watershed, including concerns for siltation in the Pond, and for impacts to be transmitted to Lake George. This report analyzed potential stormwater infiltration and retrofitting projects as a means of mitigating such issues. Soils qualities influence the design of stormwater management when development occurs, and they influence the ability to provide stormwater retrofits that can be used to enhance stormwater management. This area plan is another example of multiparty efforts to productively manage the quality of stream basin environments.

Town of Bolton Stormwater Retrofit Opportunities Prepared by the Warren County Soil and Water Conservation District, 2013



The Town of Bolton acted to improve water quality within the community and Lake George through the Lake George Park Commission Community Stormwater Grant Program. This study advances stormwater management ability, by addressing the hamlet of Bolton Landing stormwater retrofit opportunities. The hamlet falls completely in the Lake George Watershed resulting in all stormwater draining to the lake. With this report, Bolton identified stormwater conveyance issues and the report provided retrofit recommendations to assist in resolving these issues. Each stormwater retrofit achieved within the Lake George Watersheds tributaries contributes to preventing stormwater pollution, which in turn keeps Lake George one of the most pristine lakes in the country.

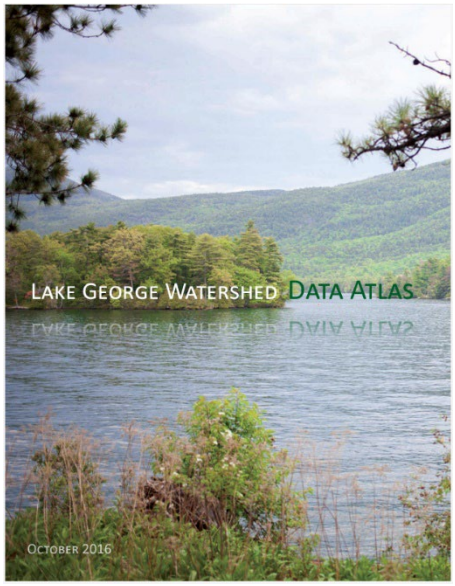
Lake George Road Salt Initiative by the Lake George Association, et al, 2014



The Lake George Winter Road Maintenance Best Practices Initiative for Water Quality Protection addressed best management practices (BMP) regarding winter road salt application and de-icing in order to protect the water quality of Lake George. Increasing chloride and sodium levels in the lake are a cause for concern. It provides a history of intermunicipal cooperation to improve BMPs regarding road salt application and it explores ways to apply lessons learned from MASS DOT's efforts to prevent salt runoff, as it identifies potential needs and objectives, such as through improved equipment specifications and purchasing, establishment of written winter road maintenance policies, training, and education of elected officials on the severity of the issue.

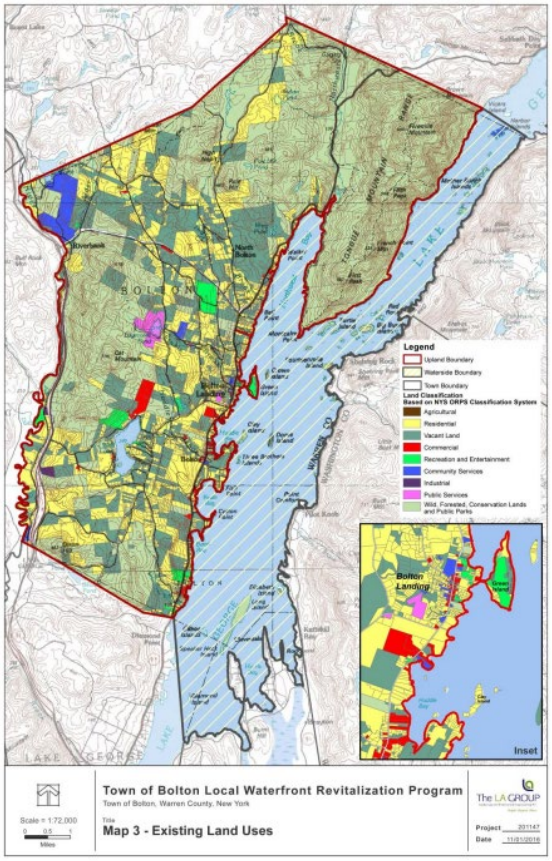
LG Watershed Data Atlas, 2016, by the Lake George Lake Champlain Regional Planning Board

This report was prepared with the goal of providing a single source of information regarding human influences on and within the Lake George watershed. It is designed as a tool for local planners, government officials, researchers, and organizations seeking information regarding planning initiatives related to water quality in the Lake George watershed. The atlas contains important information regarding population and housing; land use, zoning, and built environment; water, sewer, and roadway infrastructure; and residential development potential. Information in the atlas is pulled from a variety of sources and is not meant to be an exhaustive analysis. Rather, it is designed to begin conversations about land use within the watershed and future growth potential.



Town of Bolton Local Waterfront Revitalization Program (LWRP), 2016

The 2016 Local Waterfront Revitalization Program (LWRP) is a key subject-specific master plan, or program, that addresses the use of land and waters in Town. Since this community is often oriented to life around Lake George, and other water bodies, it provides recommendations to balance and advance environmental, recreational, and economic development while sustaining a quality waterfront environment.



Issues and opportunities are identified in relation to the Town Waterfront Revitalization Area (WRA). A LWRP Advisory Committee stewarded drafting of Bolton's LWRP. This same group now serves to consistently implement the practices and project actions consistent with this Program.

The WRA boundary in encompasses all areas within the municipal jurisdiction. The WRA's Upland Boundary includes the entire Town land area. Meanwhile, Bolton's waterside boundary and WRA begins at the shoreline and extends easterly and southeasterly, covering all waters adjacent to the Town of Queensbury's shoreline (Queensbury has its own LWRP covering its upland), plus all waters besides the Town of Fort Ann and a tangential and southerly part of the Town of Dresden's shore.

Some 13 policies are used by the Advisory Committee to confirm actions proposed fit with the LWRP framework. The reviews aid community and stakeholder collaboration in planning and ensure compatible physical growth. The policies applied in the assessment process are grouped in four categories:

- Developed Waterfront Policies: policies 1 through 3 focus on developments the enhance community character, preserve open space, or historic resources of the waterfront area, and enhance visual quality and protect scenic resources though the waterfront area.

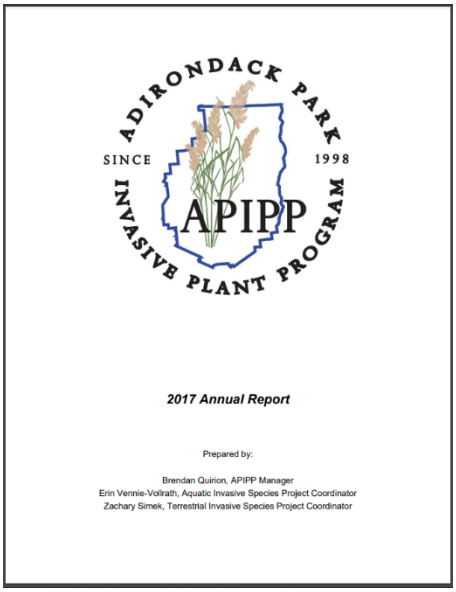
- Natural Waterfront Policies: Policies 4-8 focus on minimizing loss of life, structures and natural resources from flooding and erosion. They aim to protect, improve and restore water quality, aid waterfront air quality; and minimize degradation from solid waste and hazardous substances.
- Public Waterfront: Policy 9 focuses on providing for public access to recreational use, waterways, public lands, and public resources of the waterfront area.
- Working Waterfront Policies: Policies 10-13 focus on protecting water dependent uses and agricultural land. These promote sustainable use of living lacustrine resources (features related or associated with lakes) and appropriate use and development of energy and mineral resources.

The LWRP priority projects can be achieved to implement and leverage an appropriate conservation and development framework. Three major initiatives within it that are particularly germane to supporting recreation, tourism and aligned water-dependent commercial development are as follows:

- **Rogers Memorial Park**: The LWRP presents a site/ landcape master plan for this high-order Park that fronts on Main Street and serves as hub and a major shoreline access point in the southern part of Bolton Landing Hamlet. One remaining capital improvement target is an upgrade to the north dock. It may be possible to leverage a NY State Dept. of State grant for 50% of this type of improvement.
- **Veterans Memorial Park Master:** The LWRP envisions upgrades to add active sports courts and improve lighting. The south dock replacement has been completed.
- **Norowal Marina Redevelopment:** Lake George's islands and bays, scenic surroundings and extensive State Parklands are distinctive. There is an ongoing need to promote and redevelop shoreline facilities that provide adequate but sustainable access between land and water environments for users, but also so there is a sustainable infrastructure mix with conservation and improvement of a in a strong sense of place. In a unique arrangement, the Town's economic development arm, the Bolton Local Development Corporation (BLDC), owns Norowal Marina, Inc. This wholly owned Marina subsidiary is carrying out a 5-year project to enhance the facility level of service by improving the marina's public waterfront interface. Phase 1 was completed in 2021 for $250,000 and funded from Marina operations. Now Phase 2, which is budgeted at $750,000, inclusive of $100,000 from the BLDC, will upgrade parking and landscaping, including stormwater management and plantings that will help protect Bolton Bay. There is also an objective for a boat washing station. When completed, greater numbers of users will be able to seamlessly and safely

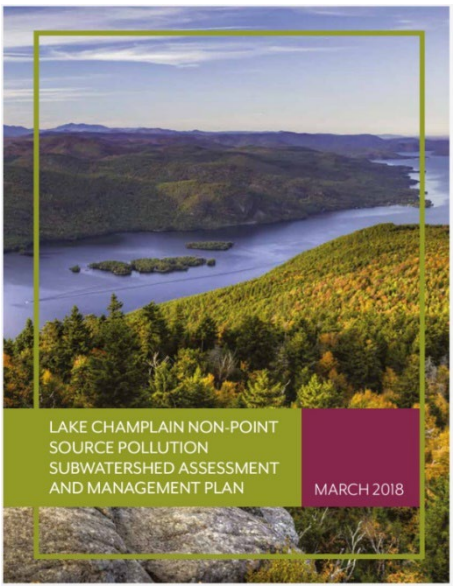
move between the shore and Lake and vice-versa. Moreover, walkable/ bikeable designs will enable users to easily connect with the Hamlet area, without having to jump into cars.

Adirondack Park Invasive Plant Program Annual Report, 2017



The Adirondack Park Invasive Plant Program Annual Report from 2017 documents the status of both terrestrial and aquatic invasive plant species in the Adirondack Park. It catalogues existing as well as potential threats, surveillance efforts, detection and rapid response efforts, as well as management efforts concerning invasive species. The report also contains education, training, and communication efforts in addition to regional planning and coordination efforts. The programs for invasives management in and around Lake George have continued to build bodies of knowledge and strategies for general and specific action.

Lake Champlain Non-Point Source Pollution Sub Watershed Assessment and Management Plan, 2018, by the Lake George Lake Champlain Regional Planning Board

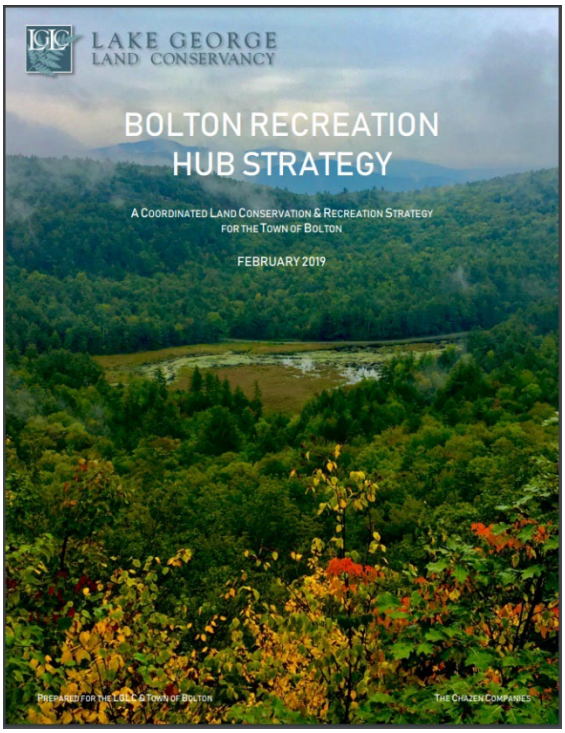


The plan identifies strategies and implementation efforts to reduce phosphorus inputs into surface waters from multiple non-point sources. This plan continues to address concerns originally outlined in 2002's joint New York and Vermont Total Maximum Daily Load (TMDL) document addressing Lake Champlain's phosphorus levels and the need for reduction efforts. In particular, the plan is concerned with stormwater runoff from urbanized areas, agricultural operations, streambank and roadside erosion, and aging public and private wastewater infrastructure. Priority sub-watersheds at the greatest risk of phosphorus loading are identified, as well as potential projects to mitigate phosphorus loading, including upgrades of municipal stormwater and wastewater infrastructure, impervious surface reduction, replacement of undersized and/or failing culverts, implementation of agricultural buffer and cover cropping

programs, streambank restoration projects, and creation of septic management districts around surface waters.

Bolton Recreation Hub Strategy by the Lake George Land Conservancy, February 2019

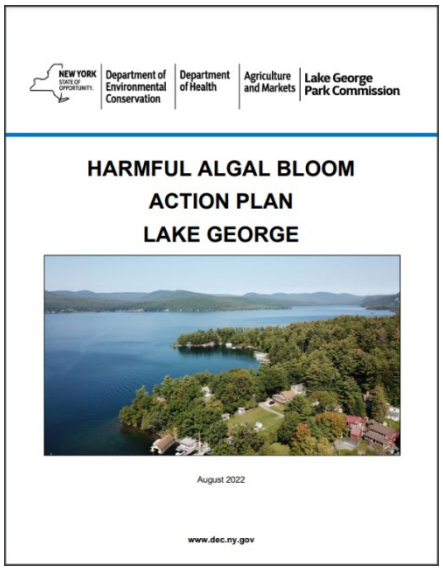
Sense of place in Bolton links with the natural resource base, exemplified by Lake George, adjacent mountains and green space centering on extensive NY State parklands. The Hub Recreation Strategy: A Coordinated land Conservation & Recreation Strategy for the Town of Bolton, prepared by the Lake George Land Conservancy (LGLC) in collaboration with the Town of Bolton, lays out objectives to enhance open space and bolster and leverage recreational opportunities in Town.



The Hub's vision is for extended conserved lands that are central and accessible, plus serves natural resource and recreation-based functions, plus support hiking and recreational pursuits, such as nature observation and scenic experiences and winter sports. Accordingly, it presents trails and access points programs and budgets, including for trailheads and parking areas (especially at centrally located 'Ambassador sites that are or can be linked with the population cores). Along with its objectives for an expanded and integrated open space and trails network, it aids marketing and branding experiences, by promoting unified symbology and wayfinding signage, plus seasonally provided restrooms.

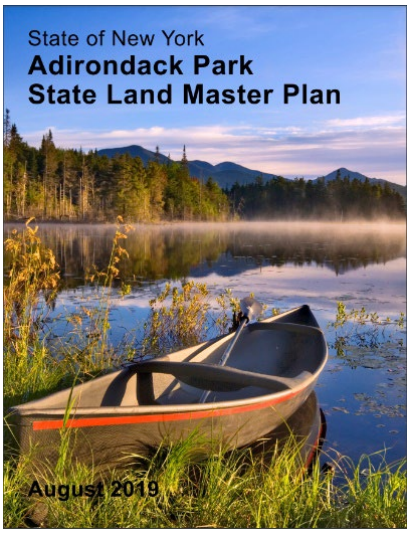
Importantly, the conservation and recreation framework in the Hub Strategy point to areas that should be targeted for lower densities, where there are objectives for trails corridors and it may be desirable to guide growth and facilitate and steward trails connections which link different parts of this open space hub. The Hub study is an important basis for many aspects to Town recreation planning that builds on and can enhance Town and County public lands, such as at the popular 'Pinnacle' and with Town holding around 'Edge comp Pond', while it also lays out objectives for recreational conservation that will solidify the open space hub at and by LGLC's Preserves, such as Amy's Park and Goodwin Preserve.

Harmful Algal Bloom Action Plan for Lake George by the Lake George Park Commission, et al, 2022



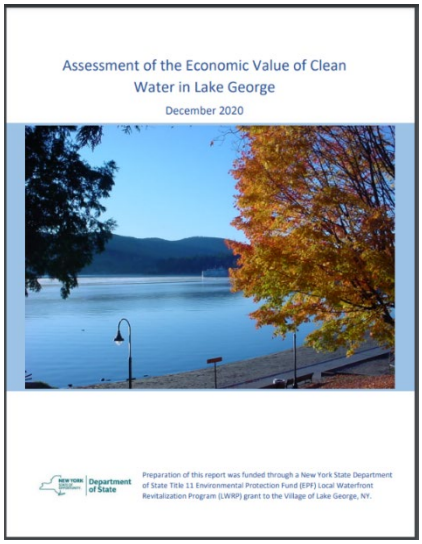
This strategy report defines Lake George conditions, including physical and biological characteristics, plus it summarizes research on HABs, identifies potential causative factors that may contribute to HABs, and it provides information on the Lake's recorded HAB outbreaks. It culminates with specific recommendations and implementation measures to minimize the presence, frequency, duration, and/or intensity of HABs and to protect the health and livelihood of residents and wildlife.

Adirondack Park State Land Master Plan (& 1993 Lake George Wild Forest Amendment), 2019



This plan focuses on the preservation and protection of the State's resources within the Adirondack State Park. The Plan contains an overview of natural resources within the Adirondack State. It describes the land classification system and attendant guidelines, providing descriptions of use, area descriptions and delineations, and characteristics, ownership, and management plans for areas of the Park. The Plan sets forth recommendations for encouraging human use of the park so long as the natural resources of the Park do not become degraded through human use.

Assessment of the Economic Value of Clean Water in Lake George, 2020, Prepared for the Village of Lake George, by the Lake Champlain Lake George Regional Planning Board



This is a plan for the Village of Lake George generated by the Lake Champlain Lake George Regional Planning Board and is a model for an assessment the Lake George basin. The purpose and significance of this report is to understand and evaluate the impact that changes in water quality may have on the economy of the Lake George region and how those impacts may influence decision makers when enacting policies. It is another study which highlights ecosystem services and the many benefits to the area economy of a high quality and sustained natural environment.

Forward Together Economic Resiliency Plan by the Lake Champlain - Lake George Regional Planning Board, Oct. 2021



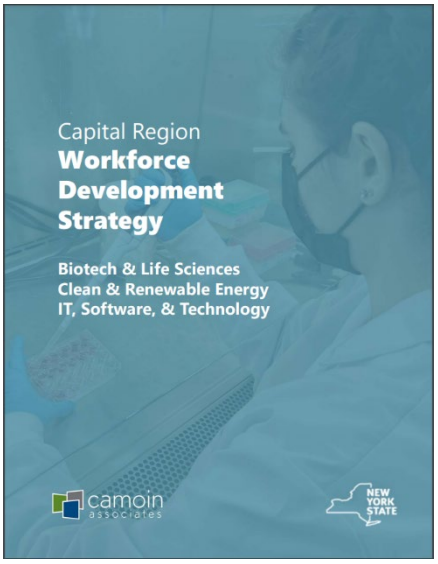
This is a regional plan covering the Lake Champlain-Lake George region throughout Clinton, Essex, Hamilton, Warren, and Washington Counties. The Plan highlights particular regional needs such as water infrastructure to support economic development, child care needs to support the regional workforce, and reliable access to broadband and cellular services. Additionally, it sets out an overview of regional economic conditions and provides both short and long-term project recommendations designed to strengthen the region's economic competitiveness and resiliency. The plan highlights regional assets and attributes that can be further built upon to set it apart from other regions in NYS.

Capital Region Economic Development Council (CREDC) Strategic Plan Update, 2022



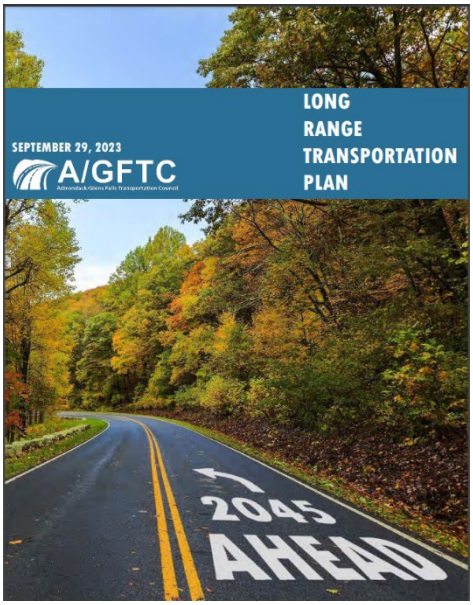
The latest 5 year strategy for the Capital Region inclusive of Lake George reviews socioeconomic conditions in the region, and contains recommended actions for the regional economic development. Key goals include improving infrastructure, improving quality of life, increasing collaboration, strengthening business development, increasing workforce readiness, and continued preservation of natural and cultural resources.

Capital Region Workforce Development Strategy – NY State Dept. of Labor



This plan is part of the broader CREDC's strategies to support the region's sustainable growth. It focuses on the targeted industry sectors of Biotech & Life Sciences, Clean & Renewable Energy, and IT, Software, & Electronics. For each of the three industry sectors, the plan identifies overall staffing needs, an analysis of gaps in the regional workforce pertaining to each industry sector, an analysis of training gaps/ in the workforce pertaining to each industry sector, and an analysis of skill gaps in the workforce pertaining to each industry sector.

Long-Range Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023



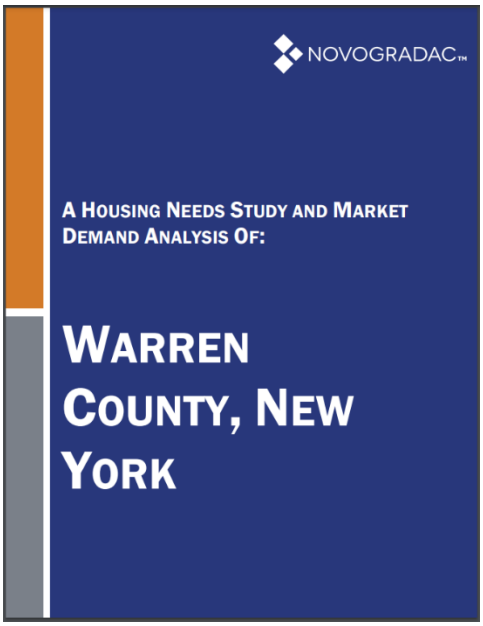
The LRTP sets the direction for major transportation investments in the region. Its planning and programming area using a 20-year horizon. The LRTP lays out transport principles and performance measures established for the region addresses topic elements, such as:

- Infrastructure Conditions;
- System Reliability & Performance;
- Freight Movement;
- Public Transportation;
- Complete Streets and
- Environmental Sustainability.

Using this framework, the LRTP addresses:

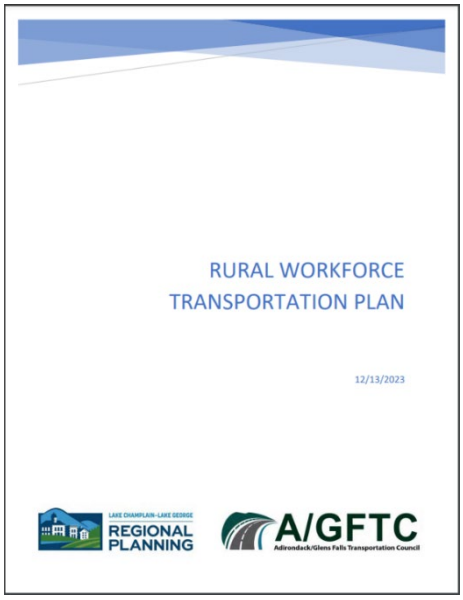
- A priority to continue to support innovative efforts to address rural mobility needs through technical assistance, collaboration, and coordination with relevant partners.
- That nearly ¾ (73.3%) of 312.6 miles of federal aid eligible roads have pavement conditions assigned below a “Good or better” ranking, with an LRTP priority to support pavement preservation projects.
- Continuing to prioritize the maintenance/ expansion of bicycle/ pedestrian facilities within pavement preservation and rehabilitation projects.
- Commitment to increasing the use of alternative modes, including public transportation, bicycle, and pedestrian infrastructure, and including ridesharing options.
- A five-year average annual rate of non-motorized fatalities and serious injuries throughout the County of 14.6 as of 2021. It sets LRTP priorities to continue to use engineering to identify safety improvements and to collaborate with the LC-LGRPB on development of a Comprehensive Safety Action Plan.

A Housing Needs Study & Market Demand Analysis of Warren County, plus Supplement, Oct. 2023



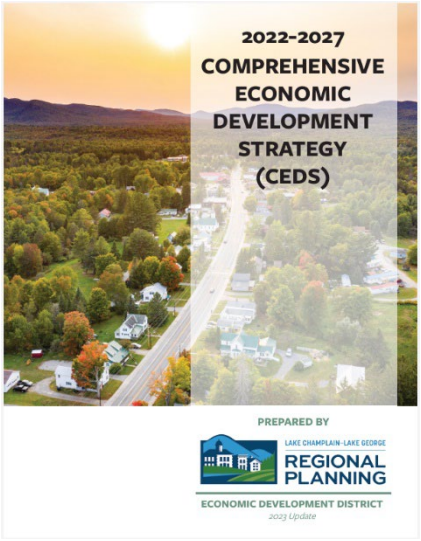
This seminal report on Warren County's housing needs provides an overview of Warren County's demographic character, economic data, existing services and programs, and housing inventory. The Plan considers Warren County in both its broader regional context as located between the rural counties to the north and the more developed counties to the south, as well as its internal variation in terms of rural, suburban, and urban character. It focuses in particular on housing shortages and gaps in the County, and provides a number of recommendations and implementation strategies designed to address, manage, and leverage existing housing supply, as well as attract new residents to the County. It is serving as the basis for further housing planning within the region.

Rural Workforce Transportation Plan – Adirondack /Glens Falls Transportation Council, 2023



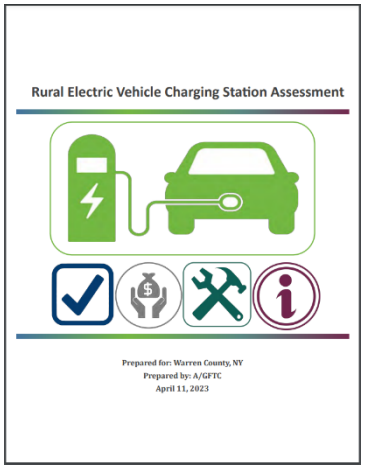
The issue of rural transportation needs has been an ongoing concern in the region of Warren County, Washington County, and Northern Saratoga County including the Town of Moreau and Village of South Glens Falls. To address this issue, the Lake Champlain – Lake George Regional Planning Board (LCLGRPB) and the Adirondack/Glens Falls Transportation Council (A/GFTC) collaborated to develop a Rural Workforce Transportation Plan for areas within the A/GFTC Metropolitan Planning Organization (MPO) service area. This document aims to understand transport needs and gaps for the regional workforce, identify ways to connect workers to employment centers and identify potential transformative transportation projects. The report provides alternative options that might be pursued in generally rural locations and places where the seasonal workforce swells.

2022-2027 Comprehensive Economic Development Strategy by the Lake George Regional Planning Board, 2023 Update



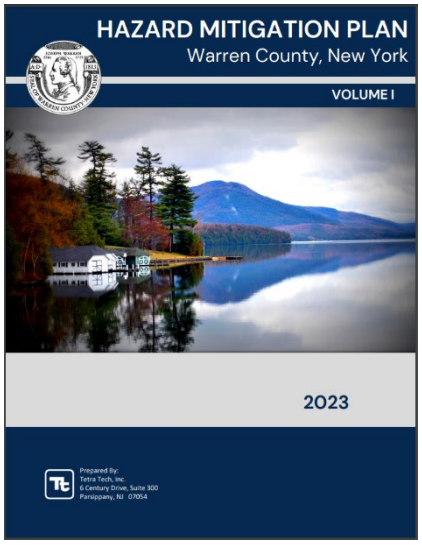
The 2022-2027 Comprehensive Economic Development Strategy covers the Lake Champlain-Lake George region and pertains to Clinton, Essex, Hamilton, Washington, and Warren Counties. The plan provides for an overview of socioeconomic conditions in the region, and contains recommended actions for the region's economic development. Key goals included in the plan include improving infrastructure, improving quality of life, increasing collaboration, strengthening business development, increasing workforce readiness, and continued preservation of natural and cultural resources.

Rural Electric Vehicle Charging Station Assessment by Adir. /Glens Falls Transportation Council, 2023



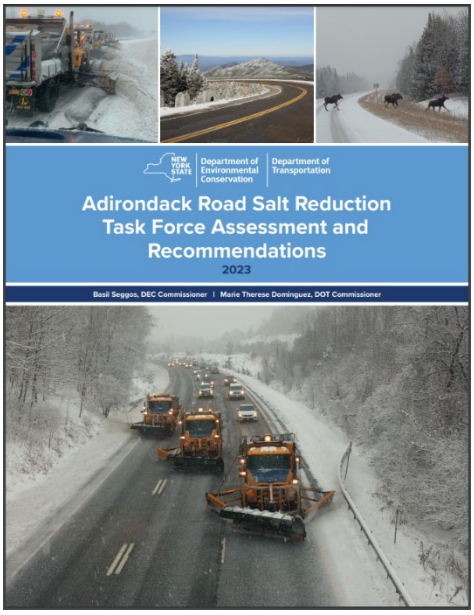
This study provides an overview of EV charging needs, gaps, opportunities, and challenges for the rural areas of Warren County, New York. The analysis builds on the planning outlined in Charging Forward: A Toolkit for Planning and Funding Rural Electric Mobility Infrastructure, created by the US Department of Transportation. As such, the intent is not to replicate existing guidance, but to provide an initial analysis to guide future policy and implementation efforts to establish EV charging stations throughout the rural areas of Warren County.

Hazard Mitigation Plan Volumes 1 - 3 (Warren County), 2023



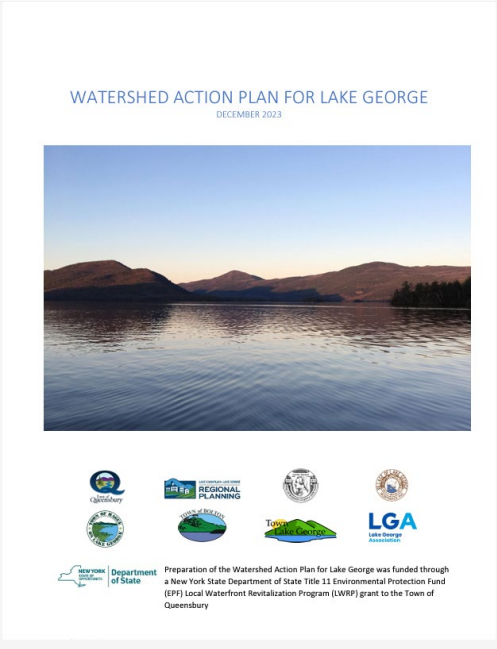
The 2023 Warren County Hazard Mitigation Plan includes a comprehensive risk assessment of hazards of concern. It discusses the potential impacts of climate change upon such hazards, with analysis that defines risk using an equation with the probability of a hazard event arising, times the potential impact. Impact is the estimated effect on people, property, and economy of a particular planning area (page 1-13). The Hazard Plan's Jurisdictional Annex for Bolton (Section 9.2) addresses public and private sectors to reduce losses from future hazard events. It lays out a series of mitigation projects that could alternatively be advanced in the Town and region in order to reduce harms that could arise when hazard events inevitably arise. This program is an important basis for providing a resilient and sustainable pattern of development with management of possible risks.

Adirondack Road Salt Reduction Task Force Assessment & Recommendations 2023



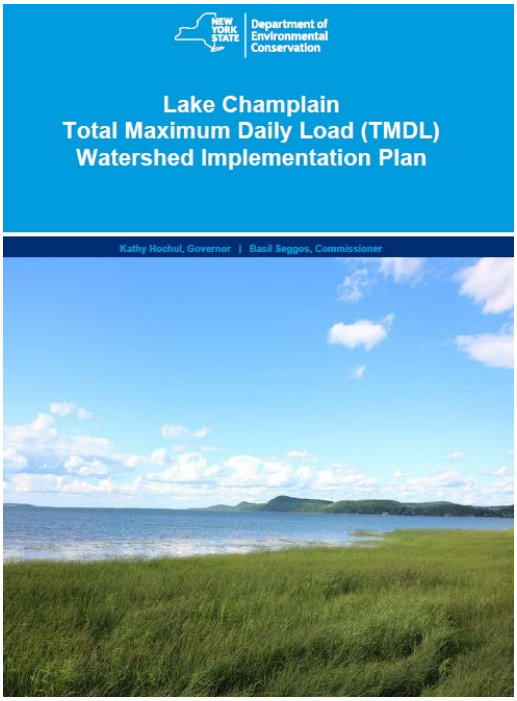
This report lays out a comprehensive review of road salt contamination and roadway, parking lot, driveway, and sidewalk management best practices within the Adirondack Park. This report includes an overview of the impact of road salt on surface and groundwaters, public health, and infrastructure; reviews current road management practices overseen by state, local, and commercial organizations; identifies methods for public outreach regarding the potential impacts of widespread road salt usage; and provides recommendations for reducing overall use of road salts to prevent impacts on environmental and public health. These recommendations are a continuation of prior model efforts to manage and restrict the use of salts in the Lake George basins per the 2014 Road Salt initiative.

Lake George Lake Champlain Regional Planning Board Watershed Action Plan, 2023



This plan examines the state of Lake George and its watershed and identifies goals and strategies that will manage, maintain, and improve the area's natural resources. Focusing on the waters of the lake itself as well as upland areas within the watershed contributing to Lake George, the plan documents current conditions within the watershed and highlights specific, key issues effecting the area's natural resources such as non-point source pollution, invasive species, road salt usage, wastewater treatment and disposal, and climate change. The plan includes numerous strategies to identify, mitigate, and manage these issues in an effort to maintain water quality within Lake George and the watershed at large.

Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan, 2023



This watershed implementation plan provides an updated analysis (first performed in 2002) of the geographic sources of phosphorus pollution in Lake Champlain. It provides a summary of past implementation efforts and outlines future projects to achieve phosphorus reduction where it is most needed. This plan will be used to guide and track implementation in preparation for the upcoming 2026 TMDL update. The plan includes several recommended watewater-oriented water quality improvement projects within the Town of Bolton. These include upgrades to sanitary treament and collection system, with an estimated $42 Million needed to advance: a wastewater treatment plant upgrade; a main pump station upgrade; collection system improvements for inflow and infiltration abatement; and a collection system extension to replace septic systems on Route 9N South. It also recommends smaller-scale stormwater remediation projects, through installation of a hydrodynamic separator and double stack drywell at the DPW site; and a hamlet stormwater reduction program.

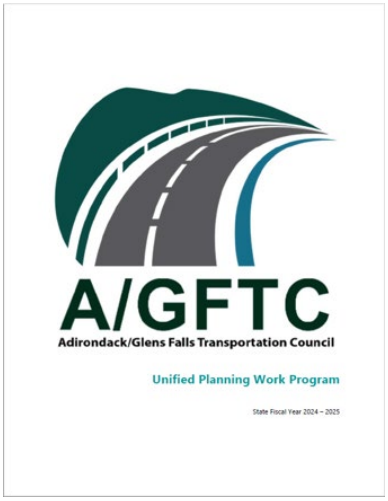
Unified Planning Work Program - State Fiscal Year 2024 – 2025 by Adirondack /Glens Falls Transportation Council

The 2024-2025 Unified Planning Work Program (UPWP) is closely linked with the A/GFTC's Long-Range Transportation Plan. The UPWP's purpose to define the transportation planning and programming activities that are intended to be undertaken by A/GTFC in the next year. There are no initiatives identified for Bolton in the current version. Going forward, proposing studies for placement in the UPWP may supply a mechanism for conducting beneficial transport planning and budgeting. A completed plan can be used to pursue federal and state support for implementing measures laid out within it. Examples of topics which might be covered within the UPWP for Bolton could include:

- Mobility study – addressing the potential for some type of micro transit, such as if there is need to change offerings formerly supplied through the seasonal trolley. This could potentially assist tourists and/or workers in reaching destinations without the use of personal autos.
- Updated hamlet area multimodal plans, such as which address Route 9N corridor needs, complete streets, traffic safety programming, and which can help advance hamlet area sidewalk extensions and management.
- Parking study – to analyze supply and demand and the alternative techniques and policies for optimizing systems of parking in and around the Hamlet.

Warren County 2040: Planning for the Future (County Comprehensive Plan), 2025

This regional strategy was reviewed by the County Board of Supervisors after an extensive public engagement process and it serves as a guide for decision makers regarding budgeting, regulations, and priorities in the County. The profiling includes a detailed County Operations Overview and there is a series of goals, objectives, and identification of priority actions, plus there are Departments Actions Reference Sheets that elaborate on ways the County resources can be applied to advance the County Plan's. The Plan promotes proactive planning and collaboration and its ways to advance supportive services in Warren County while addressing demographic, economic, and environmental challenges in order to provide a prosperous future for all residents.



Warren County - Outdoor Recreation Economy Strategic Plan, 2025

This plan provides actionable recommendations to enhance outdoor recreation offerings, activate outdoor recreation experiences for residents and visitors of all backgrounds and ability levels, and position businesses and communities to build wealth and offer quality of life to current and prospective residents. One of the plans bigger projects includes the lower Schroon River corridor as a recognized outdoor recreation destination with plans for this corridor to include river access improvements, portage trails, and bicycle route activation. This plan leverages with the Bolton Recreation Hub Strategy as the plan extends Bolton's views on advancing recreational activity and further enhancing the economic vitality of their communities.

Warren County Housing Implementation Strategy, 2025

Aligning with the 2023 regional Housing Needs Study, this report builds on the Study's recommendations by presenting an implementation strategy (Housing Action Matrix). It identifies specific roles the County can undertake, plus it identifies a dedicated housing fund that can function as an element of the County's housing strategy to ensure housing programs can succeed and support County and local initiatives. It identifies the following three specific near-term, actionable priorities for the County to advance in 2025:

- Establish a Housing Task Force;
- Providing County Technical Support; and
- Communication and education on the topic of housing.

Town of Bolton Drinking Water Source Protection Plan (DWSP2)

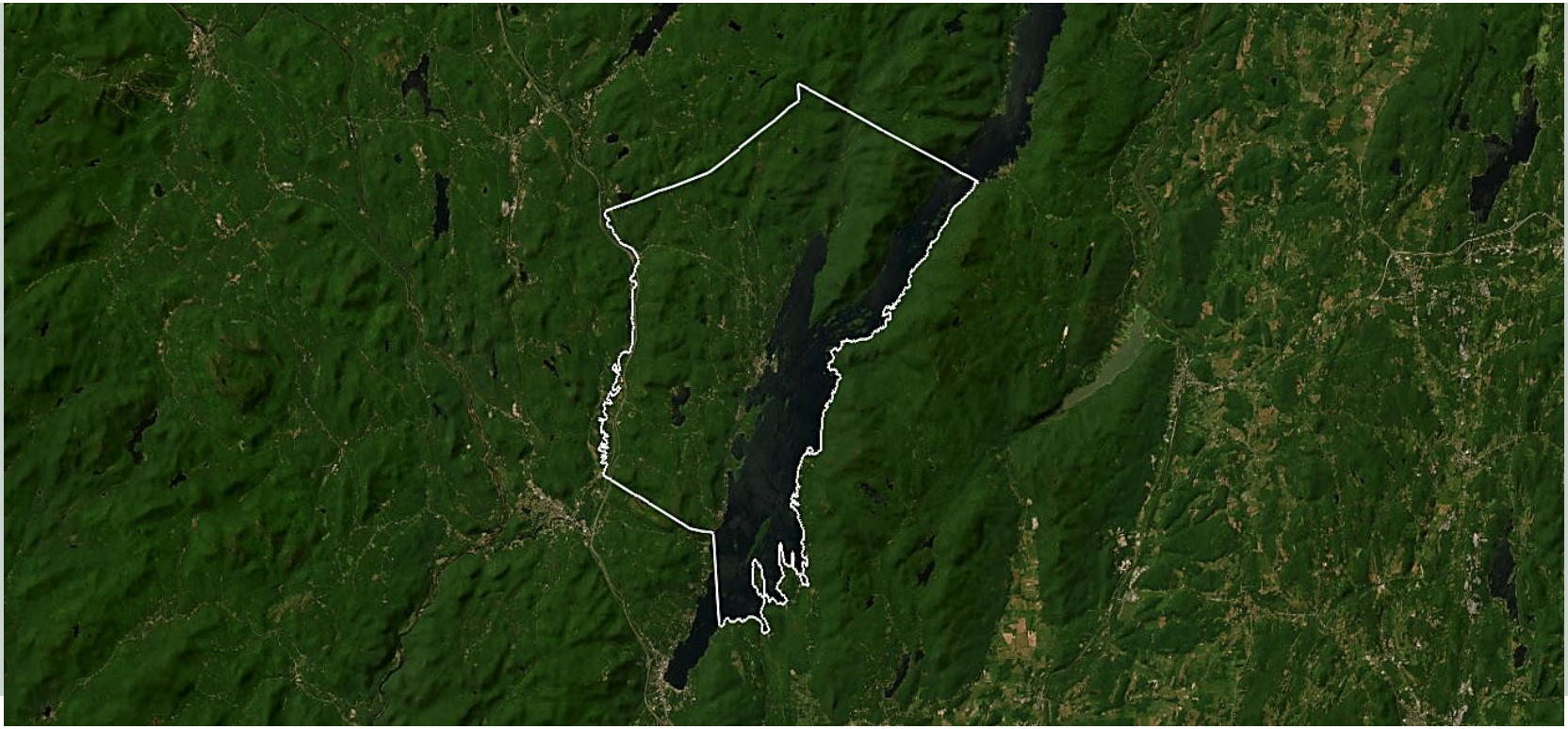
The purpose of this long-term plan is to foster safe and reliable supplies of drinking water involving surface water or groundwater, used at least periodically to serve a public water system for drinking or other domestic purposes. The DWSP2 identifies source water(s), documents current conditions, including possible risks, and includes strategies to prevent any degradation of source waters. The Lake Champlain – Lake George Regional Planning Board is providing the Town with technical assistance in developing this Plan, which awaits NYSDEC/ NYS Department of Health (DOH) approval. Since the watersheds overlaying the Town flow to Lake George, this effort will promote awareness of its use as a drinking water source and provide recommendations for guiding future land uses in ways that are sensitive to the water quality protection needs within the basin.

APPENDIX 2: BOLTON COMPREHENSIVE PLAN DEMOGRAPHIC & ECONOMIC PROFILE

Bolton Comprehensive Plan

Demographic & Economic Profile

July 1, 2024



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

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Executive Summary

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Background: Purpose

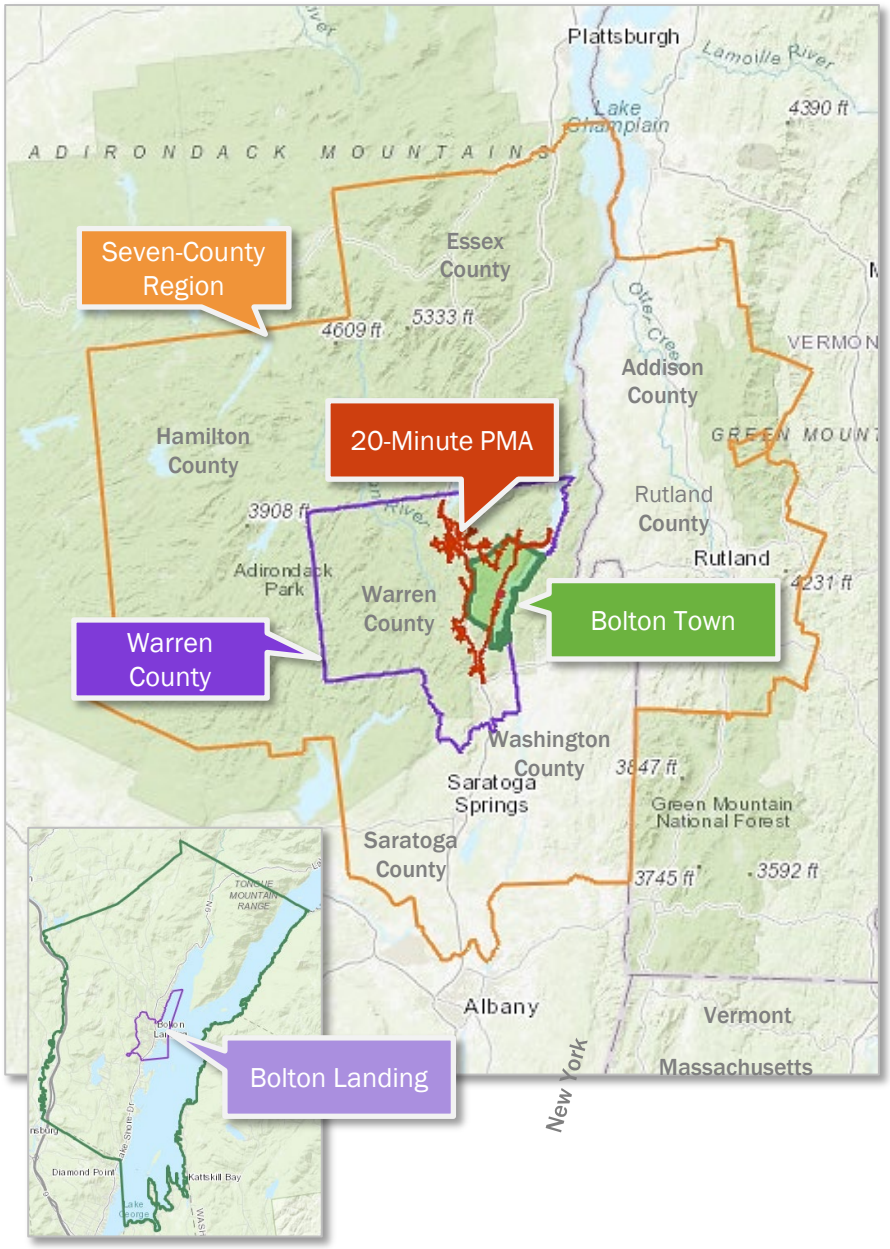
Located in Warren County, New York, the Town of Bolton is currently in the process of updating its comprehensive plan, which will present a desired vision for Bolton, reflective of its community and economic development needs for the next 10 years. A 2023 Warren County housing needs study identified a severe regional housing shortage of rental and single-family homes for the general workforce, seniors, and lower-income individuals. Residents of amenity-rich Adirondack destinations like the town of Bolton, particularly those employed in the tourism and hospitality industry, must compete for available housing with seasonal residents and the short-term rental market.

Currently, Bolton's comprehensive plan does not address short-term rentals and the significant pressures they exert on the conversion of the local economy. In support of the comprehensive plan update, 4ward Planning identified key demographic, economic, and tourism trends to help identify potential near-term goals and strategies.

Background: Study Areas

For purposes of analysis, this report focuses on the following study areas:

- **Bolton Town**: Serves as the base area. Where data is not available for the town of Bolton, hamlet of Bolton Landing data is used.
- **20-Minute PMA**: The Primary Market Area (PMA) represents the catchment area from which approximately 70 percent or more of consumer patronage originates – here defined as the 20-minute drive-time contour from the intersection of State Highway 9N and Steward Avenue, where many of the town's businesses are clustered. This is a typical observed economic pattern. It is recognized there are seasonal tourism inflows from a large surrounding region, including which extends into the greater New York City Metro region.
- **Warren County**: Serves as the Secondary Market Area (SMA), representing a larger catchment area from which the town could prospectively compete for new residents and businesses.
- **Seven-County Region**: The Seven-County Region consists of Essex, Hamilton, Saratoga, Warren, and Washington Counties in New York, and Addison and Rutland Counties in Vermont.



Background: Local Amenities



Lake George & Adirondack Park

- Bolton is located in in the Adirondack Park and is nestled between the shores of Lake George on the East and the Schroon River to the West.



Bolton Historic Museum (Seasonal)

- The museum displays extensive collections of regional artifacts and memorabilia and sponsors a summer lecture series with the Darrin Fresh Water Institute.



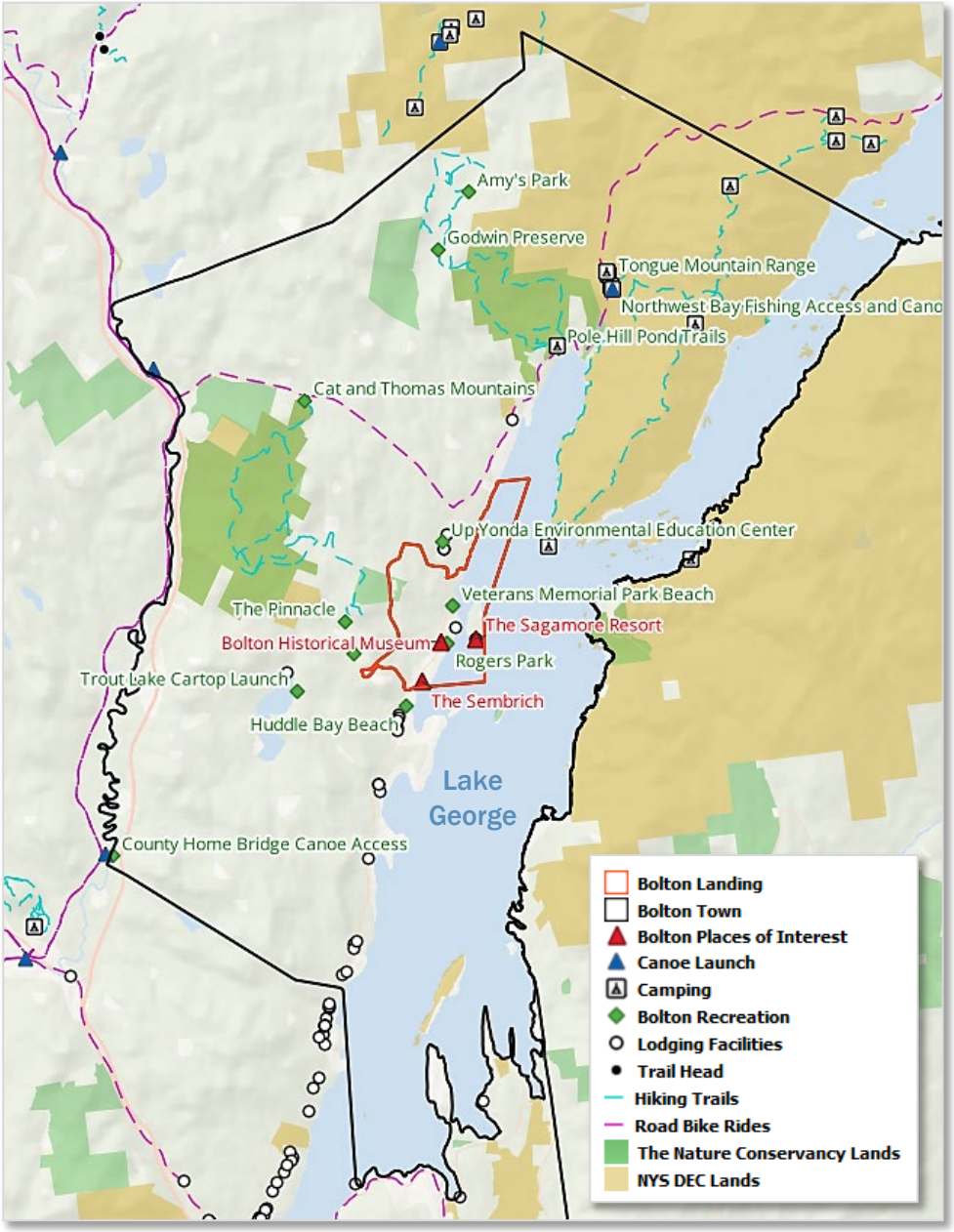
The Sagamore Resort

- Historical 375-room luxury hotel situated on a private island on Lake George accessible by bridge.



The Sembrich (Seasonal)

- Museum and grounds of the former lakeside teaching studio of internationally renowned soprano Marcella Sembrich. The site hosts a series of summer concerts, lectures, films, and special events.



Sources: NYS DEC, The Nature Conservancy, Warren County, Esri, 4ward Planning Inc.

Key Market Analysis Findings

People

- Flat to declining population growth in the town and PMA suggests local demand for general retail goods and services will ebb lower over the foreseeable future.
- Bolton is relatively rural, with just 30 residents per square mile – a third of the population density of the PMA.
- Bolton's population is older, compared to the PMA, with higher shares of residents ages 55 and older.
- Bolton's population is predominately White (93 percent), while the population in the larger region is more diverse.
- Bolton has a greater share of adults possessing a bachelor's degree or higher compared to the PMA.

Housing

- Housing choice is limited in Bolton, as 90 percent of housing is characteristic of single-family detached housing.
- Bolton has a low share of renter-occupied housing.
- The vacancy rate among renter-occupied homes in Bolton has been steadily increasing since 2013.
- The number of homes in Bolton vacant due to seasonal use has been increasing over the past two decades.
- Both median gross rents and home values have been increasing in recent years.
- Renter-occupied households in Bolton are twice as likely to be cost-burdened.

Households

- The current average household size in Bolton (2.0 persons) has been decreasing over the past decade, likely due to declining family-household formations.
- The median household income in Bolton is relatively high and is projected to increase through 2028.
- The adjusted median household income in Bolton is much higher among owner-occupied households compared to renter-occupied households, with the difference in incomes between them increasing in recent years.
- Bolton's average household expenditures on selected retail goods and services are relatively high.

Economy

- Overall, total employment in Warren County and the Seven-County Region has been declining since 2006.
- The accommodation and food services sector (the top sector by employment in the town of Bolton) provides relatively low-wage job opportunities ($28,220 per year).
- The 595 primary job workers employed in the PMA but living outside it represent potential unmet housing demand.
- Visitor spending is a critical driver of Warren County's economy. In 2022, Warren County captured $859 million in direct tourism spending, with the largest share associated with lodging (51 percent).

Key Findings

Tourism spending on lodging and food and beverage is driving economy

As a gateway to the Adirondacks, visitor spending is a critical driver of the county's economy. In 2022, Warren County captured $859 million in direct tourism spending, with the largest shares associated with lodging (51 percent) and food and beverage (23 percent). Likely due to the significant presence of resorts (e.g., Sagamore Resort) and short-term rentals (136 currently registered in Bolton, representing five percent of the town's total housing units) located along Lake George, visitor spending on lodging and food and beverages is driving Bolton's local economy.

45% of workers are employed in the accommodation and food service industry

Given tourism spending in the region, the accommodation and food services industry is the top industry by primary job employment share in Bolton and the PMA, employing nearly half of all primary workers in Bolton (45 percent in 2021). Given this sector provides relatively low-wage job opportunities (annual average earnings of $28,220), there is likely unmet housing demand for workers within this industry.

Rental vacancy rate has been increasing despite strong demand

According to 2022 ACS Five-Year data, the vacancy rate for the inventory of rental units in Bolton has increased dramatically in recent years, rising from 2.2 percent in 2013 to 25.2 percent in 2022. While a deeper housing study would be needed to determine why the vacant rental housing rate is increasing despite strong demand, part of this spike could be due to owners of these units pursuing a short-term rental (STR) model (e.g., Airbnb, VRBO) as a means of generating higher rents per square foot than they might otherwise receive from a conventional annual lease. This has become a national trend and has exacerbated housing affordability.

Key Findings (continued)

Limited housing options, especially for small households and renters

Housing choice for local workers is limited in Bolton, as 90 percent of housing is characteristic of single-family detached housing, and just 22 percent of all housing is renter-occupied. Despite having an average household size of just two people, Bolton has high shares of three- or more bedroom homes. One- and two-person households typically prefer to reside in one- and two-bedroom units to avoid the higher costs (mortgage or rent) associated with larger housing units. Furthermore, the number of vacant housing units due to seasonal use in Bolton has increased dramatically in recent years, making the limited supply of housing stock that much more expensive for local workers. Given the high share of low-wage accommodation and food services workers and modest supply of rental housing, it is not surprising that renter households are twice as likely to be cost-burdened (spending more than 30 percent of their incomes on housing). ***Bolton should pursue both regulations and incentives aimed at increasing the supply of rental housing for those at all income levels such as promoting modular construction techniques, allowing for accessory dwelling units (ADUs), limiting daily/weekly rental properties, and addressing local opposition to strategic density as allowed within the Adirondack Park Agency land use framework.***

Skilled construction workforce in demand but likley priced out of market

Given the large seasonal second home market and investments in year-round properties (new and conversions), there is likley high levels of construction activity in town and demand for skilled construction workers. Given the limited local housing options, many skilled construction workers and apprentices may not be able to afford to live in the region. As a result, older residents with vacation homes, and small lodging and retail businesses in town may find it difficult to hire skilled construction workers.

Key Findings (continued)

Incentivize homeowners to develop ADUs

Bolton could create a tax abatement program for single-family homeowners who create ADUs and agree to rent these units to income-qualified households (earning no more than 80 percent of the AMI). A land-use attorney may need to confirm if such a tax relief incentive program is permissible under state statutes or whether a petition of the state legislature to amend the existing tax abatement statute permitting tax relief for single-family homeowners creating ADUs which are rented to income-qualified individuals is warranted.

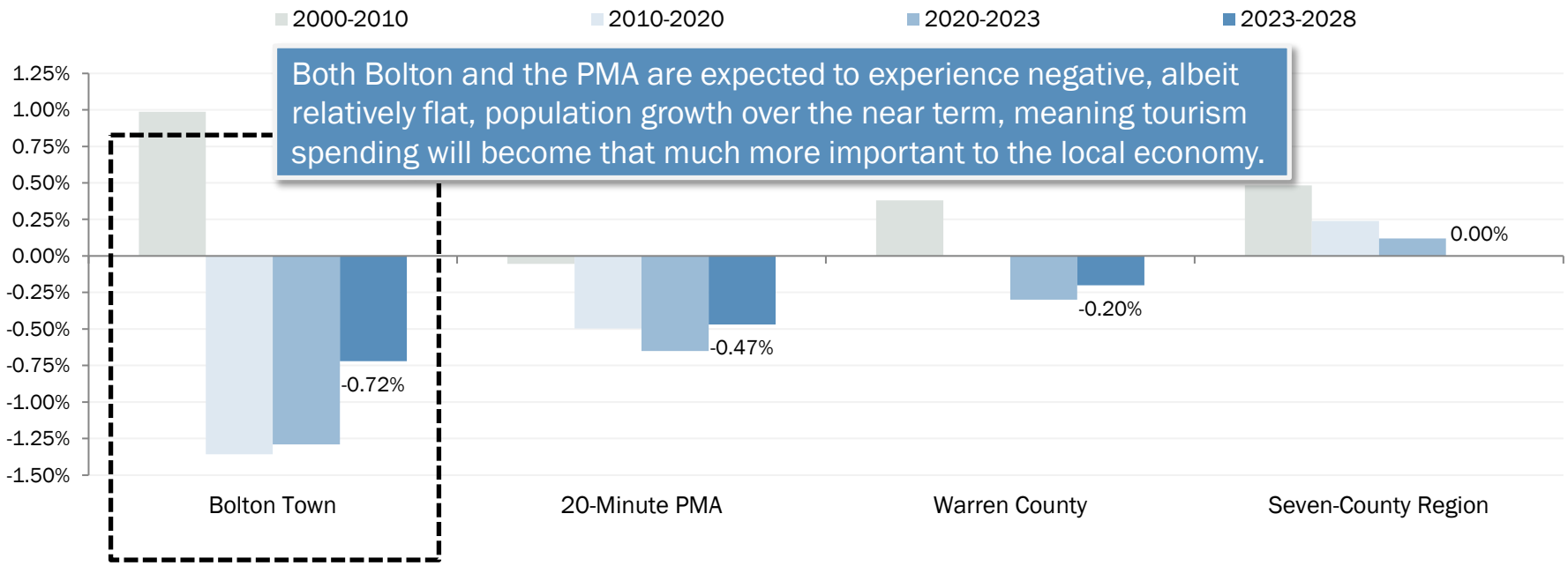
Demographic & Growth Trends Analysis

4WARD PLANNING™

People

Population

Annualized Percentage Change, Total Population



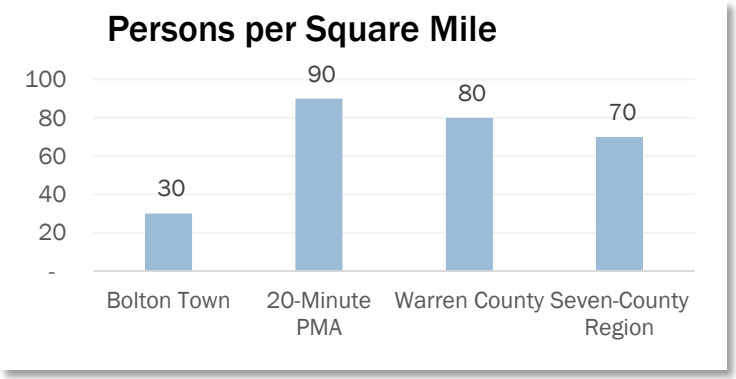
Population by Geography

	2000	2010	2020	2023	2028	2023-2028 Change
Bolton Town	2,120	2,330	2,010	1,930	1,860	-70
20-Minute PMA	7,850	7,810	7,420	7,270	7,100	-170
Warren County	63,300	65,710	65,740	65,100	64,460	-640
Seven-County Region	468,580	491,200	502,970	504,960	505,070	110

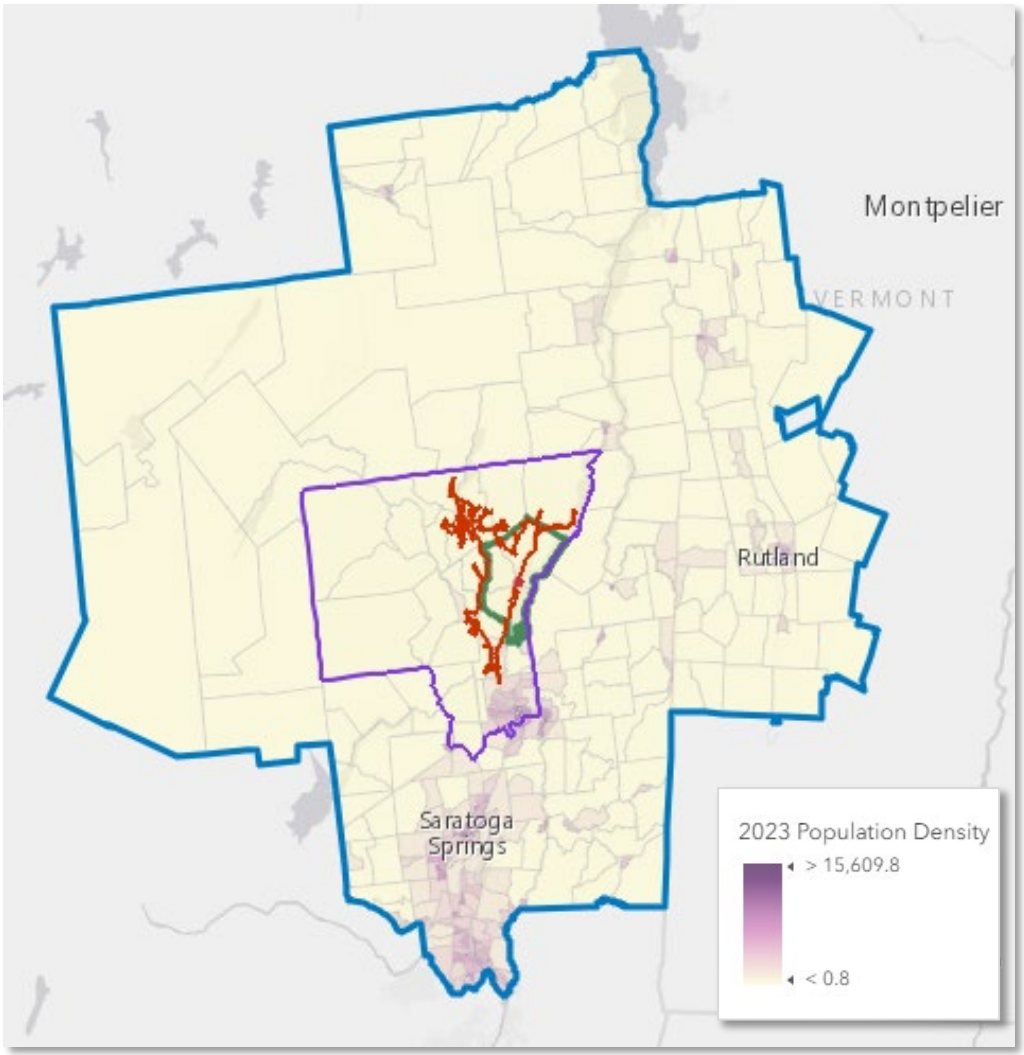
Source: U.S. Census Bureau; Esri; 4ward Planning Inc., 2024

Population Density

Bolton is relatively rural, with just 30 residents per square mile – a third of the population density of the PMA. This low population density and small population, generally, indicates the importance of tourism spending in support of local businesses.

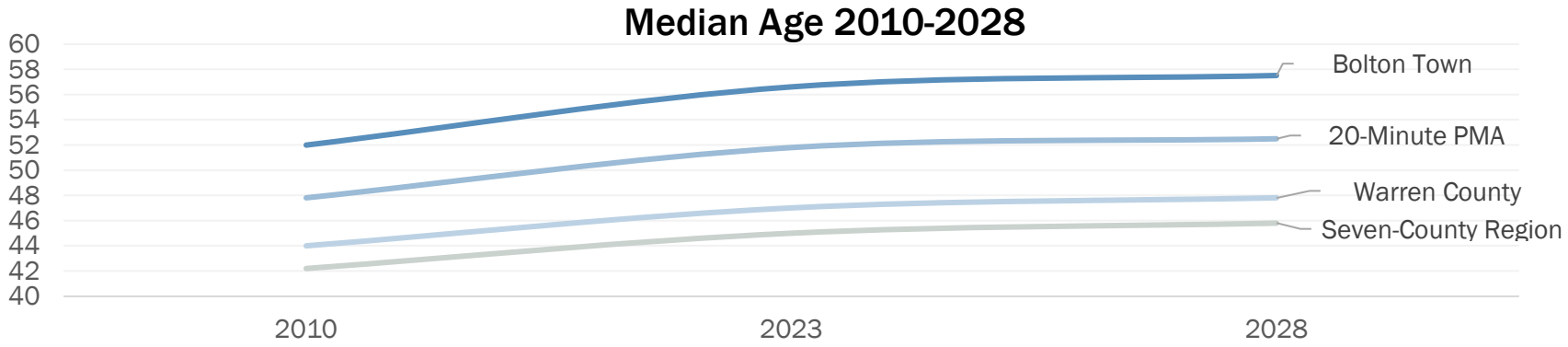


Persons per Square Mile by Block Group

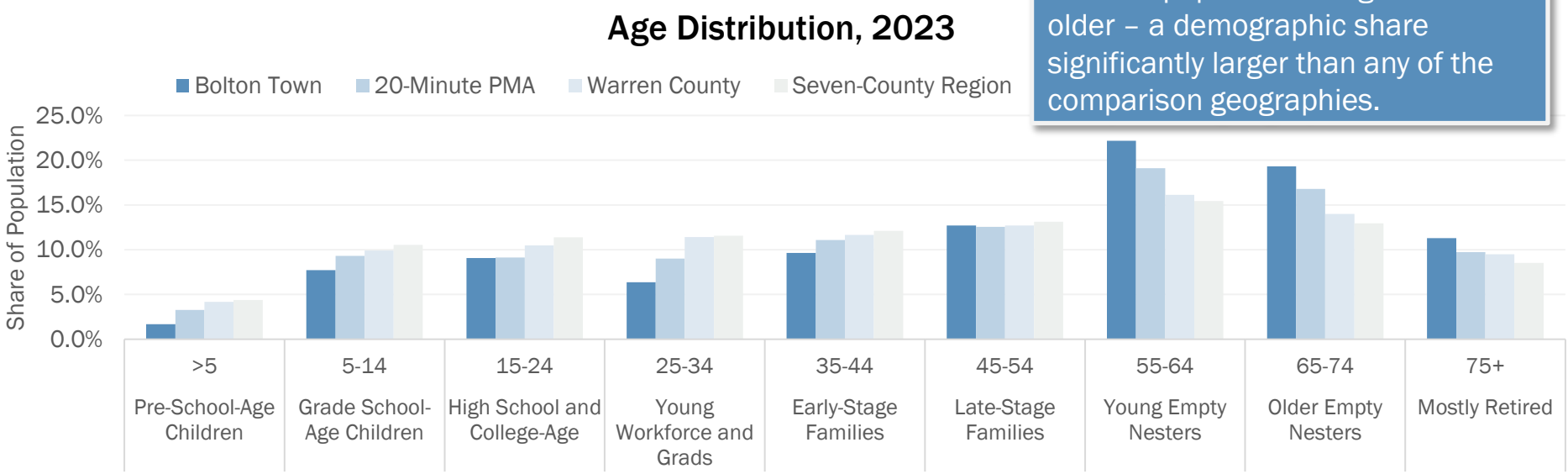


Source: U.S. Census Bureau; Esri; 4ward Planning Inc., 2024

Age

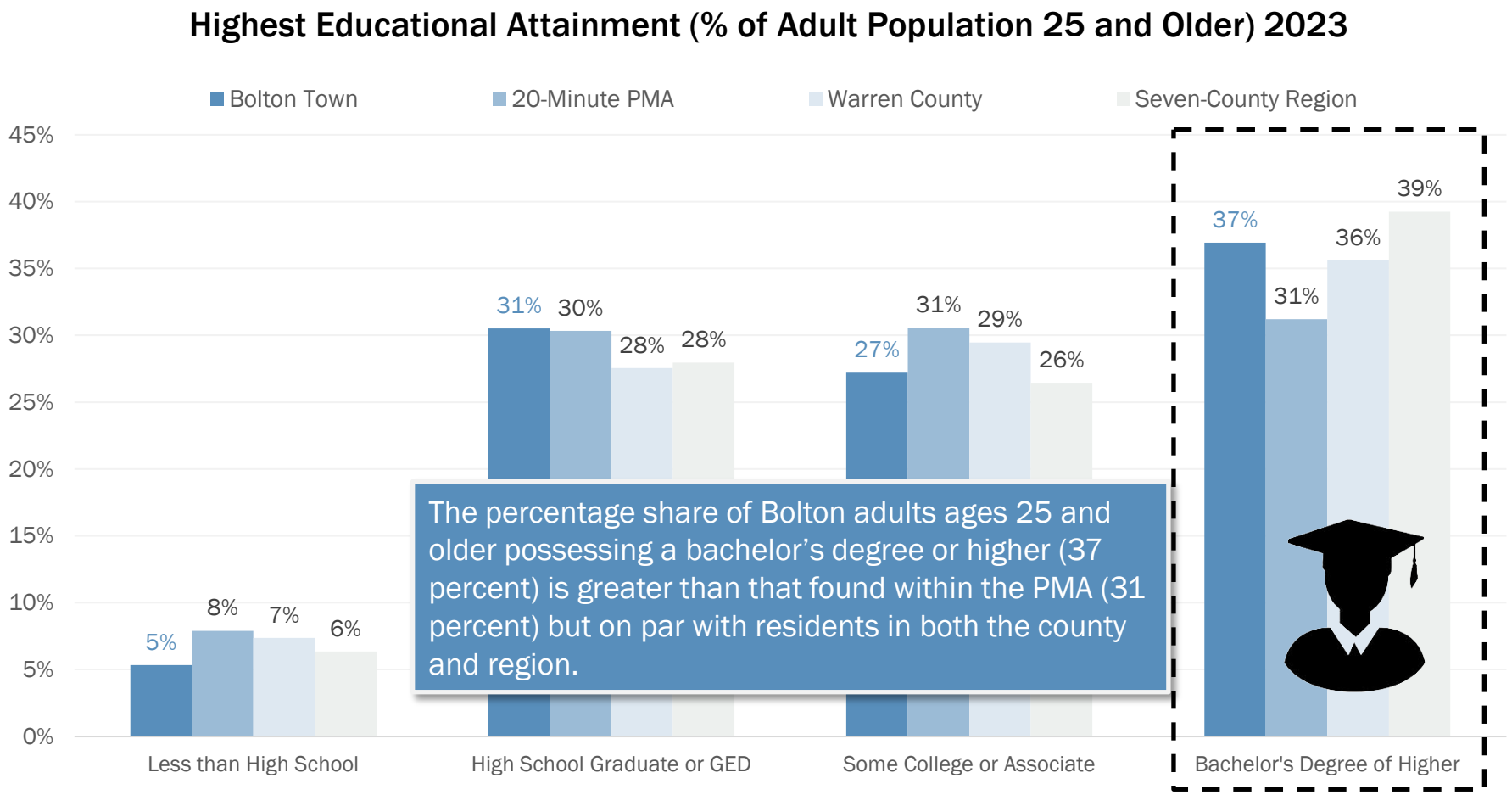


Approximately 53 percent of Bolton's population is ages 55 and older – a demographic share significantly larger than any of the comparison geographies.



Source: Esri; 4ward Planning Inc., 2024

Educational Attainment



Source: Esri; 4ward Planning Inc., 2024

Households

Total Households & Size

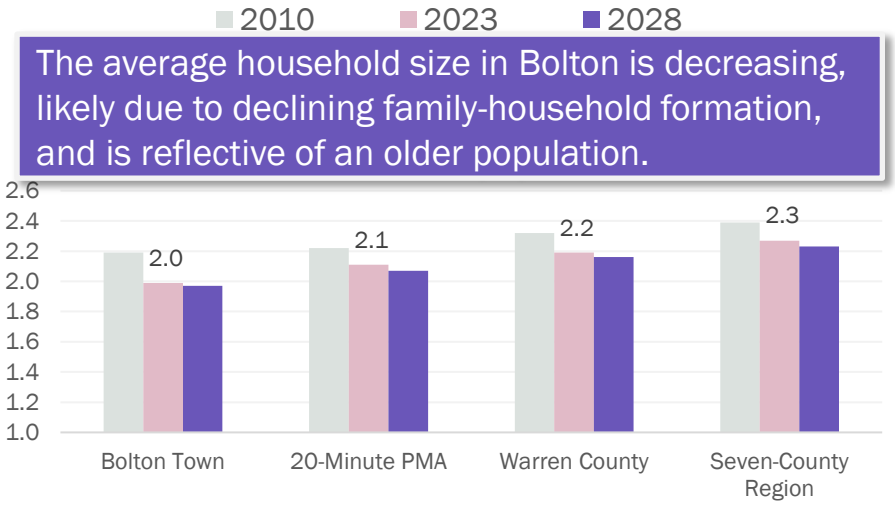
Bolton is projected to experience a relatively small two-percent decrease in the number of households through 2028.

Households by Geography

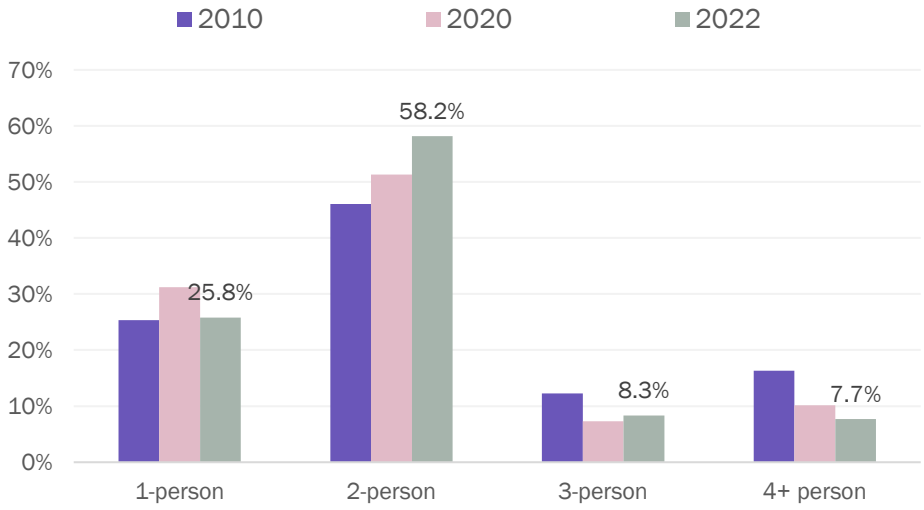
	2000	2010	2020	2023	2028	2023-2028 Change
Bolton Town	940	1,060	990	970	950	-20
20-Minute PMA	3,360	3,510	3,490	3,430	3,410	-20
Warren County	25,730	27,990	29,060	29,170	29,360	190
Seven-County Region	182,490	199,020	212,450	215,860	219,900	4,040

Household Size Trends

The average household size in Bolton is decreasing, likely due to declining family-household formation, and is reflective of an older population.

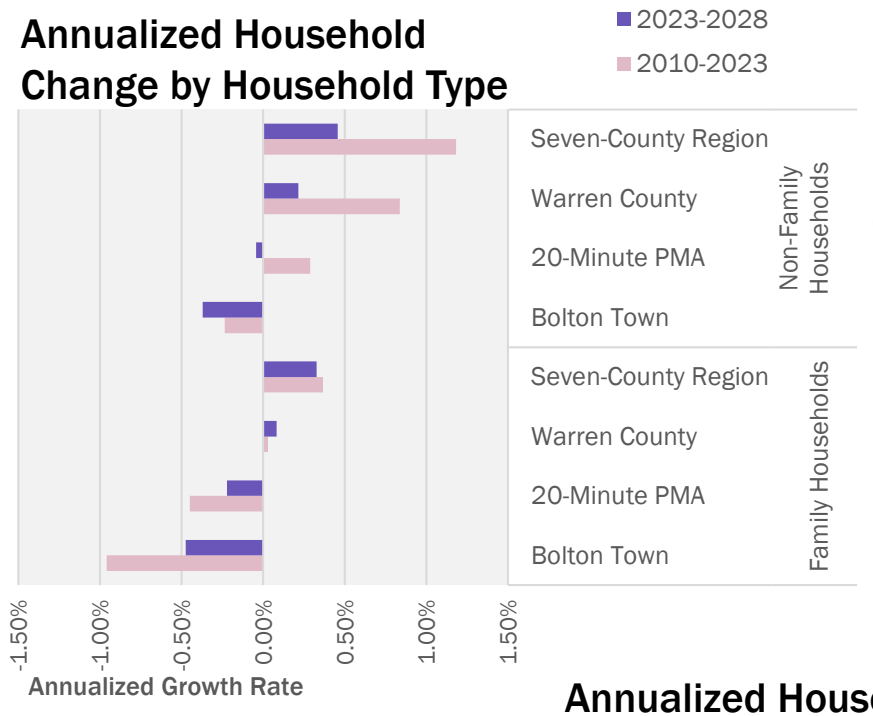


Bolton Households by Size Trends



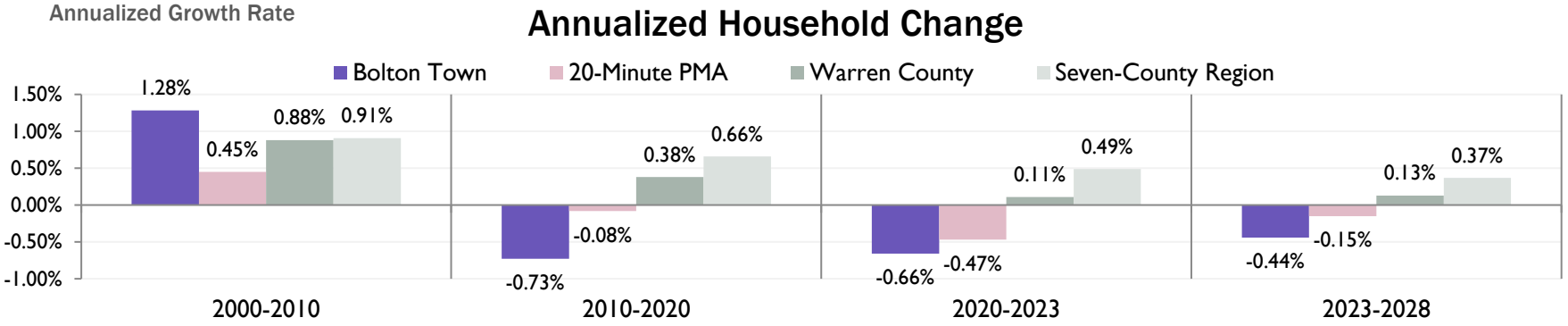
Sources: U.S. Census Bureau; American Community Survey, 2022, Esri; 4ward Planning Inc., 2024

Household Formation



Generally, the number of family households significantly declined within Bolton and the surrounding PMA from 2010 to 2023, distinct from family household change at the county and regional level. The difference is likely reflective of a higher cost of housing in Bolton and the PMA, compared to the housing costs for the broader region.

Household formation in all geographies will favor small non-family households through 2028, according to Census projections, with Bolton and the PMA expected to realize slight declines in this category.



Sources: U.S. Census Bureau; Esri; 4ward Planning Inc., 2024

Household Income

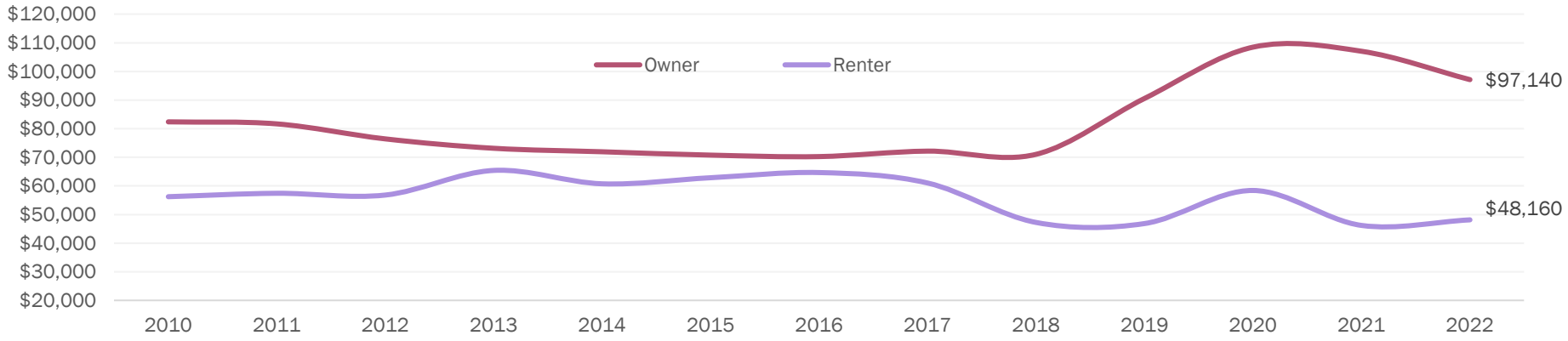
Median household income in Bolton is relatively high at nearly $84,000 and is projected to increase to a little more than $95,000 by 2028.

Projected Median Household Income 2023-2028

	2023 (Estimated)	2028 (Projected)	2023-2028	% Change
Bolton Town	$83,830	$95,070	$11,240	2.7%
20-Minute PMA	$76,080	$83,470	$7,390	1.9%
Warren County	$75,690	$80,940	$5,250	1.4%
Seven-County Region	$79,160	$86,050	$6,890	1.7%

When median household income is adjusted by housing tenure, a significant difference in median household income is uncovered, with owner-occupied households exhibiting a median household income two times that of renter-occupied households.

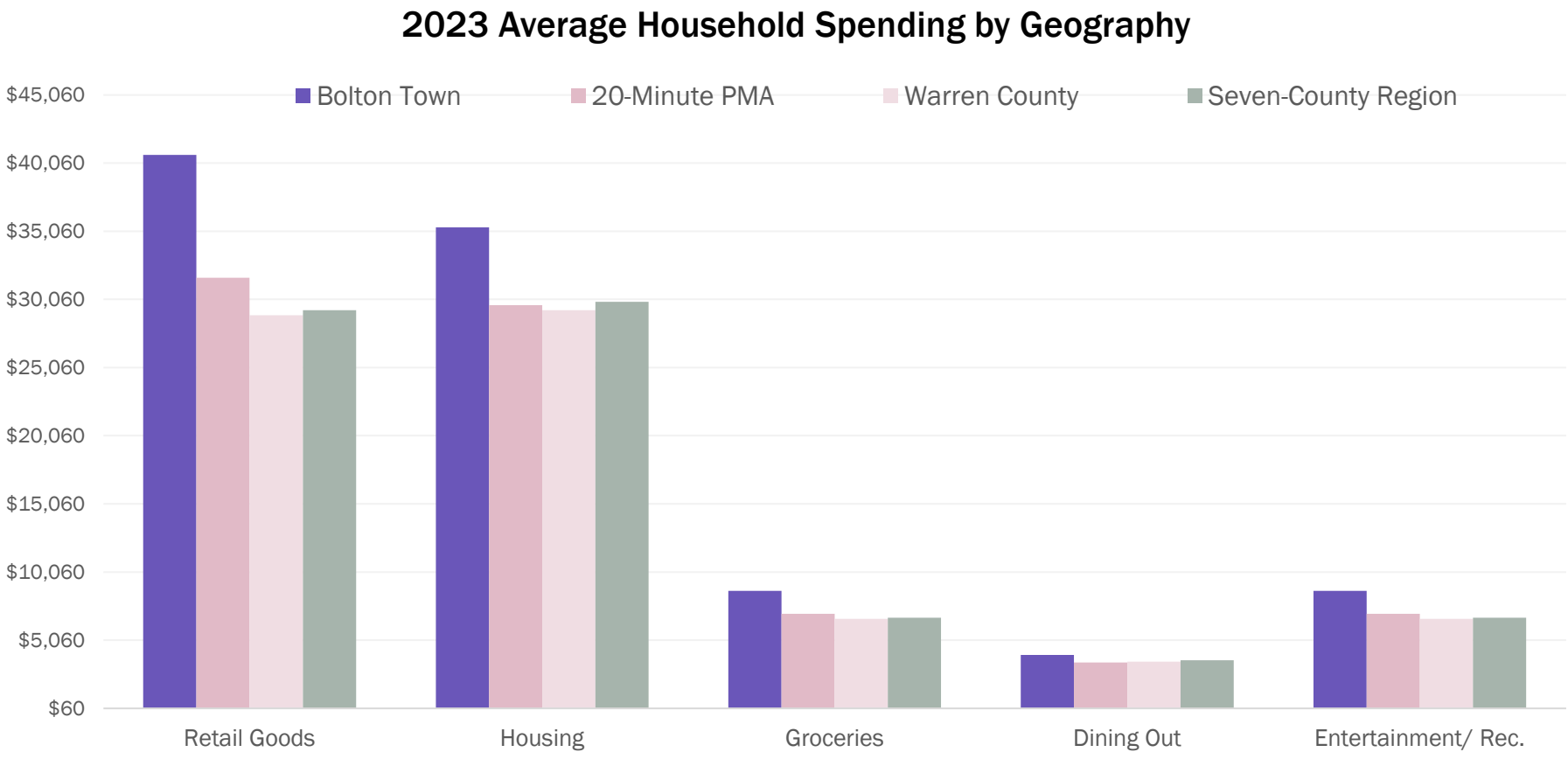
Adjusted Median Household Income (2022 Dollars)



Source: Esri; 4ward Planning Inc., 2024

Household Expenditures

Bolton's average household expenditures on selected retail goods and services are much higher than that in the PMA and region.



Source: Esri; 4ward Planning Inc., 2024

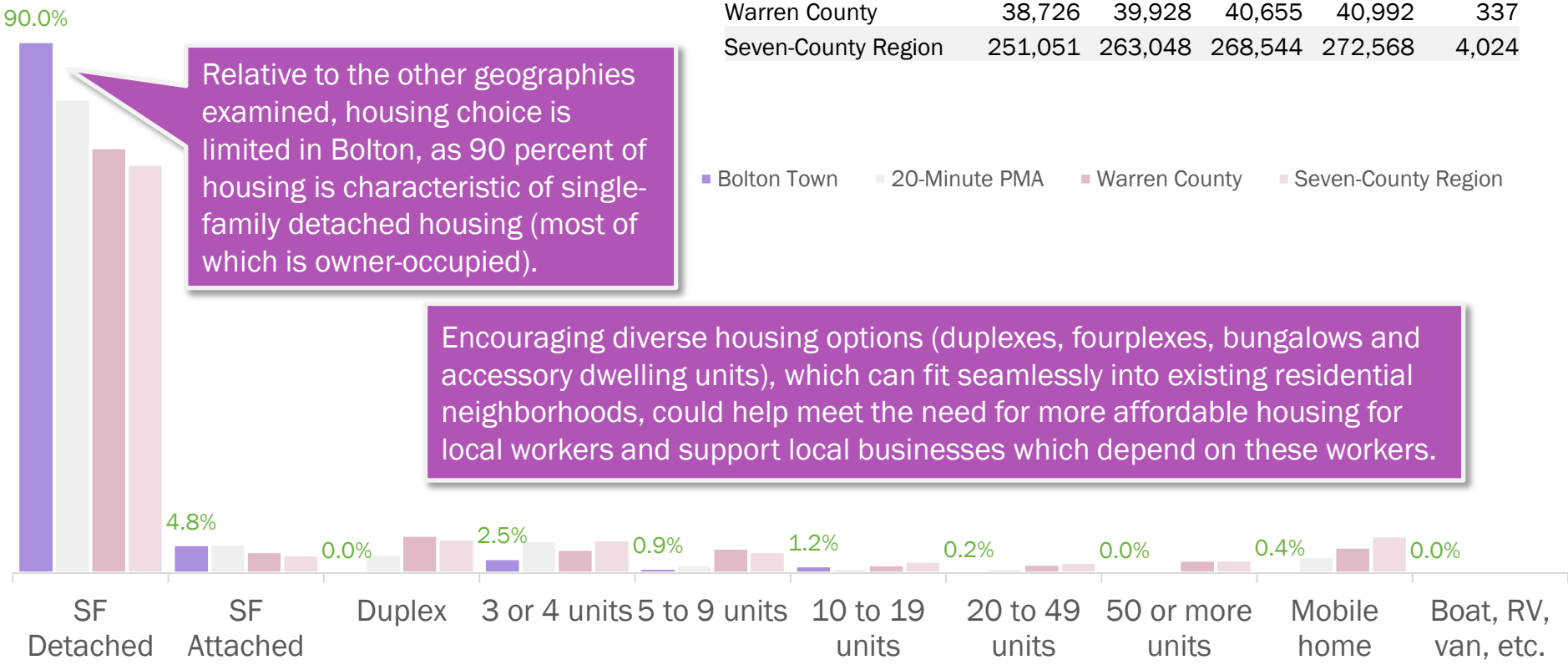
Housing

Housing Inventory

Housing Units by Geography

	2010	2020	2023	2028	2023-2028 Change
Bolton Town	2,581	2,514	2,528	2,528	0
20-Minute PMA	6,350	6,299	6,350	6,367	17
Warren County	38,726	39,928	40,655	40,992	337
Seven-County Region	251,051	263,048	268,544	272,568	4,024

Housing Inventory by Structure Type, 2021

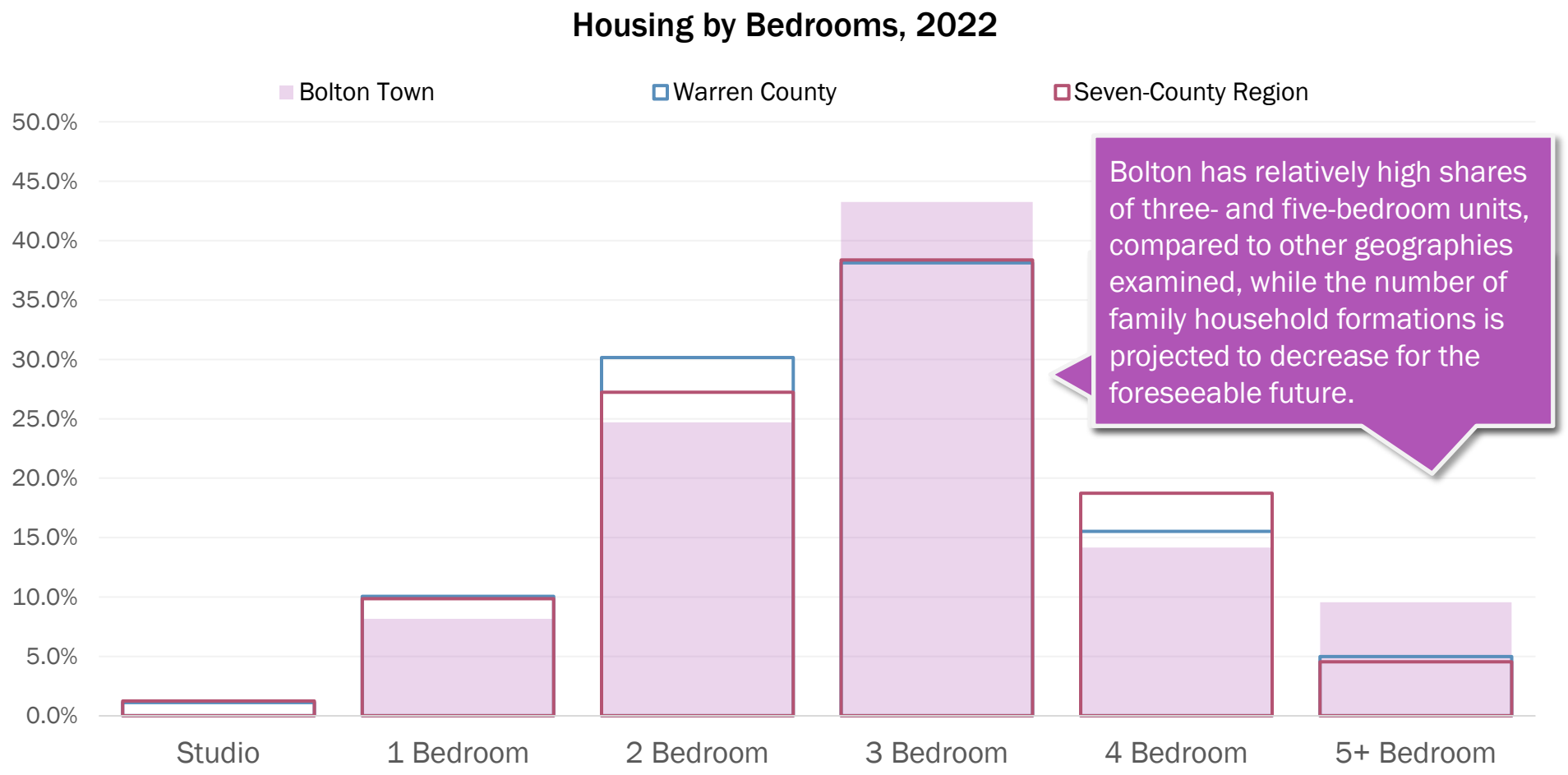


Relative to the other geographies examined, housing choice is limited in Bolton, as 90 percent of housing is characteristic of single-family detached housing (most of which is owner-occupied).

Encouraging diverse housing options (duplexes, fourplexes, bungalows and accessory dwelling units), which can fit seamlessly into existing residential neighborhoods, could help meet the need for more affordable housing for local workers and support local businesses which depend on these workers.

Source: U.S. Census Bureau, 2021 American Community Survey, 4ward Planning Inc., 2024; Opticos Design, Inc

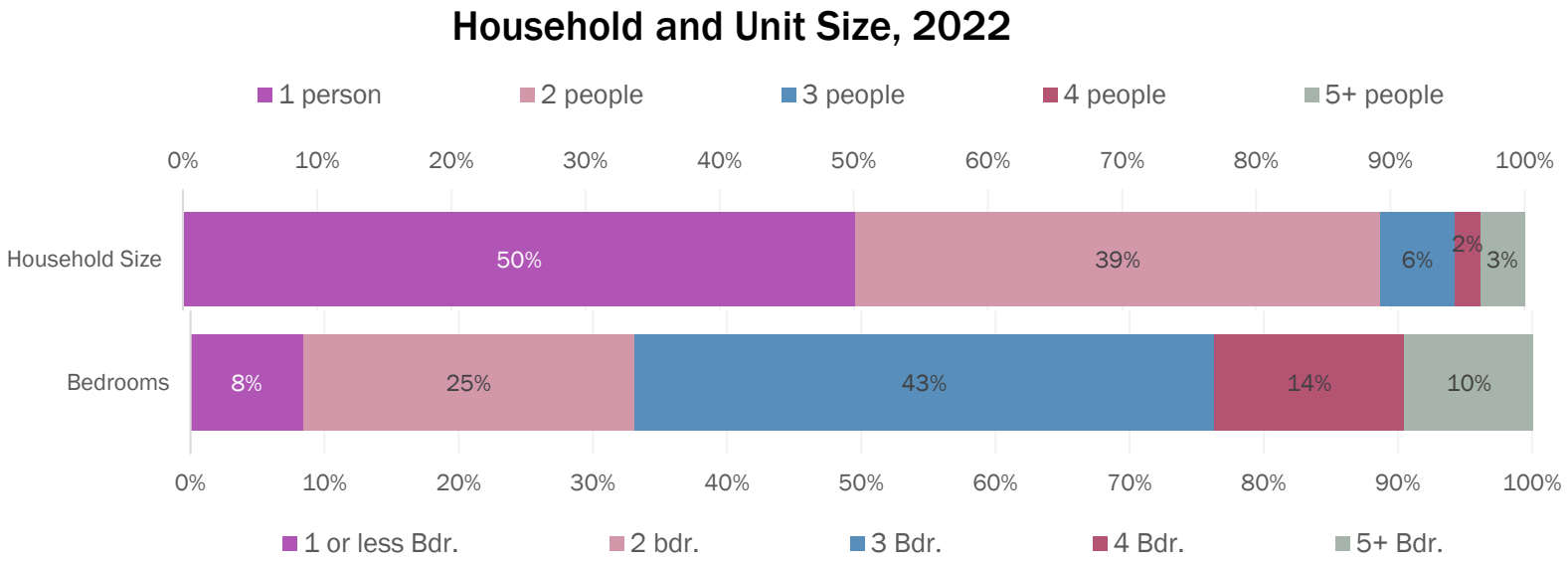
Housing Unit Size



Source: 2021 ACS 5-Year Estimates, DP04

Housing Unit Size: Mismatch

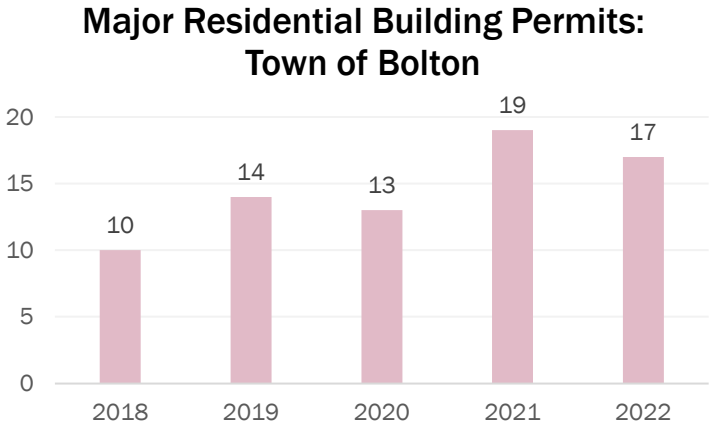
The share of one-person households (50 percent) in Bolton is much higher than the share of studios and one-bedroom units, combined (eight percent). In other words, there is likely a mismatch between housing unit bedroom counts and household size among small households. As a result, some individuals living alone in the town might prefer to reside in smaller, more affordable studios or one-bedroom dwellings, if such were available, but are paying more for larger units.

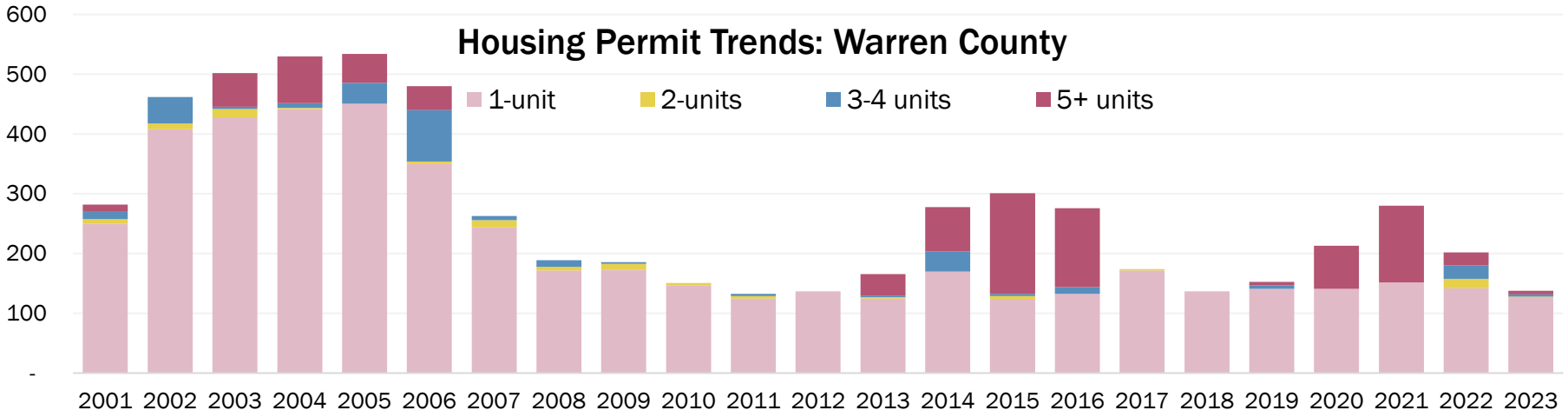


Source: 2021 ACS 5-Year Estimates, B11016; DP04

Housing Permits Trends

Building permits were issued for 73 single-family units in Bolton from 2018 to 2022. Permits for two or more housing units were issued for other Warren County communities over the same time period.



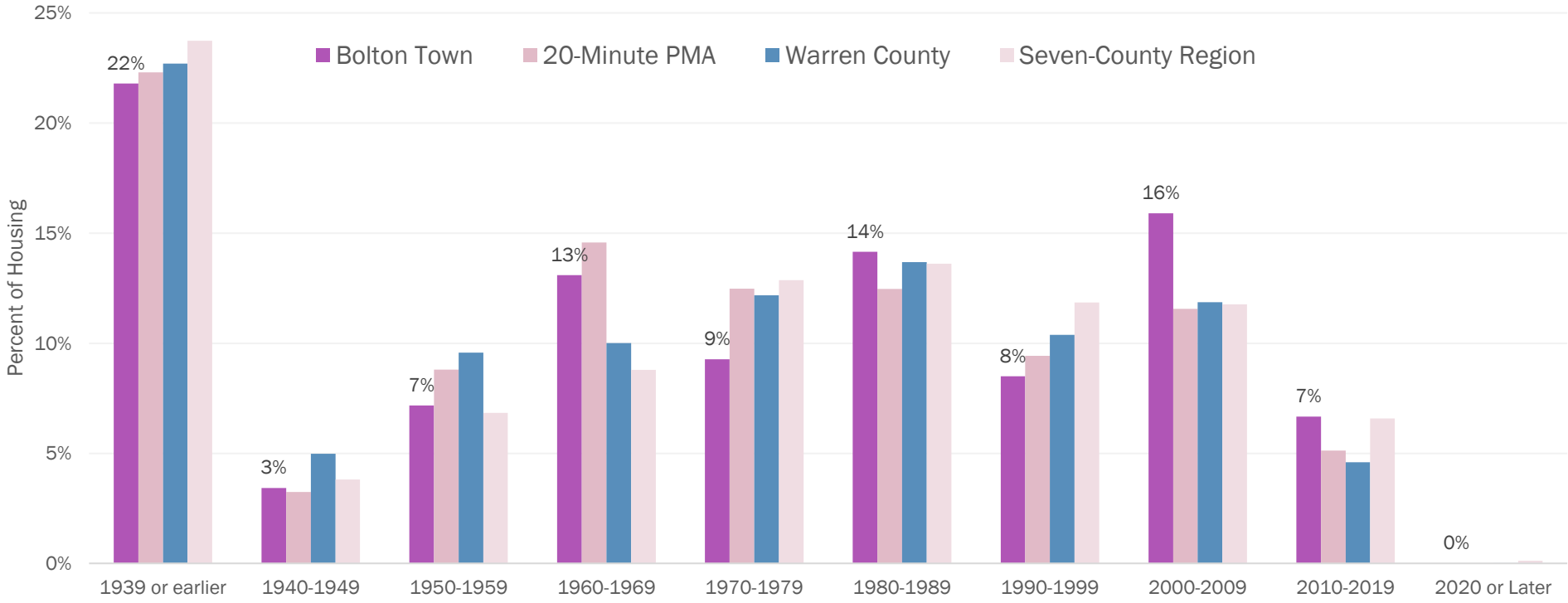


Source: Bolton Town Planner; SOCDS Building Permits Database

Housing Age

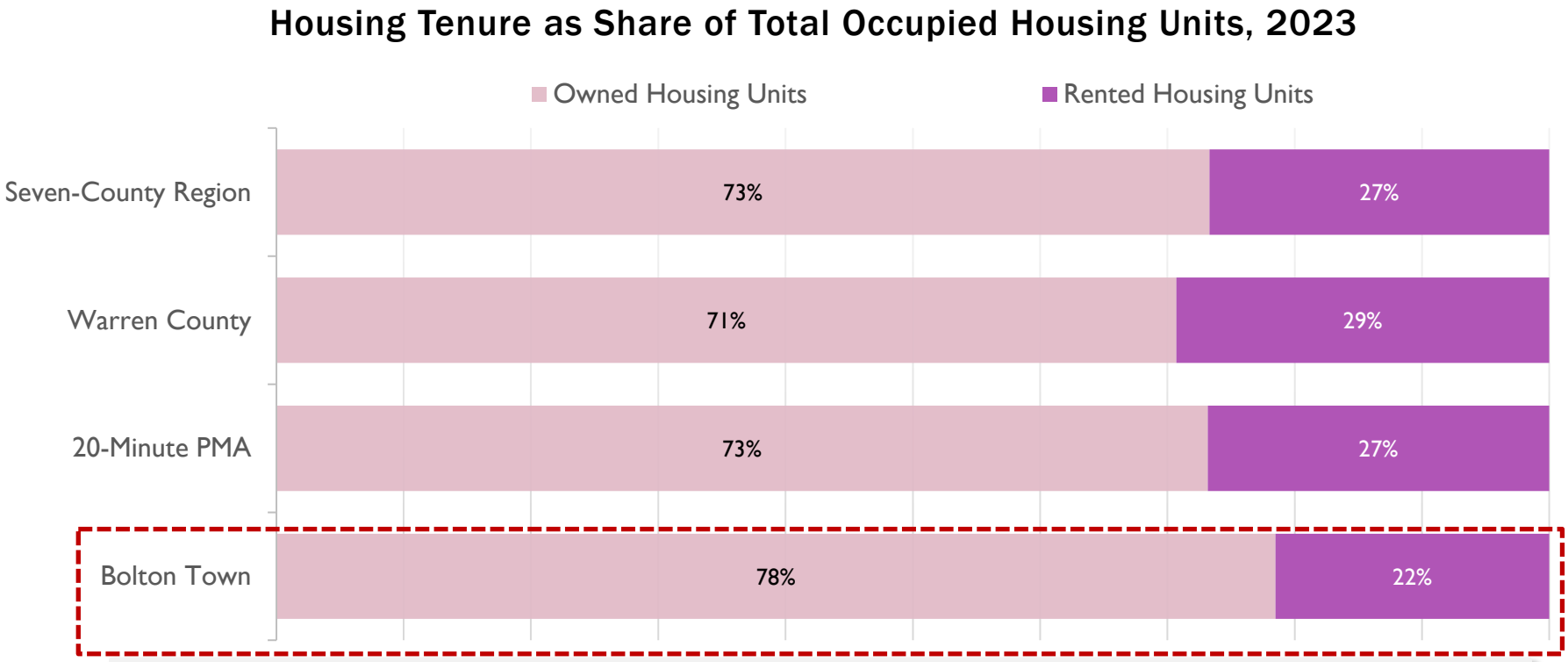
Housing Inventory by Year Built

Relatively little housing stock has been built within the region since 2000 (as a percentage of its total housing inventory, Bolton had the greatest percentage share of new housing built since 2000 (23 percent or 581 units) among all other geographies examined. While it is unlikely that a similar share of housing would be developed in Bolton in the foreseeable future, even a five-percent increase in the current inventory (representing approximately 126 units could significantly benefit local workers in need of such housing.



Source: U.S. Census Bureau, 2020 American Community Survey, 4ward Planning Inc., 2024

Housing Tenure



Throughout the region, less than three out of every 10 occupied housing units are renter-occupied, with the town of Bolton exhibiting the lowest share of renter-occupied units (22 percent) among all geographies examined. Given most workers within the accommodation and food and beverage industries are low- to moderate-income, the relatively small share of rental housing stock in the vicinity of their places of employment contributes to the housing cost burdens these workers face, ultimately undermining the economic resilience of the region.

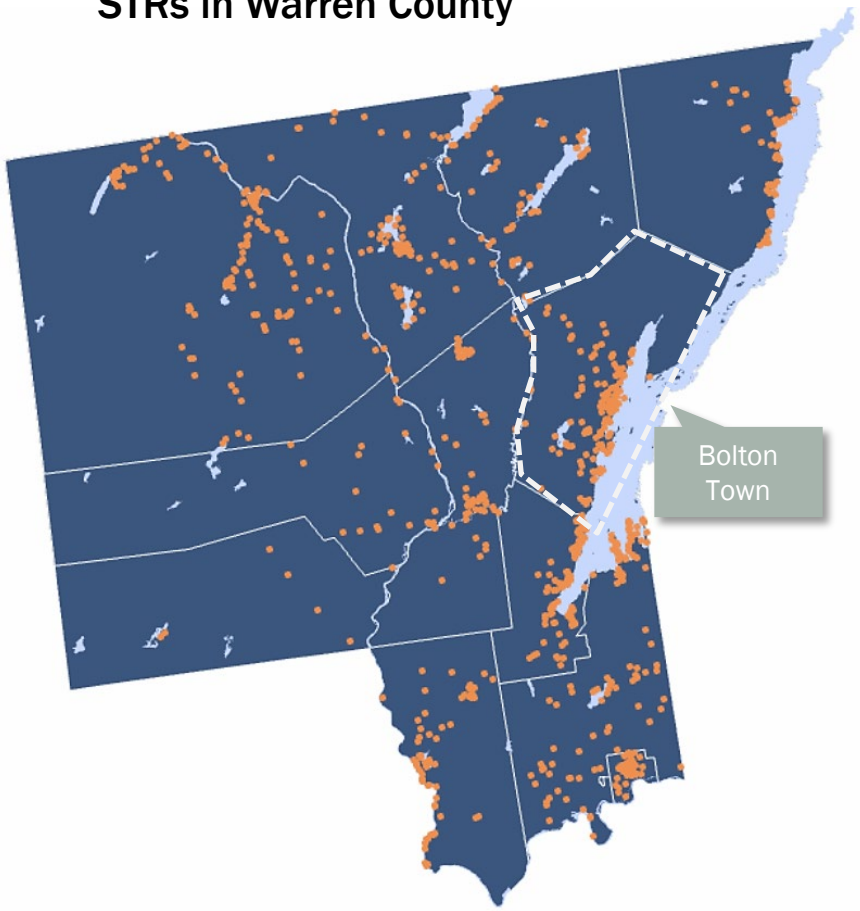
Source: Esri; 4ward Planning Inc., 2024

Short-Term Rentals

Short-term rentals (STRs) are defined as a rental of 30 days or shorter in duration. This includes short-term rental property owners who rent on their own or use companies such as Airbnb, VRBO, or any other rental platform. As of September 2020, STRs in Warren County have been required to register and pay a licensing fee. As of September 2023, Warren County had 934 STRs registered with the Warren County Treasurer's Office, as required by county law. As illustrated in the map, a relatively high percentage of short-term rentals (orange dots) are in waterfront locations like the town of Bolton.

According to Bolton's Town Planner, there are 136 currently registered with the Town of Bolton (representing five percent of the town's total housing units) and 11 units in the process of being registered. This is a significant number of housing units, given the need for permanent affordable units.

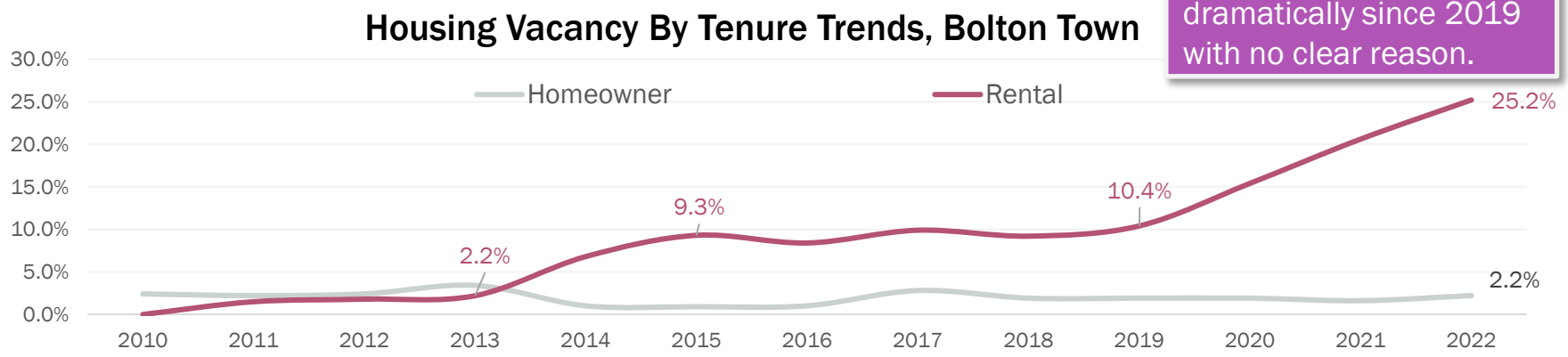
STRs in Warren County



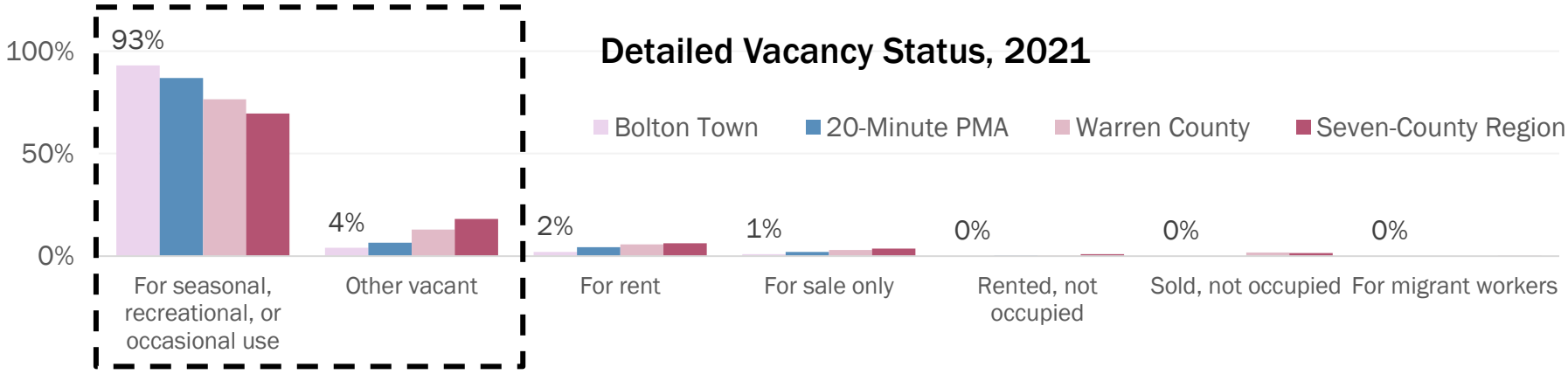
Sources: Town of Bolton; Warren County GIS, Short-Term Rentals in Warren County, NY – DRAFT, November 27, 2023

Housing Vacancy

The vacancy rate among renter-occupied homes in Bolton has increased dramatically since 2019 with no clear reason.



According to the U.S. Census, 93 percent of vacant housing in Bolton is vacant due to seasonal, recreational, or occasional use (often characteristic of places where people own second homes).

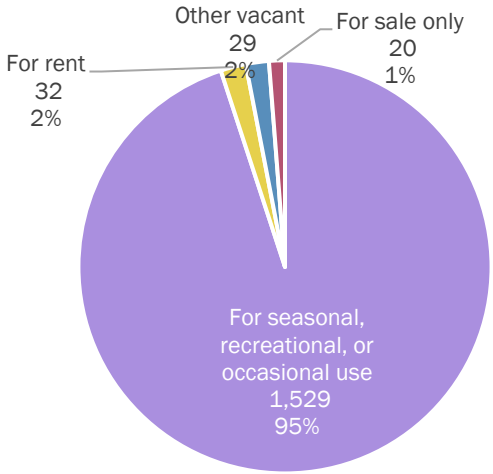


Note: Rental and homeowner vacancy rates do not include "other vacant" or "seasonal" units in the calculation of vacancy rates.
Source: American Community Survey 5-Year Estimates; 4ward Planning Inc., 2024

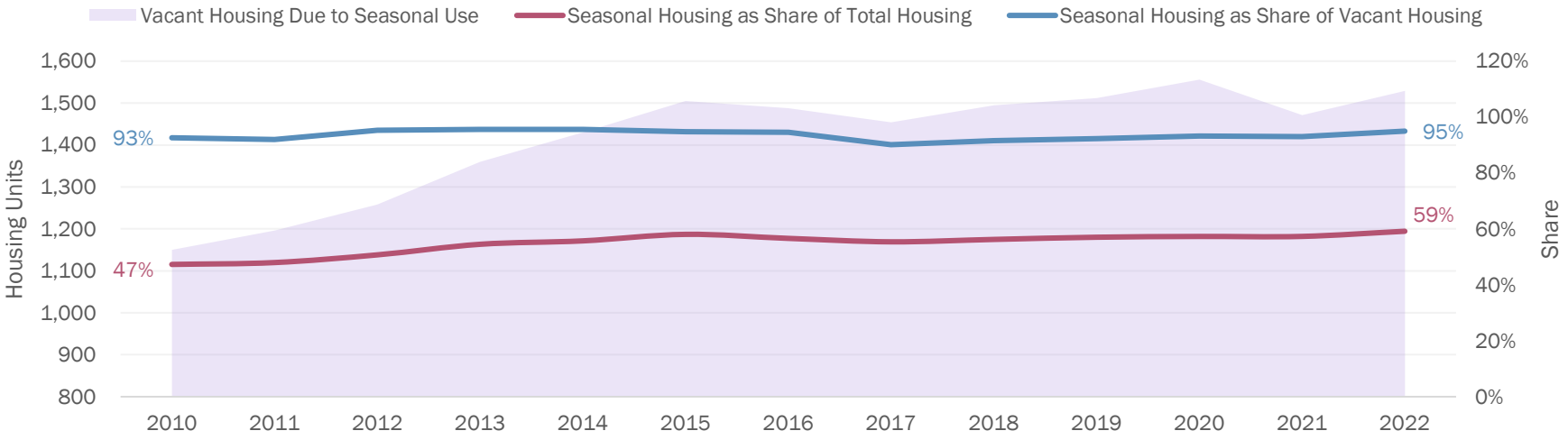
Housing Vacancy (continued)

According to the U.S. Census, in 2022, 1,530 housing units in Bolton were vacant due to seasonal, recreational, or occasional use (95 percent of all vacant housing and 59 percent of all housing). The number of homes in Bolton vacant due to seasonal, recreational, or occasional use has been increasing over the past two decades (represented just 1,150 units in 2010).

Detailed Housing Vacancy, Bolton Town, 2022



Housing Vacant Due to Seasonal, Recreational, or Occasional Use, Bolton Town

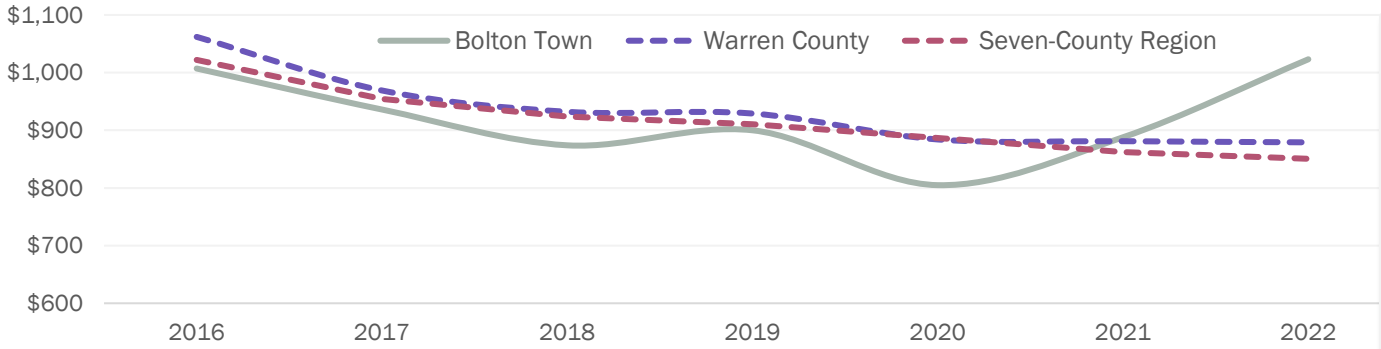


Note: Rental and homeowner vacancy rates do not include "other vacant" or "seasonal" units in the calculation of vacancy rates.
Source: American Community Survey 5-Year Estimates; 4ward Planning Inc., 2024

Housing Costs

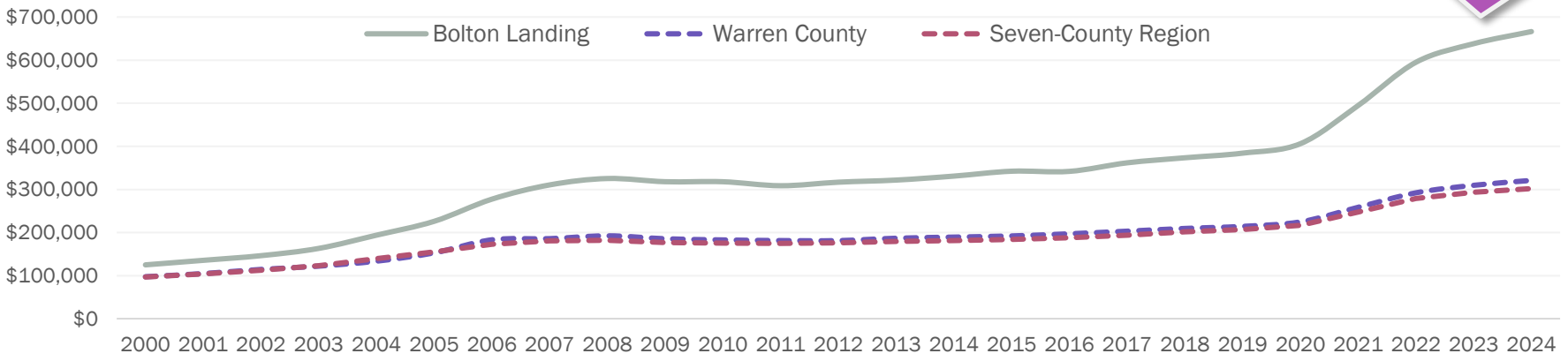
Median gross rents in the town of Bolton have been increasing in recent years, while they have been declining in the county and larger region over the same time.

Median Real Gross Rent Trends



Home values in the hamlet of Bolton Landing (data for the town is not available) have also increased in recent years, at a rate greater than those in the county and larger region.

Home Value Index

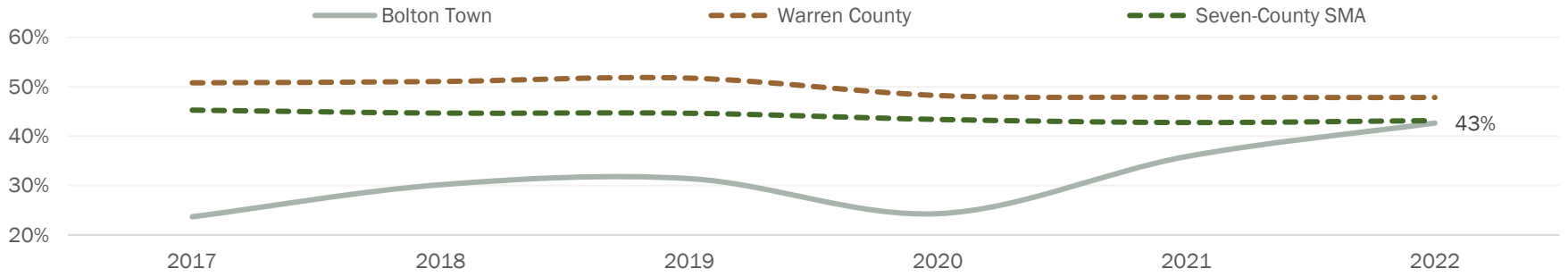


Note: Median real (inflation-adjusted) gross rent includes contract rent plus utilities. Zillow Home Value Index (ZHVI) represents a smoothed, seasonally adjusted measure of the typical home value and market changes across a given SMA and housing type, reflecting the typical value for homes in the 35th to 65th percentile range. Average 2024 data is as of February 2024.
Sources: American Community Survey; Zillow

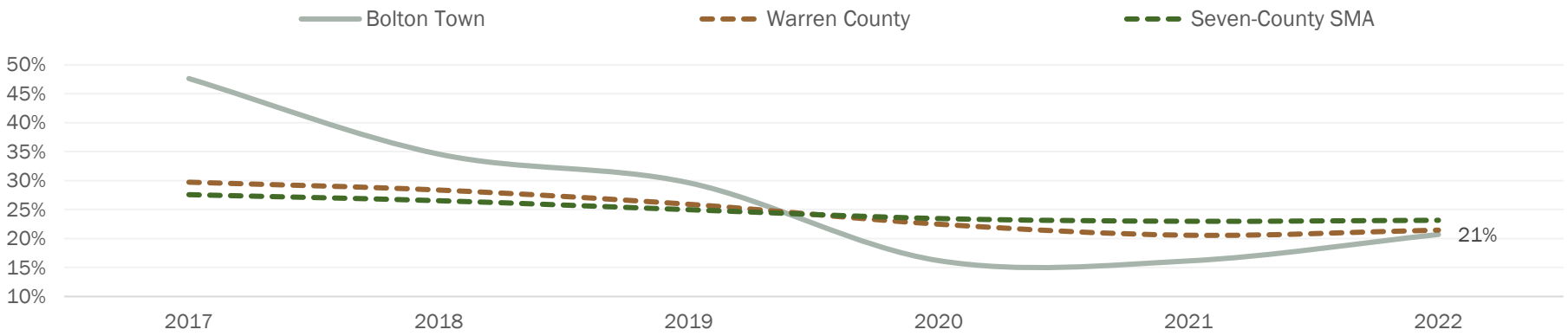
Housing Cost Burden

In 2022, the share of renter-occupied households in the town of Bolton spending more than 30 percent of their incomes on housing (43 percent) is approximately double the share of owner-occupied households with mortgages spending more than 30 percent of their incomes on housing (21 percent).

Renter-Occupied Households with Housing Cost Burden[1]



Owner-Occupied Households with a Mortgage and Housing Cost Burden[1]



[1]HUD defines cost-burdened families as those "who pay more than 30 percent of their incomes for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care."

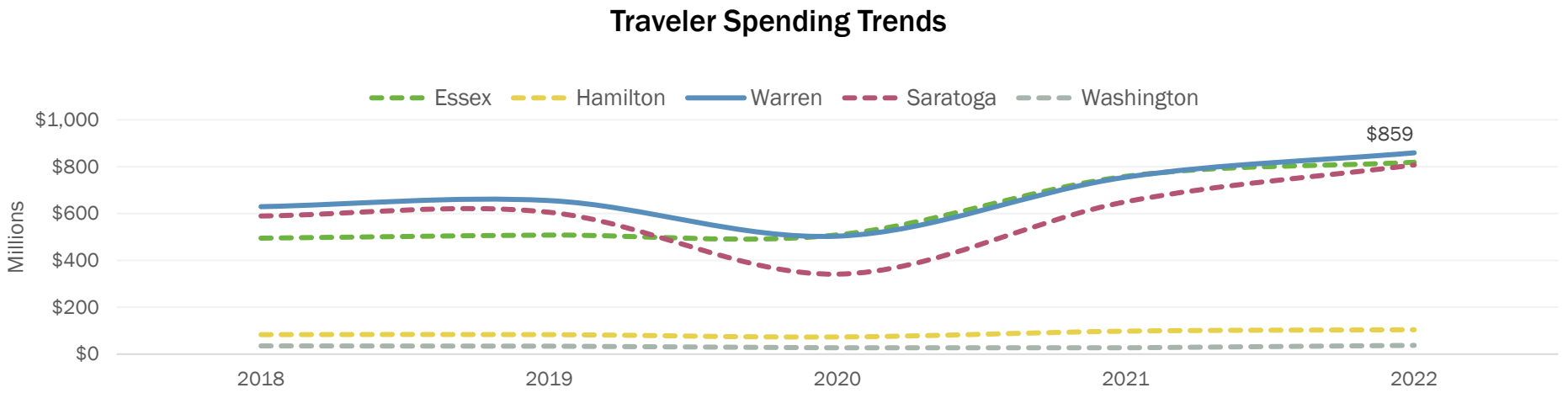
Sources: ACS 5-Year Estimates Detailed Tables, B25070, S2506

Economic Trends

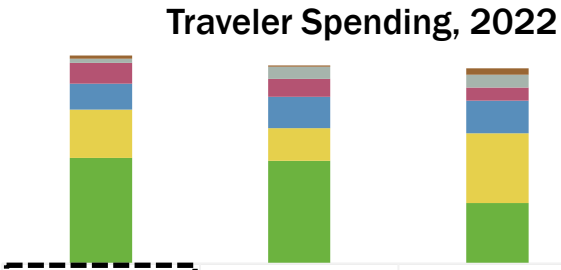
4WARD PLANNING™

Employment & Industry

Tourism Economy: SMA (NY Portion)



Visitor spending is a critical driver of Warren County's economy. In 2022, the county captured $859 million in direct tourism spending, with the largest share of this spending associated with lodging ($437 million or 51 percent of total spending).

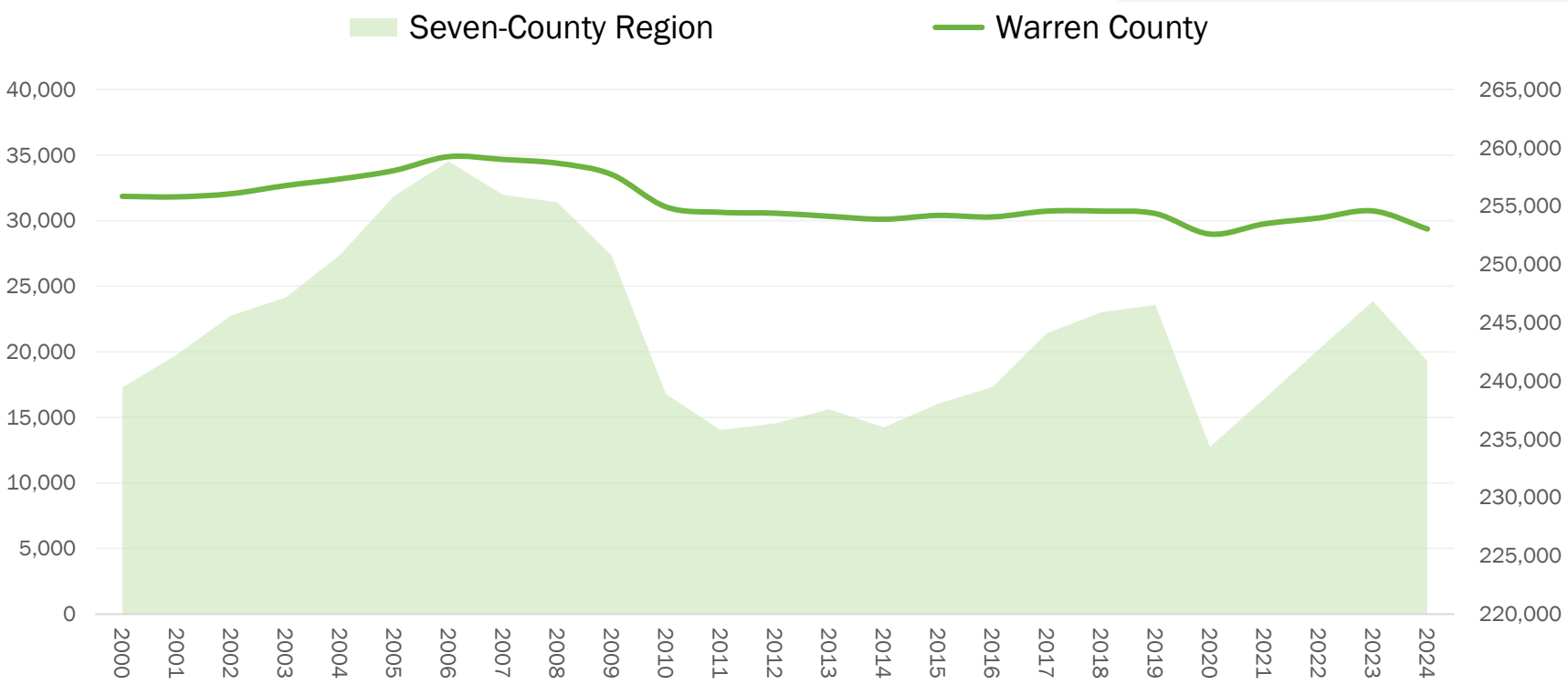


	Warren	Essex	Saratoga	Hamilton	Washington
Transport	$13	$5	$27	$0	$0
Recreation	$17	$49	$53	$3	$1
Second Homes	$86	$74	$54	$54	$25
Retail & Svc Stations	$107	$129	$135	$9	$2
Food & Beverage	$199	$135	$288	$11	$6
Lodging	$437	$425	$250	$27	$3

Source: Tourism Economics, *Economic Impact Of Visitors In New York 2022: Capital-Saratoga and Adirondacks Focus*, September 2023

Employment Trends: Seven-County Region

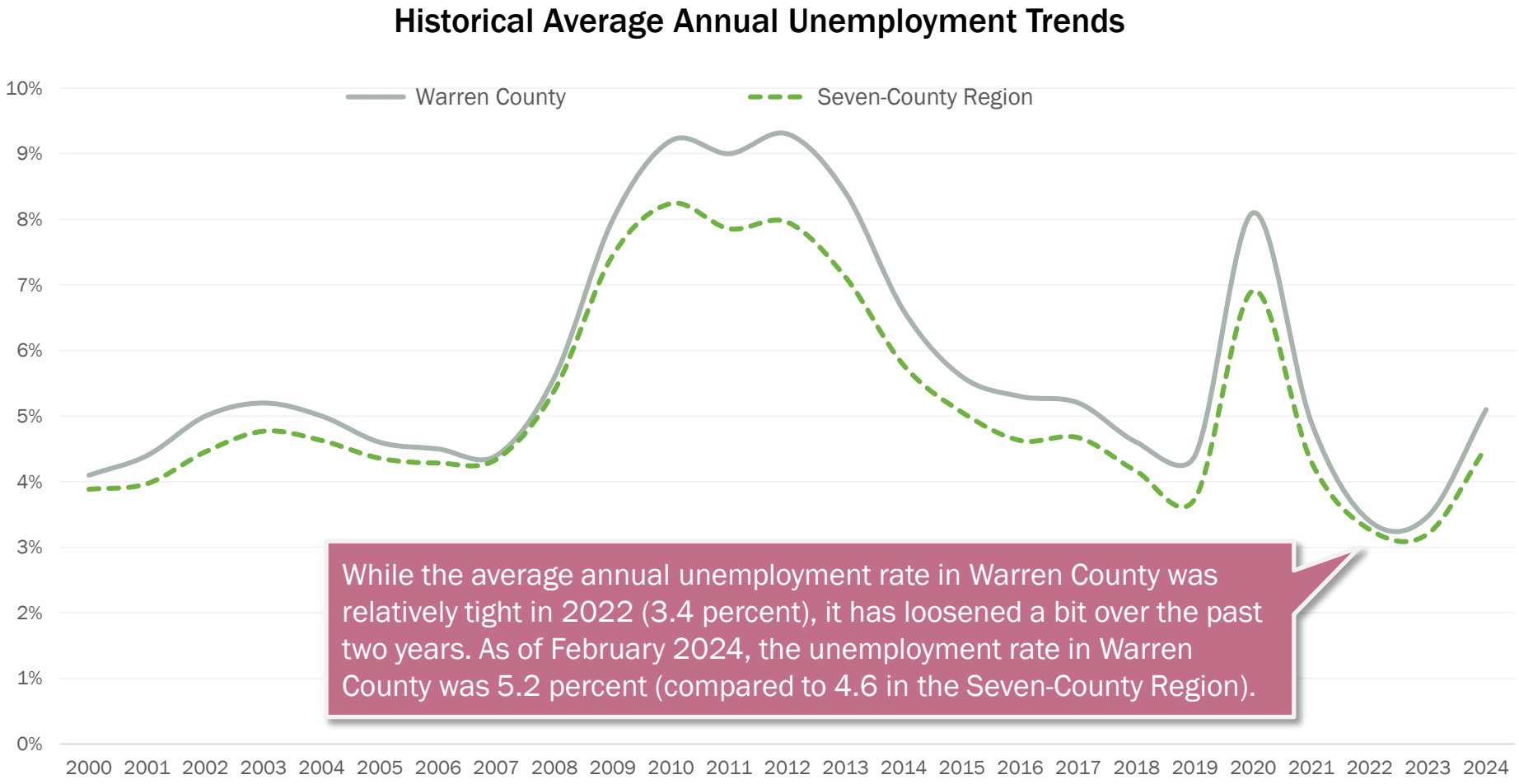
Employment in Warren County and the Seven-County Region peaked in 2006 and was at its lowest in 2020, likely owing to pandemic-related impacts.



As of February 2024, there were approximately 29,320 jobs in Warren County - 4,310 less than there were in 2006 for the same month.

Note: Non-seasonally adjusted. Average 2024 data is as of February 2024.
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

Unemployment Rates: Warren County



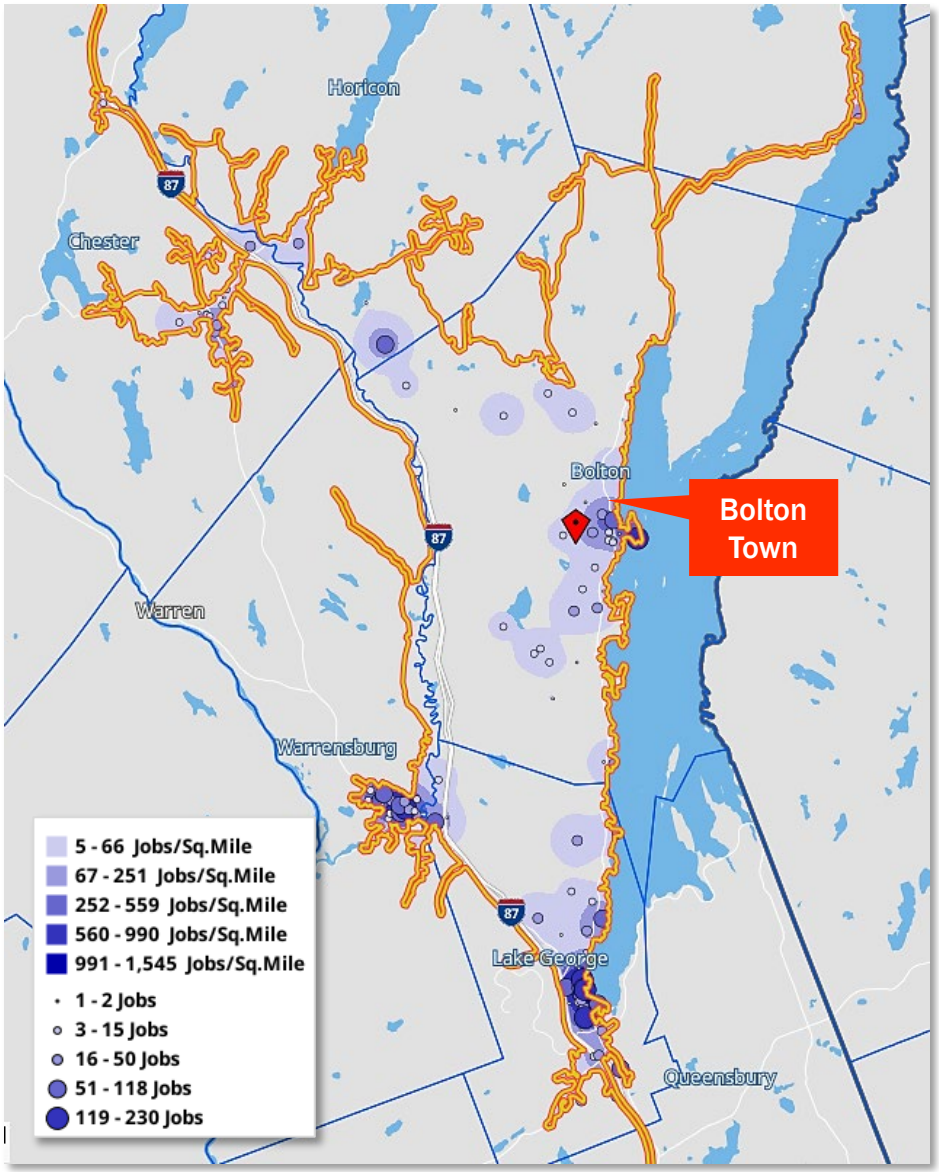
Note: Average 2024 data is as of February 2024.
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

Private Primary Jobs:
20-Minute PMA

Inflow/Outflow Analysis, 2021



A small portion of the 595 primary job workers employed in the PMA but living outside it represent potential unmet housing demand, as a share of these commuting workers (three to five percent) may prefer to live closer to work if adequate housing, affordable to their incomes, were available in Bolton.



* A primary job is the highest paying job for an individual worker.
Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Industry Share by Employment

The accommodation and food services sector is the top industry by primary job employment share in both Bolton and the PMA, representing 45 and 35 percent of total jobs, respectively, in 2021 (compared to slightly more than 11 percent in Warren County). Meeting the housing needs of the workers who underpin the local economy will determine its long-term viability.

Primary Job Share, 2021

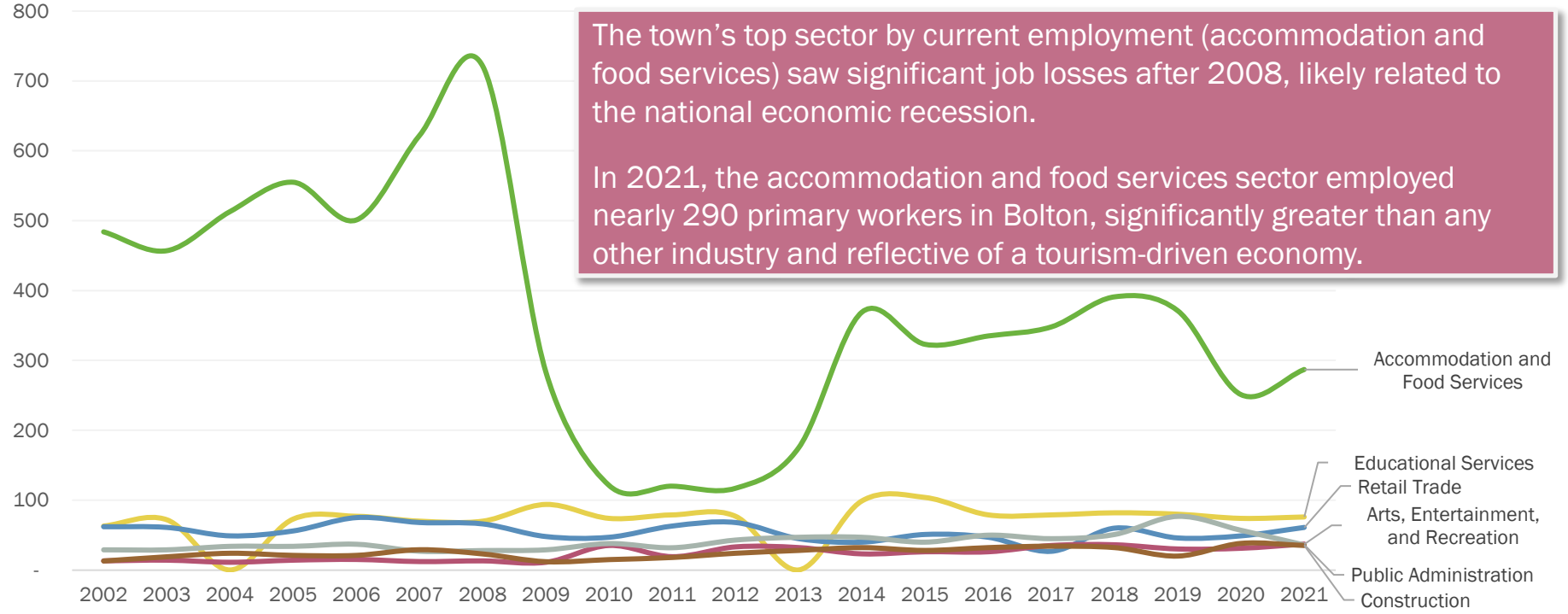
	Bolton Town	20-Minute PMA	Warren County	Seven-County Region
Accommodation and Food Services	**45.0%**	**35.1%**	**11.3%**	**9.1%**
Educational Services	**11.9%**	**11.7%**	**7.3%**	**11.9%**
Retail Trade	**9.6%**	**15.9%**	**13.5%**	**12.0%**
Arts, Entertainment, and Recreation	**5.8%**	1.9%	1.3%	1.8%
Public Administration	**5.6%**	**6.0%**	6.0%	5.9%
Construction	**5.5%**	3.0%	3.8%	**6.0%**
Professional, Scientific, and Technical Services	3.6%	3.7%	3.6%	4.8%
Other Services (excluding Public Administration)	3.4%	**4.5%**	3.3%	3.0%
Manufacturing	2.8%	2.3%	**10.7%**	**11.0%**
Health Care and Social Assistance	2.5%	**6.7%**	**18.7%**	**14.6%**
Administration & Support, Waste Management and Remediation	2.4%	1.0%	**6.7%**	4.1%
Real Estate and Rental and Leasing	1.6%	1.5%	0.8%	1.2%
Information	0.3%	0.6%	1.9%	1.1%
Agriculture, Forestry, Fishing and Hunting	-	2.0%	0.5%	1.1%
Mining, Quarrying, and Oil and Gas Extraction	-	0.8%	0.4%	0.4%
Utilities	-	0.4%	0.6%	0.5%
Wholesale Trade	-	0.8%	2.7%	3.7%
Transportation and Warehousing	-	0.6%	1.4%	3.0%
Finance and Insurance	-	1.5%	3.3%	3.4%
Management of Companies and Enterprises	-	0.1%	2.2%	1.4%
Total	100.0%	100.0%	100.0%	100.0%

Note: A primary job is the highest paying job for an individual worker. Data for 2021 is the latest year provided for this geography. The top six industries by geography are highlighted in **bold**.
Source: U.S. Census Bureau, for Economic Studies, LEHD

Top Industry Trends: Bolton Town

Top Sector by Employment	Primary Jobs (2021)	Job Change (2002-2021)
Accommodation and Food Services	287	(197)
Educational Services	76	13
Retail Trade	61	(1)
Arts, Entertainment, and Recreation	37	24
Public Administration	36	7
Construction	35	22

Jobs Trends by Top Six Industry Sectors: Bolton Town, 2021



The town's top sector by current employment (accommodation and food services) saw significant job losses after 2008, likely related to the national economic recession.

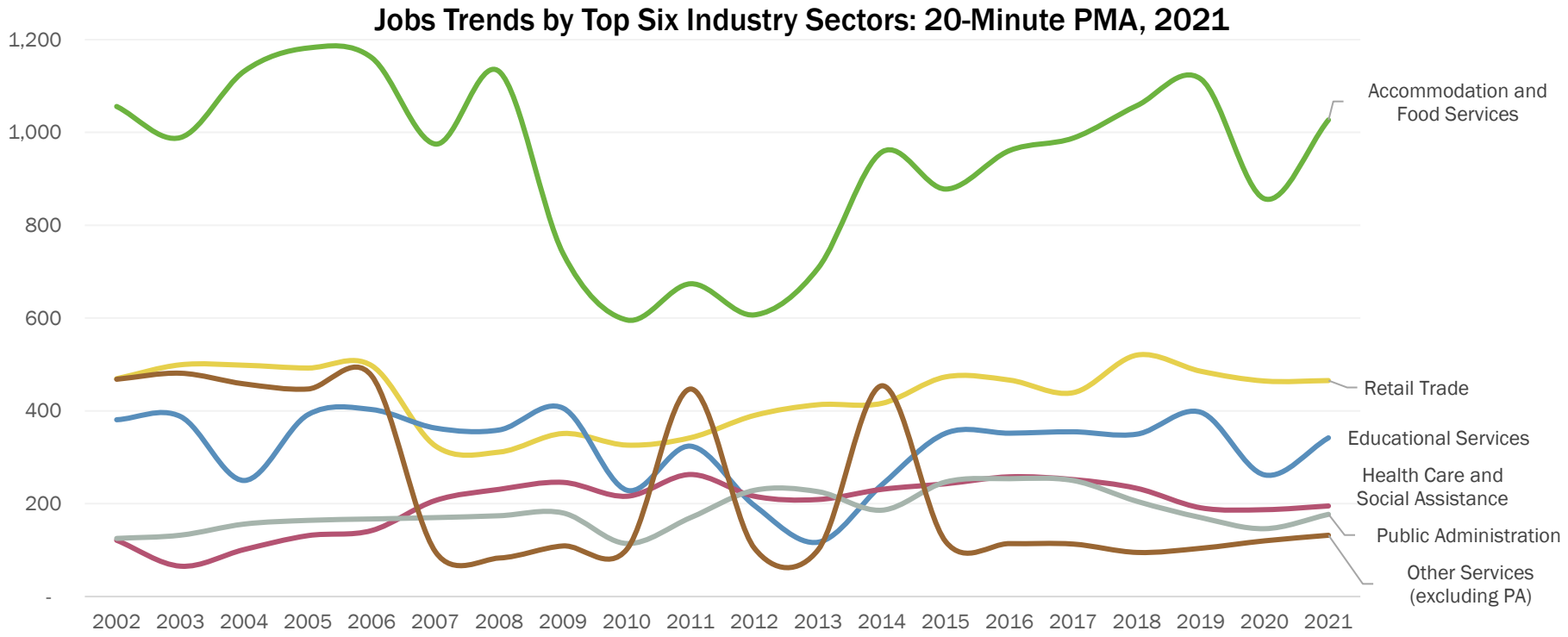
In 2021, the accommodation and food services sector employed nearly 290 primary workers in Bolton, significantly greater than any other industry and reflective of a tourism-driven economy.

Source: U.S. Census Bureau, for Economic Studies, LEHD

Top Industry Trends: 20-Minute PMA

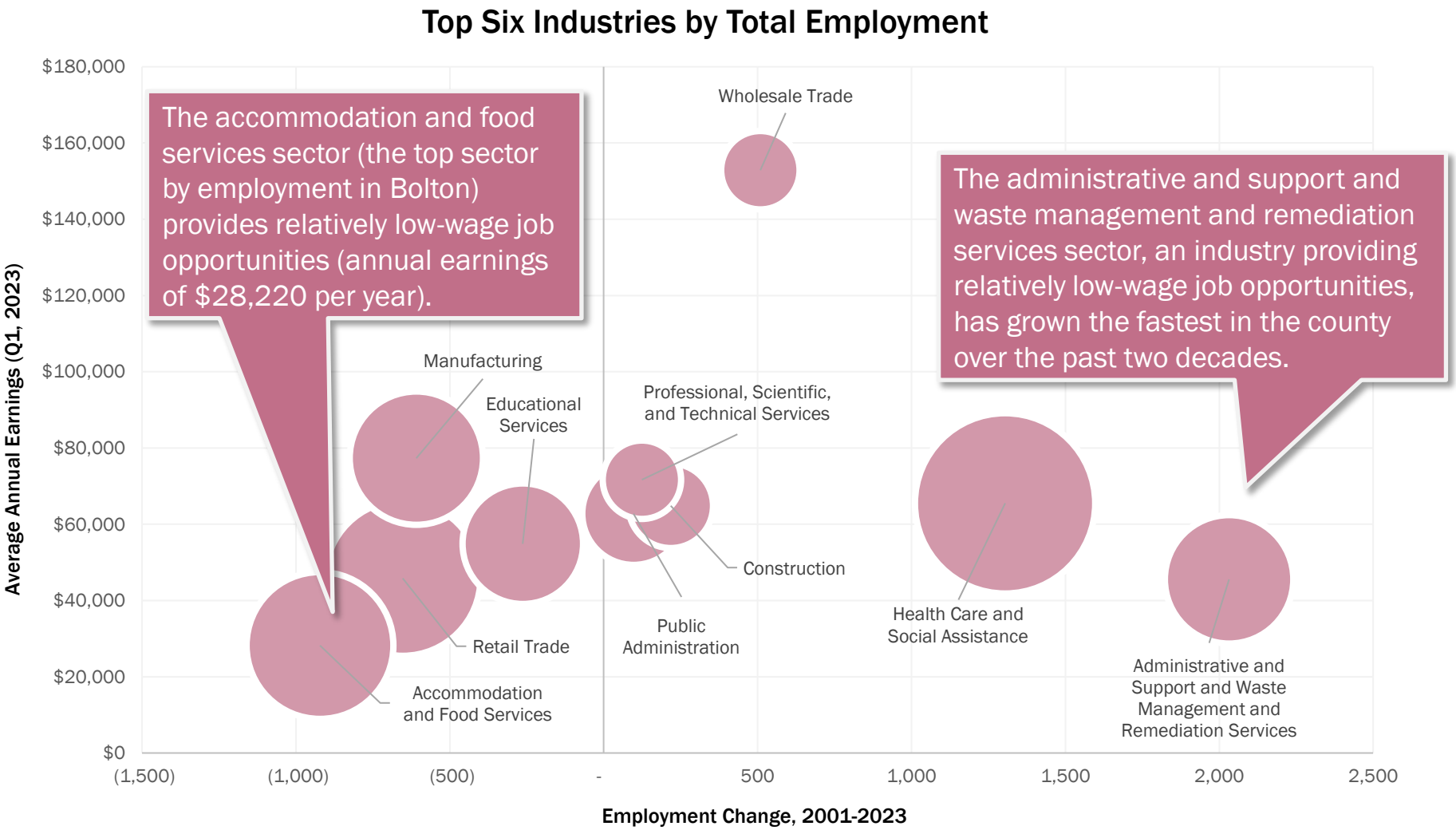
Four of the PMA's top six sectors by current employment experienced some job losses over the past two decades. Notably, in 2021, the accommodation and food services sector employed nearly 1,027 primary workers in the PMA.

Top Sector by Employment	Primary Jobs (2021)	Job Change (2002-2021)
Accommodation and Food Services	1,027	(29)
Retail Trade	465	(4)
Educational Services	342	(39)
Health Care and Social Assistance	195	74
Public Administration	177	52
Other Services (excluding Public Administration)	132	(336)



Source: U.S. Census Bureau, for Economic Studies, LEHD

Top Industries by Earnings: Warren County



Note: Bubble size represents average 2023 employment.
Source: U.S. Census Bureau, for Economic Studies, LEHD



For more information, please contact:

Todd Poole
646.383.3611
tpoole@landuseimpacts.com

APPENDIX 3: 2022 GRANTS NEEDS ASSESSMENT

MEMORANDUM: Town of Bolton

TO: Ron Conover, Supervisor
Susan Wilson, Councilperson
Robert MacEwan, Councilperson
Brendan Murnane, Councilperson
Wanda Cleavland, Councilperson

CC: Nicole T. Allen, AICP, Planning Services Director, Laberge Group

FROM: Scott Siegel, Community Development Manager, Laberge Group

DATE: March 27, 2023

RE: Grant Needs Assessment Funding Matrix (Laberge Project #2022084)

This memorandum has been prepared to identify future funding opportunities for projects outlined by Town officials for consideration in 2023, 2024 and beyond. Also, as a reference, a list of agency and grant program abbreviations is provided on the last page of this memorandum. Not all of these abbreviations are used at this time but will serve as a guide for future conversations. Due to the rapidly changing environment of grant programs and reallocations of government spending towards contemporary issues, the list of funding opportunities herein is not intended to be exhaustive and represents only a snapshot of the more prominent existing programs.

As is standard with most grant opportunities, there are matching fund expectations. Depending on the type of project, funding agency, and program requirements, local match can range from 10% to 90% of total project cost. It is highly encouraged that the Town take steps to prepare to meet these requirements by establishing one (or more) reserve account(s) during the annual budget process. Budgeting proactively provides evidence to funding agencies that the Town is well-positioned to move certain projects forward within a reasonable timeframe. Moreover, the Town should consider reviewing potential large-scale projects early in the year to determine if a bond resolution or special financing arrangement will need to be made well in advance of funding proposal submissions. These actions also serve as crucial components toward overall development of a structured Capital Plan.

Town of Bolton Highway Department

The Bolton Highway Department is the primary Town agency charged with any, and all, public works activities and projects. The department is in charge of maintaining Town roads and sidewalks which includes paving, culvert repair, plowing, and sweeping to keep roads safe year-round.

It was evident in discussion with the Town Highway Superintendent that the agency has several infrastructure improvement and equipment upgrade needs. The Department would like to explore funding opportunities to assist with addressing drainage needs, road erosion issues, culvert and bridge replacements, highway garage renovations, a new salt shed, and some specialized equipment (such as a sweeper truck, skid steer, man lift, bulldozer). As it could lead to more grant funding opportunities and a potential for long-term cost savings, in general, it is also always recommended that municipal highway departments analyze their operations and resources to see if there are benefits to embracing formalized shared services and/or consolidations with the

County and neighboring communities which could result in cost savings and operational efficiencies. Shared highway services studies can usually be conducted for minimal/reasonable cost.

Recommendations

Drainage/Erosion – Green Infrastructure Improvements: The field is presently limited in terms of grant opportunities available to address drainage specific issues unless there is a DEC consent order or other documentation of violations requiring remediation. Given the recent focus on climate change and the adverse impact increased wet weather events are taking on infrastructure, it is anticipated that new funding programs geared towards rectifying municipal drainage issues will become available in the relative near future. Currently the primary funding option to explore regarding drainage/erosion projects is the NYSEFC Green Innovation Grant Program (GIGP). This program provides grants on a competitive basis to projects that improve water quality and mitigate the effects of climate change through the implementation of one or more of the following green practices: Green Stormwater Infrastructure, Energy Efficiency, and Water Efficiency. Other potential options may exist through certain FEMA programs (BRIC or Disaster Recovery) or the Congressional Community Project Funding (CPF) request process. **[Matrix #1 & #2]**

Shared Services: It is advised that the Town take steps towards analyzing the existing possibilities and cost savings of executable, collaborative service models. Chief among these ideas is to draft and execute inter-municipal agreements with entities that can mutually benefit from existing Town resources. Equitable fee structures should be created and a charge-back system to lessen the cost burden to each of the partners while ensuring other communities have access to the resources and materials they need. Funding agencies, especially State agencies, look favorably upon communities with executed contractual relationships. Prior to formalization of any agreements, the Town should strongly consider conducting a Shared Highway Services Study. This can be accomplished on the Town level, or more broadly by expanding the study to include neighboring communities and/or the County as a whole. A study of this nature nearly always results in identifiable operational efficiencies and tangible cost saving measures that can be realized by all parties involved. The NYS Department of State Local Government Efficiency Program can provide funding assistance towards this activity. **[Matrix #3]**

Sweeper Truck: For the provision of a new sweeper truck, it is suggested that the Town explore the possibility of electric vehicle (EV) equipment. As EV technology advances, more government funding programs have evolved to encourage the use of carbon-neutral vehicles and equipment. Grant programs exist within NYSERDA, NYSDEC, USEPA, FEMA, and Congressional appropriations to support municipal procurement of alternative-fuel vehicles and equipment. With the exception of certain emergency response apparatus, gasoline-powered items are becoming more difficult to fund through state and federal grants. **[Matrix #4]**

Salt Shed: The NYSDEC WQIP program funds projects which include the construction of new or replacement salt shed facilities. In terms of scoring, the highest priority projects are focused on construction of new structures to enclose an uncovered salt storage pile that is currently located near a groundwater drinking water source or surface water used for a public water system; or within a primary, principal or sole source aquifer. Projects for facility replacement or capacity expansion are also eligible, but tend to score slightly lower. For these types of projects, the WQIP program will fund 50% of project costs up to $500,000. Another funding opportunity to consider may be the State Aid to Municipalities (SAM) program as administered by the NYS Dormitory Authority (DASNY). **[Matrix #5 & #7]**

Highway Garage/Building: Should the Town opt for renovation of the existing highway garage, the USDA Community Facilities Program is likely the most appropriate option. This program can be applied to directly by the Town, or can be requested through Federal appropriation through the annual Congressional Community Project Funding request process. The USDA-CF program determines maximum grant award amounts and local match requirement based upon the population and poverty level of the applicant community. In the case of the Town of Bolton, local match could range anywhere from 45% - 85%. If the Town decides to move forward on construction of a new facility, there may be options for funding assistance through the NYSDEC Climate Smart Communities (CSC) program. Project eligibility for this program may hinge upon the degree to which the current facility presents adverse impacts to the immediate environment and/or impact of storm water runoff on nearby watersheds. Eligible "Implementation-Adaptation" projects include any project designed to provide a meaningful reduction of risk to residents, infrastructure, and/or natural resources from hazards projected to become more severe or frequent as a result of climate change. The CSC program will fund 50% of an eligible project up to a maximum of $2,000,000. As with the proposed salt shed project above, the SAM grant program may also be a potential avenue for funding these types of projects. For security upgrades at the highway garage, such as perimeter fencing or surveillance cameras, the DHSES Critical Infrastructure Grant Program (CIGP) may be a good option. The program has become more competitive in recent years, but if awarded, the maximum grant amount is $50,000 with no requirement of local match. **[Matrix #6 & #7]**

Town of Bolton Planning & Zoning Department

The Town of Bolton Planning and Zoning Department is responsible for all permitting, zoning, compliance and code enforcement activities in the Town. The administrative responsibility of the Planning Director consists of interpreting and enforcing the Town's Zoning Ordinance and State building codes. This involves issuing building permits, certificates of occupancy, posting violations of the Town's zoning ordinance, and authorizing the condemnation of buildings. In addition, the Department maintains and retains all corresponding documents relating to these activities, zoning code enforcement, and housing and tenant complaints. The Department also is charged with oversight of foreclosed/condemned/abandoned or otherwise vacant homes and structures that have fallen into disrepair and require routine attention.

In preliminary discussions, the Planning Director indicated a few priority projects and departmental needs for which grant funding might be available to help offset costs. One of the most imminent needs is for water and sewer improvements and updating regulations. Among other projects, the Director spoke of a need for a Town Comprehensive Plan Update (last updated 2003), updates to Town codes and zoning, records management improvements, technology upgrades, and bridge/culvert replacements.

Recommendations

Records Management: In terms of funding opportunities for these types of administrative activities, the NYS Archives Local Government Records Management Improvement Fund (LGRMIF) grant is the most prominent. The LGRMIF provides assistance towards modernization of records management, innovative efficiencies, and shared service models. The Town of Bolton Planning and Zoning Department may wish to explore the possibility of pursuing this opportunity to help offset costs involved with upgrading records retention, digitization, and access software. There may also be potential for multiple Town departments to partner in this endeavor in an effort to ensure Town-wide compatibility and encourage intra-municipal shared services. This opportunity and project should be explored under the umbrella of the Town Clerk's office. The LGRMIF program encourages the

utilization of preferred vendors for these types of services and those vendors must be solicited for cost estimates and application support prior to submission of an application. The program will fund up to $75,000 with no required local match requirement. **[Matrix #8]**

Planning/Zoning/Codes Initiatives: An update to the 2003 Comprehensive Plan can play a key role in the preparation and planning for various other projects important to the Town. One option for obtaining assistance toward updating the Plan is the NYS Department of Environmental Conservation (DEC) Climate Smart Communities (CSC) Program which offers funding assistance towards Comprehensive Planning and Community Needs Assessments that contain environmental sustainability components. For this activity, the CSC program will fund 50% of project costs up to $100,000. There is also the Smart Growth Comprehensive Planning (SGCP) Grant Program administered by the NYS Dept. of State (NYSDOS). Eligible projects include plans that establish land use policies which support smart growth and clean energy principles for the community. The SGCP program will fund 90% of eligible projects up to a maximum of $100,000. **[Matrix #9 & #10]**

Sewer System Inflow & Infiltration Report: It was noted that the Town's sewer system is antiquated and urgently needs to be upgraded, however further investigation needs to occur in order to determine the most appropriate and efficient improvements. The NYS Environmental Facilities Corporation (NYSEFC) offers the Engineering Planning Grant (EPG) program. This program will fund 90% of total project costs up to a maximum of $100,000 to develop and Inflow & Infiltration (I/I) Report. It should be noted that an Order on Consent, Notice of Violation, or SPDES Permit Compliance Schedule is required and must be provided at time of application in order for a project to meet program eligibility. **[Matrix #11]**

Water Supply and Water Infrastructure: The first choice in NYS for water projects is the NYSEFC Water Infrastructure and Improvement Act (WIIA) grant program. This program can fund 60% of nearly all aspects of a water project up to a maximum of $5,000,000. Successful applicants must have their project listed on the State's Intended Use Plan (IUP), completed engineering report, completed environmental review(s), and a bond resolution for the full amount of the estimated project cost. In tandem with the WIIA program is the NYS Drinking Water State Revolving Loan Fund (DWSRF). The Town may opt to utilize DWSRF financing through NYSEFC for net project costs not covered by grant(s) or other immediately available funds. In addition to NYSEFC, The USEPA offer the State and Tribal Assistance Grant (STAG) program. The STAG program is accessed by Congressional CPF request and requires a 20% local cash match. While there is no stated maximum amount, the average STAG award is approximately $2,000,000. **[Matrix #12, #13, & #14]**

Town of Bolton Town Clerk

The Town Clerk's Office serves as the hub of the community by providing the public with information. The staff of the Bolton Clerk's Office is responsible for a wide range of tasks including issuance of permits and licenses, voter and election activities, certification of board adopted laws and resolutions, issuance of public notices, et al. Perhaps most importantly, the Town Clerk and staff are responsible for the organization, retention and/or disposition of all Town records and documentation from nearly every Town agency.

As the Records Management Officer and Registrar of Vital Statistics, records retention, accessibility, and efficiency are of paramount importance to the Town Clerk. In regard to current priorities and projects, the Clerk has expressed an urgency in exploring best practices for streamlining records management procedures and

encouraging all Town departments to participate in one system of control for documentation preservation. This may be accomplished by implementing contemporary software that makes the digitization and retention process more user-friendly for departments to conduct their own uploads, more efficient for the Clerk to organize and track, and for the general public to access when necessary and appropriate. In more detailed discussion, the Clerk also acknowledged an interest in upgrading the utility billing system, radio-read water/sewer meters, and exploring opportunities for shared services possibilities with neighboring municipalities and Warren County.

Recommendations

Records Management: In terms of funding opportunities for these types of administrative activities, the NYS Archives LGRMIF grant is the most prominent. The Local Government Records Management Improvement Fund provides assistance towards modernization of records management, innovative efficiencies, and shared service models. The Bolton Town Clerk may wish to explore the possibility of pursuing this opportunity to help offset costs involved with upgrading records retention, digitization, and access software. There may also be potential for multiple Town departments to partner in this endeavor in an effort to ensure Town-wide compatibility and encourage intra-municipal shared services. **[Matrix #15]**

Radio-Read Metering: If the installation of new water/sewer meters is a component of a larger Town-wide water/sewer improvement project, it is possible to build that component into a NYSEFC Water Infrastructure Improvement Act (WIIA) grant contract. The project would need to be listed on the NYS Intended Use Plan (IUP) and may also qualify for low-interest State Revolving Loan Fund (SRF) short-term financing. For stand-alone meter installation projects, the NYSEFC Green Innovation Grant Program (GIGP) has added the procurement and installation of meters as an eligible activity. The GIGP program will fund 50% of project costs up to a maximum of $3,000,000 toward projects that improve technologies and/or practices to reduce energy consumption of water quality projects, use energy in a more efficient way, or produce /utilize renewable energy for publicly owned water treatment facilities (POTW's). **[Matrix #12, #13, & #16]**

Billing/Software Upgrades and Shared Services: Software improvements for any number of municipal activities are generally considered proprietary needs toward the general course of government operations and are difficult to fund using alternative funding sources. However, it may be possible to include such improvements in a Local Government Efficiency (LGE) Implementation project, provided it is part of a broader functional consolidation and multi-jurisdictional endeavor. The end result would also need to lead to a documented annual cost savings to taxpayers. It is advised that the Town take steps towards analyzing the existing possibilities and cost savings of executable, collaborative service models. Chief among these ideas is to draft and execute inter-municipal agreements with entities that can mutually benefit from existing Town resources. Equitable fee structures should be created and a charge-back system to lessen the cost burden to each of the partners while ensuring other communities have access to the resources and materials they need. Funding agencies, especially State agencies, look favorably upon communities with executed contractual relationships. Prior to formalization of any agreements, the Town should strongly consider conducting a Shared Services Study to include one or more Town departments. This can be accomplished on the Town level, or more broadly by expanding the study to include neighboring communities and/or the County as a whole. A study of this nature nearly always results in identifiable operational efficiencies and tangible cost saving measures that can be realized by all parties involved. The NYS Department of State Local Government Efficiency Program can provide funding assistance towards this activity. **[Matrix #17, #18, & #19]**

Town of Bolton Buildings & Grounds and Parks

The Town of Bolton Building and Grounds Department is responsible for the upkeep and maintenance of all municipally-owned facilities including Town Hall, Town parks, Town cemeteries, trails, sidewalks and publicly accessible areas.

Building Dept. staff identified several priority needs for facility improvements and equipment upgrades. Installation of electric vehicle charging infrastructure (EVSE) at municipal parking lots, parks and trail heads ranked very high. Also recognized, was a strong need for improved restroom facilities at trailheads, parks and ball fields. The department expressed a potential need to identify additional property that could be acquired for expansion of cemetery space, as the eight existing parcels have met or exceeded allowable capacity. For equipment, departmental staff indicated a need for a small tractor for plowing sidewalks, new weight scales for the transfer station, and a willingness to explore solar options to provide alternative power to certain municipal facilities.

Recommendations

Electric Vehicle Supply Equipment (EVSE): The Municipal Zero-emission Vehicle (ZEV) Infrastructure Grant program provides grants to cities, towns, villages, and counties to install hydrogen fuel filling station components and Level 2 (L2) and direct current fast charge (DCFC) electric vehicle supply equipment (EVSE) primarily for public use. The program covers at least 80 percent of eligible ZEV infrastructure installation costs including, but not limited to, the purchase of materials, equipment, hardware and software, and site preparation work. The maximum grant amount is $250,000 per facility (location) and the maximum grant amount to any single municipality (for multiple locations) is $500,000. **[Matrix #20]**

Parks/Trails Restroom Improvements: The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) Environmental Protection Fund (EPF) Grant Program for Parks is a matching grant program for the acquisition, development and planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessments and/or planning for such projects. Funds may be awarded for indoor or outdoor projects and must reflect the priorities established in NY Statewide Comprehensive Outdoor Recreation Plan (SCORP). The EPF is a 50/50 matching program and the maximum award amount is $500,000. NYS OPRHP also offers the Recreational Trails Program (RTP) which is a matching grant program for the acquisition, development, rehabilitation and maintenance of trails and trail-related projects. Funded projects must be identified in, or further a specific goal of, the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and must be available to the general public. The RTP program will fund 80% of total eligible project costs up to a maximum of $250,000. **[Matrix #21, #22, & #23]**

Municipal Solar Projects: Funding opportunities for municipal solar projects are very few. The majority of programs are directed toward individual homeowners or businesses. One possibility may be the NYSERDA Carbon Neutral Community Economic Development Program. This program supports the design and construction of carbon neutral or net zero performance at the facility level, supporting building-specific measures for efficiency, renewable energy, storage and electric vehicle charging infrastructure. The program is open to existing and new construction buildings to achieve carbon neutral or net zero energy performance. Projects must demonstrate as part of their proposal how the project is replicable to a large number of similar buildings and how the approach is cost effective and reliable. Incentives are available for the incremental cost of planning, design,

construction, and installation of all technologies utilized to achieve carbon neutral or net zero energy performance. Project awards will be up to60 percent of eligible costs or $2,000,000, whichever is less. Other possible avenues to explore may be the USDA Rural Energy Pilot Program (REPP) or the U.S. Department of Energy (USDOE) Clean energy to Communities (C2C) program. Website: https://www.nrel.gov/state-local-tribal/clean-energy-to-communities.html **[Matrix #24 & #25]**

Town of Bolton Water Department

The Town Water Department serves approximately 715 homes and principal source of water supply since 1997 is Edgecomb Pond. As per Town Ordinance #39, any property utilized within the water district boundary is required to connect to the Town water system.

It became evident during discussions with department staff that needs are many. Nearly every aspect of the operation is in near critical need of upgrade and/or improvement. These include distribution system improvements, new pump station facilities, identification of new supply wells, meter and software upgrades, smart hydrants, and treatment plant improvements. Many of these potential components can be linked to others as part of a more comprehensive water system rehabilitation project. Since the needs are vast, various funding programs that could apply to any one, or more, of these items are listed in the accompanying matrix. A few specific options are listed below.

It was also noted that the Town does not currently participate in any form of capital planning structure. Developing a formal capital planning process is highly recommended in order for the Town to budget appropriately for current and anticipated infrastructure expenses over the course of several years. Additionally, it is encouraged that the Town consider investing in strategic comprehensive studies and/or engineering reports with the specific intent of moving forward with implementation components shortly upon completion. Taking these steps proactively will help to better position the Town to secure alternative funding opportunities. This is especially true now, since most funding agencies require evidence of "shovel-readiness" in determining which projects are most fundable and worthy of investment. It was also insinuated among several Town staff that the current engineer of record is aware of all of these issues, but may be delinquent on submission of several important deliverables that delay the Town's ability to budget funds and pursue grant opportunities in a more timely manner.

Recommendations

Water Infrastructure Improvements: The NYS Water Infrastructure Improvement Act (WIIA) grant program and Drinking Water (and Clean Water) State Revolving Loan Fund (D/CWSRF) are the most popular options for securing funding assistance and low-interest financing toward these types of public utility infrastructure projects. With proper preparation, these funding streams can provide financial assistance for various types of projects including planning and construction activities, green infrastructure improvements, wastewater facility and drinking water improvement activities, storm water improvements, and sometimes equipment purchases. The WIIA program, administered by the Environmental Facilities Corporation (EFC) will fund 60% of a total drinking water project cost up to a maximum of $5,000,000 and also offers low-interest financing through the Drinking Water State Revolving Fund (DWSRF). Projects must be listed on the NYS Intended Use Plan (IUP). There may

be an opportunity to strategically combine WIIA and DWSRF assistance in an effort to maximize funding potential for one or more of these projects. **[Matrix #26 & #27]**

Metering: The NYSEFC Green Innovation Grant Program (GIGP) has added the procurement and installation of water meters as an eligible activity. The GIGP program will fund 50% of project costs up to a maximum of $3,000,000 toward projects that improve technologies and/or practices to reduce energy consumption of water quality projects, use energy in a more efficient way, or produce /utilize renewable energy for publicly owned water treatment facilities (POTW's). **[Matrix #28]**

General Water/Wastewater Projects: In 2020, the U.S. House of Representatives reinvented its federal earmark process by rolling out the new Community Project Funding request initiative. Each year, around February or March, U.S. Senators and Congressional representatives open the process of soliciting priority projects from municipal and non-profit constituencies to be considered for project funding to be appropriated in the following fiscal years' federal budget. If selected, the project must be eligible under an existing Federal grant program through which the funds will be channeled. For water/wastewater projects, the most appropriate mechanism is the U.S. EPA's State and Tribal Assistance Grant (STAG) Program. While no maximum award amount threshold is identified, awards generally do not exceed 80% of total project costs up to $5,000,000. Under this process, applicants may submit their project(s) to both U.S. Senators representing New York; and their respective Congressional representative.

Another possibility worth exploring may be the USDA Rural Utilities Service Water and Environmental (WEP) Program. Through the WEP program, rural communities obtain the technical assistance and financing necessary to develop drinking water and waste disposal systems. WEP provides funding for the construction of water and waste facilities in rural communities and is the only Federal program exclusively focused on rural water and waste infrastructure needs of rural communities with populations of 10,000 or less. USDA award packages are issued as a partial grant and partial low-interest financing based a formula depending upon the total project cost and certain demographic data of the project location. **[Matrix #29, #30, & #31]**

Town of Bolton Sewer Department

The Town Sewer Department serves approximately 493 homes and much like the Water Dept., properties located within the sewer district are required to connect their septic to the wastewater system via Town ordinance. Also like the Water Department, the Town's wastewater system is in need of many critical improvements as well as overall evaluation of the entire collection system to identify specific deficiencies and where strategic investments should be made. Additionally, it was made clear that the Town's pump stations are in dire need of critical upgrades and/or rehabilitation.

It was noted that the Town had received a NYSDEC Water Quality Improvement Program (WQIP) grant award in the amount of $1,000,000. This investment is/was intended to address improvements at the wastewater treatment plant, main pump station, and wastewater collection system. The project includes adding a woodchip bioreactor as a tertiary denitrification process. The project would reduce the amount of nutrients released in the Lake George watershed, helping to protect the lake from harmful algal blooms. Subsequently, the Town received a second WQIP award in 2021 in the amount of $246,000 specifically to construct two new woodchip bioreactors at the WWTP. As of the date of this summary, no funds have been drawn down and the project has stalled due to

significant delays in completing the requisite engineering report and final designs. Due to the length of the delay, the Town may be at risk of losing one, or both, of these awards.

Recommendations

Wastewater Infrastructure Improvements: The NYS Water Infrastructure Improvement Act (WIIA) grant program and Clean Water State Revolving Loan Fund (CWSRF) are the most popular options for securing funding assistance and low-interest financing toward these types of public utility infrastructure projects. With proper preparation, these funding streams can provide financial assistance for various types of projects including planning and construction activities, green infrastructure improvements, wastewater facility and drinking water improvement activities, storm water improvements, and sometimes equipment purchases. The WIIA program, administered by the Environmental Facilities Corporation (EFC) will fund 25% of a total wastewater project cost up to a maximum of $25,000,000 and also offers low-interest financing through the Clean Water State Revolving Fund (CWSRF). Projects must be listed on the NYS Intended Use Plan (IUP). There may be an opportunity to strategically combine WIIA and CWSRF assistance in an effort to maximize funding potential for one or more of these projects. **[Matrix #32 & #33]**

Wastewater System Engineering/Planning: The In addition to the WIIA program, NYSEFC also offers the Wastewater Infrastructure Engineering Planning Grant (EPG) Program. As engineering reports are required in the EFC financing application process, grants are available to help municipalities jump start their work early on with funding for initial planning, so they can be better prepared to seek financing to help them complete their wastewater, sewer and water quality projects. The program will cover 80% of eligible costs up to a maximum of $100,000. A municipality may also be allowed to have up to two open EPG projects at any one time. **[Matrix #34]**

General Wastewater/Water Projects: The Northern Border Regional Commission (NBRC) makes grant funds available through the Catalyst Program. The Catalyst Program brings multiple investment priorities together to stimulate growth and inspire partnerships for economic vitality in the northern border region. The maximum award under this program is $1,000,000. Other potential programs include the NYSDEC Water Quality Improvement Program; and as noted in previous sections of the report, the USDA WEP Program and USEPA STAG Program. **[Matrix #35, #36, #37, & #38]**

Town of Bolton Police Department

The Bolton Police Department (BPD) works in partnership with the community, to protect life and property, solve neighborhood problems and enhance the quality of life in the Town. The mission of the department is to "provide an exemplary level of service and protection to the residents and businesses of the Town and to all those who may visit, work in or travel through our community. We value the friendly, small-town atmosphere of our community and strive to preserve and enhance that lifestyle by placing a high priority on providing community-oriented police services in a fair and professional manner." The department is small consisting of one full-time Chief and 2-3 part-time officers, including one Sergeant.

As a smaller department, BPD works closely with the Warren County Sheriff's Office to coordinate adequate law enforcement visibility and assistance with off-hours patrols and arrests. Needs of the department are not necessarily many, but due to the recent NYS and Federal mandates in bail reform, arrest processing, and prosecutorial discovery requirements, the most immediate urgency is for updated LiveScan equipment and Body-Worn Camera (BWC) equipment and policy development. While there may be somewhat less of a critical need

for other, ancillary, law enforcement projects at this time, other potential opportunities are included in the accompanying matrix should a particular need arise in the future.

Recommendations

LiveScan Equipment: NYS Division of Criminal Justice Services (DCJS) offers the LIVESCAN Equipment Grant Program. The program is not offered on a regular annual basis, but is generally opened in the early Fall of any fiscal year for which the program is made available. The most recent opportunity was offered in September of 2020. Historically, this program will provide 75% of total LiveScan equipment costs up to a maximum of $15,000. **[Matrix #39]**

Body-Worn Cameras: Law enforcement agencies across the United States and throughout the world are using body-worn cameras (BWCs) as a promising tool to improve evidentiary outcomes, and enhance the safety of, and improve interactions between, officers and the public. BWCs also are proving to be an important tool to assist broader law enforcement, problem-solving, and community engagement strategies within jurisdictions. BWCs can be highly effective resources, providing an unalterable audio and visual record of interactions that capture empirical evidence in the event of a crime, police-citizen interaction, or use-of-force incident. The U.S. Dept. of Justice (USDOJ) administers the Body-Worn Camera Policy and Implementation Grant Program (BWCPIP). The program provides funding to support the development and implementation of a law enforcement BWC program. The BWCPIP will cover 50% of eligible project costs up to a maximum award of $2,000,000. **[Matrix #40]**

Critical Infrastructure Security Improvements: The NYS DHSES Critical Infrastructure Grant Program (CIGP) supports local preparedness capabilities and advances a common understanding of risk management. Funding is awarded based upon identified vulnerabilities as outlined in a risk assessment that must be completed as part of the grant application. The CIGP focuses on government owned critical infrastructure sites and government owned mass gathering/special event sites. The CIGP program will award up to $50,000 towards project costs with no required local match. **[Matrix #41 & #42]**

Town of Bolton Supervisor's Office and Town Board

In conversations and interviews with the Town Supervisor and Town Board members, it became evident that the current administration is eager to take any steps necessary to move many priority projects forward in the interest of maintaining the unique charm and character of the community. As the leaders and decision makers for the Town, it was encouraging to gain a first-hand understanding of just how much attention is given and the hands-on approach to acknowledging critical community needs. There is clearly a vested interest in ensuring the Town is kept in the best possible condition as can be. This is significant, as it was noted that previous administrations may not have recognized serious impending issues and/or invested wisely for them in preparation before conditions worsen.

The current Supervisor and makeup of Town leadership exhibited a vast knowledge of Town issues and priorities, and an understanding of the importance of addressing certain deficiencies before too much time is lost; and should commended for such. There was a long list of desired projects and priorities for which community leaders agree are key toward improving and building upon the Town's existing strengths and attractions, while simultaneously investing in critical infrastructure improvements and utility service reliability and efficiency upgrades.

Many of the items presented are cross-over projects that were previously identified by individual department heads and are noted throughout this report and listed on the accompanying matrix. Chief among the stated priorities are making strategic investments in local parks, trails, waterfront areas and general streetscape improvements. Overall public safety enhancements include Town facility security upgrades, increased lighting, hazard mitigation activities, back-up power generation and pedestrian/crosswalk safety improvements. Other items discussed include general sustainability and environmental innovation projects such as the inclusion of solar technology, energy efficiencies, street trees, porous pavement, and storm water drainage improvements. Some preliminary opportunities are presented below. (Refer to attached matric for additional funding possibilities.)

Park Improvements: The NYS Office of Parks, Recreation & Historic Preservation (OPRHP), via the Environmental Protection Fund (EPF), makes grant funding available for the acquisition, development or planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessment and/or planning for such projects. Examples of eligible projects include playgrounds, courts, rinks, community gardens, and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities. Grants can fund up to 50% of the total project cost up to a maximum of $500,000. It is advisable that the Town highlight specific parks projects in the next comprehensive plan update process in order to show documented community support and justification of need in future grant applications. Of note, is that grant applications for park projects tend to score higher if the project benefits a regional audience as opposed to strictly Town residents. **[Matrix #43 & #44]**

Emergency Generator and Building Improvements: The FEMA Building Resilient Infrastructure and Communities (BRIC) Program provides financial assistance to applicants for Mitigation Projects – cost-effective projects designed to increase resilience and public safety; reduce injury and loss of life; and reduce damage and destruction to property, critical services, facilities, and infrastructure from natural hazards and the effects of climate change. Applicants to the BRIC program must work in coordination with the NYS designated representative at the Dept. of Homeland Security and Emergency Services (DHSES) in order to initiate project vetting for inclusion on the NYS approved projects list. BRIC will fund up to 75% of an eligible project, however maximum award amounts fluctuate depending on annual Federal allocations. The NYS Hazard Mitigation Grant Program (HMGP) also funds up to 75% of resiliency projects of this type and is anticipated to be announced sometime on the Spring of 2022. It may also be worth exploring the SAM program or CPF program to assist with funding projects of this nature as well. **[Matrix #45, #46, & #47]**

Energy Efficiency Projects: There are several programs that aid towards development and implementation of energy efficiency plans and measures. Chief among these opportunities in NYS are the Climate Smart Communities Program (CSC), Green Innovation Grant Program (GIGP, and the NYSERDA FlexTech Program. The CSC program provides incentives to communities who choose to pledge themselves as “Climate Smart” and take policy actions towards completing several actions that result in obtaining an official NYS designation. The program will also support various types of stand-alone energy efficiency projects. The CSC program can provide 50% of project costs up to a maximum of $2,000,000. The GIGP program will fund 50% of project costs up to a maximum of $3,000,000 towards projects that improve technologies and/or practices to reduce energy consumption of water quality projects, use energy in a more efficient way, or produce /utilize renewable energy for publicly owned water treatment facilities (POTW’s). The NYSERDA FlexTech Program can provide funding assistance towards development of a customized engineering analysis to help make informed decisions on specific

energy efficiency actions. The FlexTech Program will fund 50% of this activity up to a maximum of $500,000. **[Matrix #48, #49 & #50]**

Community Facilities and Town Operational Improvements: The New York State Dormitory Authority (DASNY) administers several grant programs for a wide range of important community projects. Two of the most popular options are the State Aid to Municipalities (SAM) program and the Community Resiliency, Economic Sustainability, and Technology (CREST) program. Funding channeled through DASNY programs is normally requested directly through your NYS Senate and Assembly representatives. Grant award amounts are usually capped at a maximum of $100,000. For some imminent project needs, it is encourages that Town leadership coordinate with the appropriate NYS representatives to advocate for DASNY grant funding in state budget appropriations. **[Matrix #51, #52, #53, #54, #55, #56, #57, #58, & #59]**

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
1	Highway Dept.	Drainage/Erosion – Green Infrastructure Improvements	NYSEFC GIGP	Projects that improve water quality and implement green infrastructure. (ex. Bioretention, permeable pavement, stormwater street trees, etc.)	July 2023	$3,000,000	25%
2	Highway Dept.		CDS/CPF Congressional Earmark	Federal budget appropriations designated toward a specific community and project. Various programmatic categories to select from.	March 2024	$2,000,000 – $5,000,000	20% - 50%
3	Highway Dept.	Shared Highway Services Study	NYSDOS LGE Planning	Local government reorganization, shared services, charter revisions that include functional consolidation, and establishment of regional service delivery.	July 2023	$12,500	50%
4	Highway Dept.	Sweeper Truck	NYSERDA NYTVIP	NYSERDA Truck Voucher Incentive Program provides funding toward the purchase of EV heavy equipment and vehicles.	TBD	$150,000	TBD
5	Highway Dept.	Salt Shed	NYSDEC WQIP	Projects to construct new structures to enclose an uncovered salt or salt/sand mixture storage pile.	July 2023	$500,000	50%
6	Highway Dept.	New / Updated Highway Garage Facility	NYSDEC CSC	Implementation projects must be climate change adaptation or non-power sector GHG mitigation projects.	July 2023	$2,000,000	50%
7	Highway Dept.		DASNY SAM	The State Aid to Municipalities (SAM) program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
8	Planning and Zoning Dept.	File Digitization and Document Management	NYSA LGRMIF	Managing inactive records, disaster management, files management, management of historical records, and converting records to digital images.	Jan.-Feb. 2024	$75,000	N/A
9	Planning and Building Dept.	Town Comprehensive Plan Update and/or Community Needs Assessment; Zoning/Codes Updates	NYSDEC CSC	Assessment, planning and implementation activities that enable local governments to become Certified Climate Smart Communities.	July 2023	$100,000	50%
10			NYSDOS SGCP	To advance the preparation of municipal comprehensive plans to establish land use policies which support smart growth and clean energy principles for the community.	July 2023	$100,000	10%
11	Planning and Building Dept.	Sewer System Inflow and Infiltration (I&I) Report	NYSEFC EPG	Grants are available to help municipalities jump start their work early on with funding for initial planning, so they can be better prepared to seek financing to help them complete their wastewater, sewer and water quality projects.	July 2023	$100,000	20%
12	Planning and Zoning Dept.	Water Supply and Water Infrastructure (cont. next page)	NYSEFC WIIA	Clean water and drinking water infrastructure projects and water quality protection. Projects must be listed on the NYS Intended Use Plan (IUP).	October 2023	$5,000,000	40%
13			NYSEFC DWSRF	The Drinking Water State Revolving Fund provides interest-free or low-interest rate financing for water quality improvement projects to municipalities throughout New York State. Projects must be listed on the NYS Intended Use Plan (IUP).	Open	TBD	N/A

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
14	Planning and Zoning Dept.	Water Supply and Water Infrastructure	USEPA STAG	USEPA State and Tribal Assistance Grant (STAG) program is available through the annual Congressional CDS/CPF earmark process. STAG grants are predominantly utilized to fund a broad range of municipal water and sewer projects.	March 2024	$5,000,000	20%
15	Town Clerk	File Digitization and Document Management	NYSA LGRMIF	Managing inactive records, disaster management, files management, management of historical records, and converting records to digital images.	Jan.-Feb. 2024	$75,000	N/A
16	Town Clerk	Radio-Read Metering	NYSEFC GIGP	Energy Efficiency projects improve technologies and/or practices to reduce the energy consumption of water quality projects, use energy in a more efficient way, or produce/utilize renewable energy. (POTW's only)	July 2023	$3,000,000	50%
17	Town Clerk	Billing/Software Upgrades and Shared Services	NYSDOS LGE Planning	Local government reorganization, shared services, charter revisions that include functional consolidation, and establishment of regional service delivery.	July 2023	$12,500	50%
18	Town Clerk		NYSDOS LGE Implementation	Grants for implementation of identified projects resulting from the above mentioned LGE planning stage.	July 2024	$200,000	10%
19	Town Clerk		DASNY CREST	The Community Resiliency, Economic Sustainability, and Technology (CREST) Program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
20	Buildings and Grounds	Electric Vehicle Supply Equipment (EVSE)	NYSDEC ZEV Infrastructure Program	Provides grants to cities, towns, villages, and counties to install hydrogen fuel filling station components and electric vehicle supply equipment (EVSE) for public use.	TBD	$500,000	20%
21	Buildings and Grounds	Parks / Trails Restroom Improvements	NYS OPRHP EPF	Environmental Protection Fund (EPF) Parks, Preservation and Heritage grant funds are available for the acquisition, planning, development, and improvement of parks, historic properties, and heritage areas located within the physical boundaries of NYS.	July 2023	$500,000	50%
22			NYS OPRHP RTP	The Recreational Trails Program (RTP) provides funds to develop and maintain recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses.	July 2023	$250,000	20%
23			DASNY SAM	The State Aid to Municipalities (SAM) program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
24	Buildings and Grounds	Solar Projects (cont. next page)	NYSERDA CNED	The Carbon Neutral Community Economic Development (CNED) Program provides eligible NYS applicants with incentives on a competitive basis, for the construction of, or renovation to existing, buildings designed to achieve carbon neutral or net zero energy performance.	July 2023	$2,000,000	40%

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
25	Buildings and Grounds	Solar Projects	USDA REPP	The Rural Energy Pilot Program (REPP) offers grant assistance to Rural Energy Community Partnerships (RECPs) to develop renewable energy to help energy needs and combat climate change while prioritizing environmental justice, racial equity, and economic opportunity.	TBD	$2,000,000	20%
26	Water Dept.	Water Infrastructure Improvements	NYSEFC WIIA	Drinking water infrastructure projects and water quality protection. Projects must be listed on the NYS Intended Use Plan (IUP).	October 2023	$5,000,000	40%
27			NYSEFC DWSRF	The Drinking Water State Revolving Fund provides interest-free or low-interest rate financing for water quality improvement projects to municipalities throughout New York State. Projects must be listed on the NYS Intended Use Plan (IUP).	Open	TBD	N/A
28	Water Dept.	Metering	NYSEFC GIGP	Energy Efficiency projects improve technologies and/or practices to reduce the energy consumption of water quality projects, use energy in a more efficient way, or produce/utilize renewable energy. (POTW's only)	July 2023	$3,000,000	50%
29	Water Dept.	General Water / Distribution System Projects	USEPA STAG	USEPA State and Tribal Assistance Grant (STAG) program is available through the annual Congressional CDS/CPF earmark process. STAG grants are predominantly utilized to fund a broad range of municipal water and sewer projects.	March 2024	$5,000,000	20%
30			USDA WEP	The USDA Water and Environmental Program (WEP) provides funding for the construction of water and wastewater infrastructure of communities with populations of 10,000 or less.	Open	TBD	TBD
31			NBRC Catalyst Program	The Northern Border Regional Commission (NBRC) Catalyst Program makes funds available for community water and sewer infrastructure projects for municipalities within its jurisdiction.	LOI's due April 21, 2023	$1,000,000	50%
32	Sewer Dept.	Wastewater / Collection System Infrastructure Improvements	NYSEFC WIIA	Clean water infrastructure projects and water quality protection. Projects must be listed on the NYS Intended Use Plan (IUP).	October 2023	$25,000,000	75%
33			NYSEFC CWSRF	The Clean Water State Revolving Fund provides interest-free or low-interest rate financing for wastewater quality improvement projects to municipalities throughout New York State. Projects must be listed on the NYS Intended Use Plan (IUP).	Open	TBD	N/A
34	Sewer Dept.	Wastewater System Engineering / Planning	NYSEFC EPG	Grants are available to help municipalities jump start their work early on with funding for initial planning, so they can be better prepared to seek financing to help them complete their wastewater, sewer and water quality projects.	July 2023	$100,000	20%
35	Sewer Dept.	General Wastewater / Collection System Projects (cont. next page)	NYSDEC WQIP	Eligible projects address wastewater effluent disinfection, combined sewer overflow (CSO) / sanitary sewer overflow (SSO), watershed plan implementation, municipal systems to serve properties with inadequate septic systems, wastewater treatment facility nitrogen abatement, and other wastewater treatment improvements.	July 2023	$10,000,000	25% or 60%

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
36			USDA WEP	The USDA Water and Environmental Program (WEP) provides funding for the construction of water and wastewater infrastructure of communities with populations of 10,000 or less.	Open	TBD	TBD
37	Sewer Dept.	General Wastewater / Collection System Projects	NBRC Catalyst Program	The Northern Border Regional Commission (NBRC) Catalyst Program makes funds available for community water and sewer infrastructure projects for municipalities within its jurisdiction.	LOI's due April 21, 2023	$1,000,000	50%
38			USEPA STAG	USEPA State and Tribal Assistance Grant (STAG) program is available through the annual Congressional CDS/CPF earmark process. STAG grants are predominantly utilized to fund a broad range of municipal water and sewer projects.	March 2024	$5,000,000	20%
39	Police Dept.	LiveScan Equipment	NYS DCJS LEG	The LIVESCAN Equipment Grant (LEG) in offered through the NYS Division of Criminal Justice Services (DCJS).	TBD	$15,000	25%
40	Police Dept.	Body Worn Cameras (BWC) / BWC Policy Development	USDOJ BWCPIP	The U.S. Dept. of Justice (USDOJ) offers the Body-Worn Camera Policy and Implementation Grant Program (BWCPIP) to local law enforcement jurisdictions for procurement of equipment and development of formal policies and procedures.	April 2024	$2,000,000	50%
41	Police Dept.	Critical Infrastructure / Security Improvements	NYS DHSES CIGP	Improve capabilities and mitigate vulnerabilities at government owned mass gathering sites.	Spring 2023	$50,000	N/A
42	Police Dept. / Town	Cyber Security Improvements	NYS DHSES CSGP	Enhance and sustain cyber security posture as well as ensure that information systems are secure and protected from cyber incidents.	Spring 2023	$50,000	N/A
43	Supervisor / Town Board	Park Improvements	NYS OPRHP EPF	Environmental Protection Fund (EPF) Parks, Preservation and Heritage grant funds are available for the acquisition, planning, development, and improvement of parks, historic properties, and heritage areas located within the physical boundaries of NYS.	July 2023	$500,000	50%
44			CDS/CPF Congressional Earmark	Federal budget appropriations designated toward a specific community and project. Various programmatic categories to select from.	March 2024	$2,000,000 – $5,000,000	20% - 50%
45	Supervisor / Town Board	Emergency Generator and Building Improvements	FEMA BRIC	FEMA, via NYSDHSES, provides financial assistance to eligible BRIC applicants for Mitigation Projects – cost-effective projects designed to increase resilience and public safety; reduce injuries and loss of life; and reduce damage and destruction to property, critical services, facilities, and infrastructure from natural hazards and the effects of climate change.	January 2024	TBD	25%
46			NYS DHSES HMGP	The Hazard Mitigation Grant Program funds priorities that target damaged areas and enhance its resiliency posture by promoting strategies and activities identified in the NYS Standard Multi-Hazard Mitigation Plan. (https://mitigateny.availabs.org/strategies)	Spring 2024	N/A	25%

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
47			DASNY SAM	The State Aid to Municipalities (SAM) program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
48	Supervisor / Town Board	Energy Efficiency Projects	NYSDEC CSC	Assessment, planning and implementation activities that enable local governments to become Certified Climate Smart Communities. (*Projects must reduce GHG emissions or mitigate adverse effects of climate change)	July 2023	$2,000,000	50%
49			NYSEFC GIGP	Energy Efficiency projects improve technologies and/or practices to reduce the energy consumption of water quality projects, use energy in a more efficient way, or produce/utilize renewable energy. (POTW's only)	July 2023	$3,000,000	50%
50			NYSERDA FlexTech	Program provides eligible New York State commercial, industrial, multifamily and institutional end users with objective and customized engineering analysis to help make informed energy decisions.	Rolling Until Funds are Exhausted	$500,000	50%
51	Supervisor / Town Board	Community Facilities and Town Operational Improvements (cont. next page)	DASNY SAM	The State Aid to Municipalities (SAM) program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
52			DASNY CREST	The Community Resiliency, Economic Sustainability, and Technology (CREST) Program is funding directed toward various types of community projects and must be sponsored by the local NYS Senate/Assembly Representative(s) and approved by the NYS Legislature.	Open	$100,000	N/A
53			CDS/CPF Congressional Earmark	Federal budget appropriations designated toward a specific community and project. Various programmatic categories to select from.	March 2024	$2,000,000 – $5,000,000	20% - 50%
54			NYSDEC MWRR	Expansion of local waste reduction and recycling programs and increase participation. Projects must be specific to recycling operations. Eligible projects are placed on a multi-year waitlist to be funded when funds become available.	Open	N/A	50%
55			NYSDEC ZEV Rebate Program	Rebates for municipalities for the purchase of battery electric, plug-in hybrid, and hydrogen fuel cell vehicles for municipal fleet use.	Open	$7,500 (per vehicle)	Balance of vehicle cost
56			NYSESD Market NY (Marketing Projects)	Projects that include plans to expand, construct, restore or renovate tourism destinations and attractions.	July 2023	$25,000 (minimum)	50%
57			NYSESD Market NY (Capital Projects)	Projects that expand, construct, restore or renovate tourism destinations and attractions.	July 2023	$150,000 (minimum)	80%

Grant Opportunities 2023 - 2024							
	Department	**Project**	**Grant Funding Agency / Program**	**Grant Description**	**Anticipated Due Date**	**Anticipated Maximum Amount**	**Anticipated Minimum Match Required**
58	Supervisor / Town Board	Community Facilities and Town Operational Improvements	NYSDEC UCFP	NYSDEC Urban and Community Forestry Program (UCFP) provides funds to implement successful tree inventory, community forest management planning, tree planting, tree maintenance, or education programing projects in NYS to create healthy urban and community forests, while enhancing the quality of life for urban residents.	December 2023	$50,000	25%
59			NYSDOT TAP	The NYSDOT Transportation Alternatives Program (TAP) makes funding available to support bicycle, pedestrian, multi-use path, and non-motorized transportation-related projects and programs that support the goals of New York's national-led Climate Leadership and Community Protection Act (CLCPA).	September 2023	$5,000,000	20%

The following are several abbreviations used in the table, not all of these are in use at this time but serve as a guide for future conversations.

Abbreviations:

- ARC: Appalachian Regional Commission Grants
- CPF: Community Project Funding (U.S. Congress)
- DEC: New York State Department of Environmental Conservation
  - CSC: Climate Smart Community
  - Estuary: Hudson River Estuary program
  - MWRR: Municipal Waste Reduction, Recycling Grant
  - MZEVCV: Municipal Zero Emission Vehicle Clean Vehicle Rebate and Infrastructure Program
  - UCF: Urban and Community Forestry Program
  - VFA: Volunteer Firefighters Assistance
  - WQIP: Water Quality Improvement Program
- DHS: United States Department of Homeland Security
  - AFG: FEMA Assistance to Firefighters Grant
  - FP&S: FEMA Fire Prevention & Safety Grants
- DOT: New York State Department of Transportation
  - Bridge NY Program
  - CHIPS: Consolidated Local Street and Highway Improvement Program Grant
  - PaveNY: Pave New York Grant
  - PSAP: Pedestrian Safety Action Plan Grant
  - SRTS: Safe Routes to School Grant
  - TAP: Transportation Alternatives Program
  - TIP: Transportation Improvement Program
- DOS: New York State Department of State
  - BOA: Brownfield Opportunity Areas Program
  - LGE: Local Government Efficiency Implementation and Planning Grants
  - LWRP: Local Waterfront Revitalization Program Grant
  - SGCP: Smart Growth Comprehensive Planning Grant
- EFC: New York State Economic Facilities Corp.
  - EPG: Engineering Planning Grant
  - GIGP: Green Innovation Grant
  - IMG: Intermunicipal Water Infrastructure Grant
  - WIIA: Water Infrastructure Improvement Act Grant
- GTSC: New York State Governor's Traffic Safety Committee
  - SafeNY Grant
- ESD: New York State Empire State Development
  - EJP: Excelsior Job Program Grant
  - GF: ESD Grant
  - MarketNY: Market New York Grant
  - PFS: Planning and Feasibility Study Grant
  - RestoreNY; Restore New York Grant
- HRVG: Hudson River Valley Greenway Grant
- HUD: United States Housing and Urban Development
  - CDBG: Community Development Block Grant
- NYSA: New York State Archives
  - LGRMIF: Local Government Records Management Improvement Fund Grant
- NYA&M: New York State Agriculture and Markets
- NYSCA: New York State Council on the Arts
  - ACI: Arts & Culture Initiatives Grant
- NYS DHSES: New York State Division of Homeland Security & Emergency Services
  - CIGP: Critical Infrastructure Grant Program
  - CSGP: Cyber Security Grant Program
  - EDCTG: Explosive Detection Canine Team Grant
  - PSAP: Public Safety Answering Points Operations Grant
  - SHSP: State Homeland Security Program Grant
  - TTTG: Tactical Team Targeted Grant Program
- NYSERDA: New York State Energy Research and Development Authority
  - CEC: Clean Energy Communities Grant
  - Charge Ready NY
  - NZEED: Net Zero Energy for Economic Development Grant
- NYSHCR: New York State Homes and Community Renewal
  - HOME: HOME Program Grant
  - NSP: Neighborhood Stabilization Program Grant
  - NYMS: New York Main Street Grant
  - RARP: Rural Assistance Revitalization Program Grant
- NYSP: New York State Police
- NYS Senate and Assembly:
  - SAM: State and Municipal Facilities Grant
- NYSUCS: New York State Unified Court System
  - JCAP: Justice Court Assistance Program Grant
- OPRHP: New York State Office of Parks, Recreation and Historic Preservation
  - EPF: Environmental Protection Fund Grant
  - RTP: Recreational Trails Program Grant
- PTNY: Parks and Trails New York
- USDA: United States Department of Agriculture
  - Rural Development Grant
- USDOJ: United States Department of Justice
  - BWCPIP: Body-Worn Camera Policy and Implementation Program
  - COPS: Community Oriented Policing Services
  - SVPP: School Violence Prevention Program

APPENDIX 4: DOCUMENTATION OF PUBLIC OUTREACH

Smart Growth Comprehensive Plan Update

TOWN OF BOLTON

PUBLIC PARTICIPATION PLAN

Supervisor Ron Conover

Laberge Group
ENGINEERING ARCHITECTURE
SURVEYING PLANNING
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NEW YORK STATE OF OPPORTUNITY. Department of State

TOWN OF BOLTON SMART GROWTH COMPREHENSIVE PLAN
PUBLIC PARTICIPATION PLAN

Overview of Planning Process

The Town of Bolton, in Warren County NY, will prepare an update to the Town's 2003 Comprehensive Plan with funding assistance from the New York State Department of State Smart Growth Planning Grant. The purpose of the Public Participation Plan (PPP) is to provide an overview of the engagement process, as well as to inform the residents and other interested stakeholders of the opportunities available to participate in the development of the plan. This PPP identifies key individuals, organizations, and entities that will be involved. It further identifies the roles and responsibilities for coordinating the outreach process, including public meetings, associated logistics, and a tentative schedule. In addition, the PPP identifies the mechanisms for engaging the public and educating them throughout the planning process.

Objectives for Public Outreach:

The Public Participation Plan has set forth the initial following objectives:

- Fostering public recognition of the importance of the Town of Bolton Smart Growth Comprehensive Plan as a strategy for identifying the Town's key issues and needs.
- Engaging a full range of stakeholders in the community including residents, business owners, and elected/appointed representatives and officials.
- Informing the public of all meetings and public outreach sessions.
- Building trust between the greater Bolton community, Town officials, and project consultants.
- Enhancing the ability of Town officials to address current and future community needs.

Key Contact(s):

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www.labergegroup.com

Public Participation Plan Methodology:

Public involvement is a central component of the planning process that will directly influence the outcome and success of the Town of Bolton's Comprehensive Plan Update. Community participation will be publicized through press releases, radio and cultural event announcements, individual mailings, flyers,

and other appropriate means. In addition, the summary of each public participation session will be made available in written form and will be available on the Project website (see below for more information regarding the Project website).

Identified stakeholders will be invited to share their ideas and concerns about issues affecting the Town, along with ideas and recommendations to improve the Town of Bolton. Stakeholders will be asked to share their feedback with the CPC to ensure the issues are being properly addressed. While the Public Participation Plan includes typical outreach methods, the CPC may augment the plan when additional outreach methodologies arise.

The following methods will be used to gather public input during the Town of Bolton Comprehensive Plan process:

1. Project Website & Online Engagement
2. Public Workshops
3. Information Pop-Up Tables
4. Community Survey
5. Stakeholder Interviews / Focus Group Meeting
6. Comprehensive Plan Committee (CPC) Meetings
7. Public Hearing(s)

Project Website & Online Engagement

A website will be created by Laberge Group to engage, educate, and inform the public and will include information related to the Comprehensive Plan purpose, schedule, opportunities for participation, and links to relevant documents. The website will be linked directly to the Town's website and will be used to communicate information to the public on key findings, dates of public meetings and workshops, and a forum for comments on the progress of the plan.

Participants: Laberge Group, CPC Members, Town Officials, Stakeholders, and General Public.

Notification: The following techniques will be used to notify the public of the Project Website:

- Press Releases
- Flyers
- Announcements on the Town's website and newsletter
- Social Media

Public Workshops

For any planning effort to be successful, it is imperative that community residents as well as property and business owners contribute to, and support, the Plan. The Town is committed to a community visioning and stakeholder process that will maximize citizen involvement and maintain momentum in the planning process. The purpose of these public workshops is two-fold: (1) engage the community in the planning process; and (2) promotes a clear understanding of the issues that are important to residents and stakeholders.

The following two public workshops will be conducted:

- **Public Workshop 1: Smart Growth SWOT & Visioning**: The first public meeting will seek to inform meeting attendees of the overall comprehensive planning process and will involve a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis. This meeting can be held as an "open house" style event where participants move around the room and interact with materials and prompts on their own, or as a "meeting" style event where a presentation is provided followed by break-out group activities. Sample questions for a SWOT analysis include, but would not be limited to:
    - The positive, tangible and intangible attributes of the Town. What does the community do well? What resources does it have? What advantages does the Town have over other nearby communities?
    - Factors that are within the Town's control that detract from its ability to obtain or maintain a competitive edge. Which areas can be improved?
    - Available opportunities that can help the Town to prosper. What opportunities exist from which the Town could benefit?
    - What factors are potential threats to the Town? Threats include factors beyond the Town's control that could place the community at risk.
    - What is the preferred "Preferred Future" or "Vision" for the Town?
- **Workshop #2 Smart Growth Goals**: This workshop will be structured as an "open house" style event to promote additional opportunities for participation. The workshop will build upon Public Workshop #1 Visioning & Assets/Liabilities Community Workshop. Specifically, the event will be designed to solicit ideas that articulate a "Preferred Future" and establish goals and strategies that align with the Smart Growth Principals.

Participants: CPC Members, Town Officials, Laberge Group, Stakeholders, General Public.

Notification:

- Press Releases
- Flyers
- Announcements on the Town's website and newsletter
- Radio Announcements
- Social Media

Schedule: Two public workshops are tentatively scheduled:

- Public Workshop #1 SWOT Analysis: Late August/Early September 2023
- Public Workshop #2 Smart Growth Goals & Projects: November 2023

Information Pop-Up Tables

Purpose: The purpose of the Information Pop-Up Tables is to provide another opportunity for residents, business owners and other stakeholders to contribute towards the Comprehensive Plan. Similar to the workshops, story boards, maps, and handouts will serve to educate the attendees about the process and seek additional input toward the Vision Statement, Goals and Objectives. At scheduled dates early in the public

participation process, Committee representatives will attend and Laberge Group will provide materials for up to two (2) planned community events, such as farmers' markets, field days, or similar outdoor events.

Participants: Laberge Group, CPC representatives, community leaders and the general public.

Notification: All Public Workshops will be posted on the Project and Town websites, social media, Press Releases, Flyers.

Schedule: TBD.

Community Survey

Purpose: The Laberge Group will work closely with the Town and the CPC to prepare both an online and written community survey for the Town to disseminate. A postcard will be mailed by the Town to all property owners announcing the survey. The Laberge Group will tabulate and summarize the survey, and the findings will be presented in a stand-alone document. A summary of the survey findings will be posted to the project website and incorporated into the Plan.

Participants: All members of the public, including residents and business owners.

Notification: Direct mail will be used to notify residents of the Survey as well as the Project and Town websites, Town newsletter and social media.

Schedule: July-November 2023

Stakeholder Interviews / Focus Group Meetings

Purpose: The purpose of the Stakeholder Interviews and the Focus Group meetings are to ensure the public participation process generates a broad understanding and thorough input from an array of community stakeholders.

Participants: CPC and Town Officials will identify Stakeholders. The initial community profile will also help identify issues and associated stakeholders.

Notification: Email/Phone call from the Town in their role as project coordinator.

Schedule: Upon completion of the Initial Community Profile and the SWOT Analysis, the Committee, Town Officials, and Laberge Group will identify stakeholders related to key issues identified in the preceding tasks and conduct one full day of stakeholder interviews and focus group meetings. The Town of Bolton will arrange meeting dates, times and ADA accessible locations as necessary.

Comprehensive Plan Committee (CPC) Meetings

Purpose: The purpose of the CPC meetings is to represent a variety of community interests and to guide the preparation of the Town of Bolton Comprehensive Plan. Following the kick-off meeting, six (6) additional Committee meetings are scheduled to facilitate the community engagement and preparation of the Comprehensive Plan. The CPC will clearly define objectives and responsibilities for each element of the community participation process. In addition, the CPC will provide insight and assistance with securing strategic partnerships and important stakeholders to advance the planning process.

Participants: Committee members will be selected based on their knowledge of the Town of Bolton and their area of expertise determined beneficial to the development of the plan.

Notification: All CPC meetings will be posted on the Project and Town websites.

Schedule: Committee meetings will be scheduled roughly once every other month, unless a public outreach event or public hearing is scheduled.

Public Hearing(s)

Purpose: The Town Board and CPC will hold at least one public hearing each, pursuant to requirements of NYS Town Law. The public hearings will provide the community with an opportunity to understand the Plan and what activities will be necessary for implementation of the community's vision. Community feedback from the hearings will be used to refine the Final Plan. Notice of the public hearings will be published in a newspaper of general circulation in the Town at least ten calendar days in advance of each hearing. The proposed Comprehensive Plan will be made available for public review during said period on the Project and Town Websites, at the office of the Town Clerk, the public library, and additional convenient locations that may be identified.

The Town of Bolton will work with the CPC and the Laberge Group Team to identify dates, times and ADA accessible locations for the public hearings.

Participants: All members of the public, including business owners, stakeholders, neighborhood associations, community groups, CPC and Town Board Members.

Notification: Multiple techniques will be used to notify the public of the public hearings, including:

- Press Releases
- Flyers
- Announcements on the Town's website and newsletter
- Social Media

Schedule: Spring 2024 (*anticipated*)

Town of Bolton

Smart Growth Comprehensive Plan Kick-off Meeting

*Town of Bolton * June 7th, 2023*

Meeting Notes

In Attendance:

John Gaddy, Chairman
Holly Dansbury
Gena Lindyburg
Barry Kincaid
Kathy Suozzo
Susan Wilson
Ike Wolgin
Josh Westfall, AICP, Director of Planning and Zoning
Kevin Schwenzfeier, Senior Planner, Laberge Group
Adriana Beltrani, AICP, Senior Planner, Laberge Group (virtual)
April Brun- DOS (virtual)
Lisa Vasilakos- DOS (virtual)

Absent:

Henry Caldwell
Jason Saris
David Smith

I. Introductions

- CPC members introduced themselves and their interests. Several members discussed interest in improving the zoning code, others noted the need to address infrastructure improvements during high season population influx.
- Laberge team introduced themselves and their roles.

II. Project Status

- DOS team introduced themselves and noted that their review of any documents must be given a 2-3 weeks turnaround time.

III. Project Scope of Work and Project Timeline

- Kevin reviewed a PowerPoint presentation, attached, explaining the project scope of work and the project timeline. The first effort is focused on public outreach and visioning and will last until the fall/winter of 2023.

IV. Committee Perspectives

- A committee workbook was presented to the CPC, for them to fill out and return. It includes opportunities to provide input into Comprehensive Plan priorities and vision.
- The CPC was asked about issues and assets for the Town. The following topics were discussed:
  - Affordable housing/housing availability in general needed
    - Senior and workforce housing an issue
    - Housing for year-round residents
    - Veteran housing
    - Seasonal worker housing – Kevin provided an example of the Town of Wyndham subsidizing housing for seasonal workers.
  - Available services for seniors (activities), comfortable living for seniors.

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Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

- Zoning issues – pre-existing building variances are a burden.
    - Zoning code not updated, pressure to update; limited amount of land for development
    - Pressure to vary from the code
    - Need a code that works – process and administration
    - Creative uses not covered by zoning
- Short-term rentals
- Condos are not affordable housing
- Derelict properties need to be reused
- People get approvals and do not build to their plans
    - Need better coordination between PB/ZBA and Code Enforcement
- Adirondack Park Agency limits development in certain areas
- Childcare needed
- Hamlet areas could potentially densify, must remain contextual
- Parking issues – may be gaining parking but always an issue during peak times. May not be strategic to host events that utilize a parking lot. May be a perceived issue?
    - A question to ask when interviewing business owners
    - No meters for street parking

- In general, Bolton is proactive about planning and familiar with the process.
- Need to make sure we keep in mind who we are creating this plan for?
- Bolton is particularly constrained by available land and property with public water and sewer – Few vacant lots in Bolton

V. Community Outreach

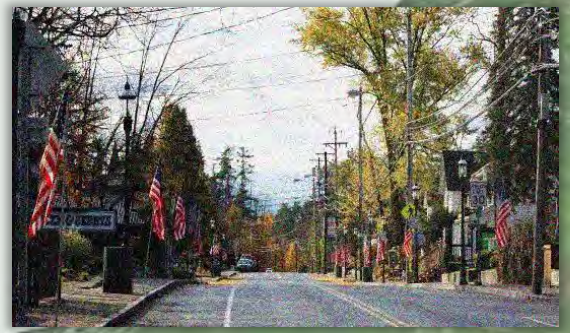
- Park events identified for popups to be staffed by CPC
- Director of Planning and Zoning to provide CPC with 2003 Comprehensive Plan
- Town Communication – digital board at firehouse, flyers at Stewarts, local newspaper, post on door to Town Hall. Not an existing robust digital platform. Library good for local community – activities a few times/month. Town website, post office, & comment box.
- Residents are most engaged on voting day – set up engagement at voting location(s).
- Ways to engage the students – children's table at workshops
- Paper survey – discussion about what/how to mail – postcard with information on where to find it. Important to notify everyone about the survey and not base it on who passes by a flyer at a given time.
    - For renters – ask landlords to send survey to tenants

VI. Next Steps

- Next Meeting- August 2nd, 5pm
- Move public workshop #2 to January – amend the PPP to reflect.
- Public Workshop #1 to be held in the last two weeks in August.

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

SMART GROWTH COMPREHENSIVE PLAN





TOWN OF BOLTON
WARREN COUNTY, NY

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

NEW YORK STATE OF OPPORTUNITY. Department of State

Contract: C1002005/C1002328

Introductions

Comprehensive Planning Committee (CPC)

- John Gaddy, Chair
- Susan Wilson, Deputy Supervisor
- Henry Caldwell
- Holly Dansbury
- Barry Kincaid
- Gina Lindyberg
- Jason Saris
- David Smith
- Kathleen Suozzo
- Ike Wolgin
- Joshua Westfall, AICP, Director of Planning

Consultant Team

- Laberge Group
  - Nicole Allen, AICP, Director of Planning & Community Development
  - Kevin Schwenzfeier, Senior Planner
  - Adriana Beltrani, AICP, Senior Planner
  - Snehal Chavan, Planner

NYS Department of State

- April Brun, Coastal Resource Specialist
- Lisa Vasilakos, Coastal Resource Specialist

Project Status

- NYS DOS Smart Growth Contract Review (DOS Reps)
  - Obligations
  - Smart Growth Initiatives
- Visioning and Outreach (Part 1)
  - This Project will Provide for Robust Community Engagement and Extensive Public Involvement to Establish a Holistic Vision.
- Inventory and Goals (Part 2)
  - A Strategic Plan to Establish Policies that Reinforce Smart Growth Principles.
  - Will Balance Preservation with Economic Development.

Scope of Work

1.0 – Town and Committee Coordination

2.0 – Public Engagement Activities

3.0 – Promotional Actions

4.0 – Community Profile & Future Trends

5.0 – Vision, Goals & Strategies and Draft Plan Development

6.0 – Public Hearings and Final Comprehensive Plan Document

7.0 – State Environmental Quality Review Act Compliance and Plan Adoption

Project Timeline

Summer/Fall 2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter 2023

- Draft Vision, Goals,& Objectives
- Plan Development
- Public Workshop

Winter/Spring 2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption

Public Engagement

- Public Participation Plan (PPP)
- Stakeholder Group Meetings
- Public Workshops (2)
- Community Survey
- Website and Webmap
- Pop-Up Events (town managed)

Committee Perspectives

- Roles and Responsibilities
  - Provide Information
  - Offer Recommendations
  - Facilitate Cooperation
- Committee Workbooks
  - Sets the Baseline for Plan Priorities
- Key Trends and Topics
  - Strengths & Assets
  - Liabilities & Challenges

Next Steps

- Schedule Next CPC Meeting (Early August)
- Approve Draft PPP
- Schedule Public Workshop(s) (Late August & Early Dec/Jan)
- Confirm List of Stakeholders and Schedule Meetings
- Draft Community Survey and Release
- Draft Public Website

Smart Growth Comprehensive Plan
CPC Meeting #1 Summary
August 2, 2023

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

Laberge Group:

- Kevin Schwenzfeier, Senior Planner
- Adriana Beltrani, Senior Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

Project Status

There was a brief inquiry of any Town updates that the consultant should be made aware of. None were noted. The Timeline was discussed with the committee and key dates were identified for major milestones.

General Outreach

A project website was developed and made active. This website was shared with the CPC. The website has committee meeting, event dates, and key information about the Comprehensive Plan and its process.

Laberge Group led the CPC through a discussion about stakeholders, who they are and how best to engage them throughout the process. The CPC members were tasked with identifying key community members that could provide unique insight into the planning process. Contact information is needed and affiliation. This information is sought in advance of the next CPC meeting.

Public Information Survey

A draft survey was circulated to the CPC for review and consideration. This survey will be conducted in paper copy and online. Paper copies will be made available at Town Hall. A flyer was shared that includes a link to complete the public information survey online. The flyer will be posted at Town Hall and disseminated throughout Town by the Director Planning and the CPC.

Public Workshop #1

The public workshop was schedule for September at Town Hall. The CPC discussed the content that would be included in the open house format. This content was determined appropriate for soliciting public ideas on the Town's vision and community assets.

Next Meeting – September 6, 2024

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

Smart Growth Comprehensive Plan
CPC Meeting #2 Summary
September 6, 2023

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

Laberge Group:

- Adriana Beltrani, Senior Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

Project Status

There was a brief inquiry of any Town updates that the consultant should be made aware of.

General Outreach

Laberge Group led the CPC through a discussion about stakeholders and potential meetings. The list of stakeholders continued to necessitate additional input and contact information. The Town's Director of Planning indicated that he would provide the additional information to assist with identification and scheduling.

Public Engagement Survey

The draft public survey results were presented to the CPC. See attached presentation.

Public Workshop #1

The draft public outreach boards were shared with the CPC. Content was reviewed and discussed. Format of the meeting was finalized.

Next Meeting – October 18, 2024

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

SMART GROWTH COMPREHENSIVE PLAN

TOWN OF BOLTON WARREN COUNTY, NY



Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

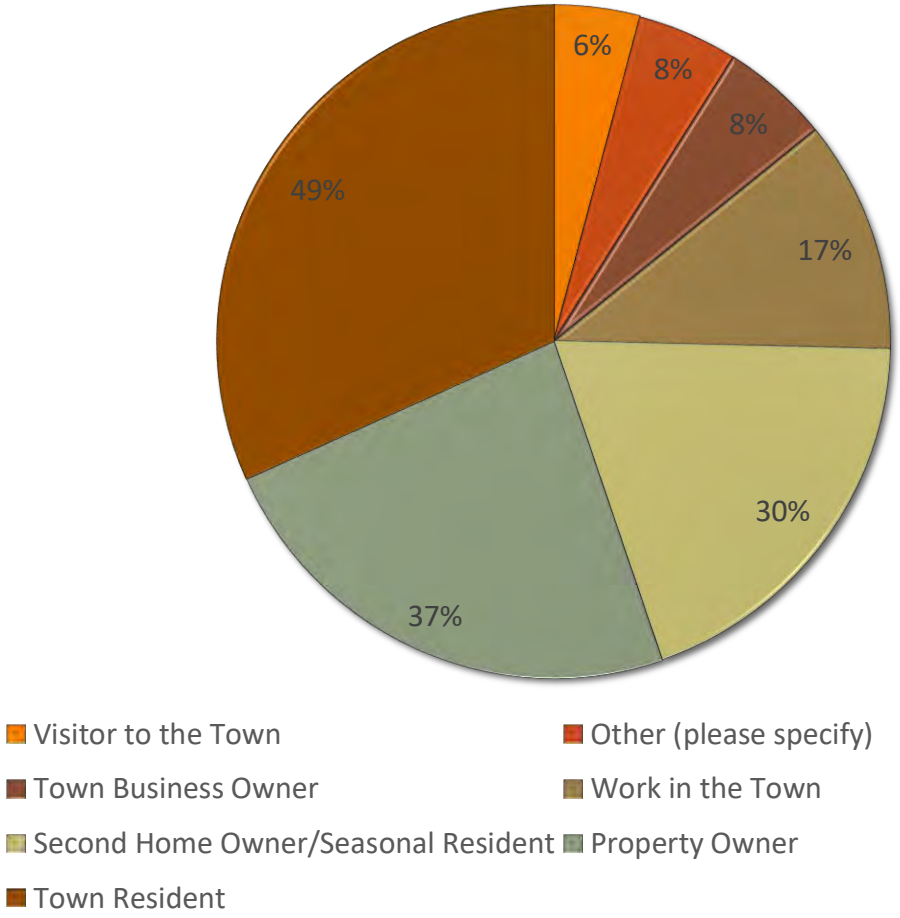
NEW YORK STATE OF OPPORTUNITY. Department of State

Contract: C1002005/C1002328

Question 1

What is your relationship to the Town of Bolton (check all that apply)?

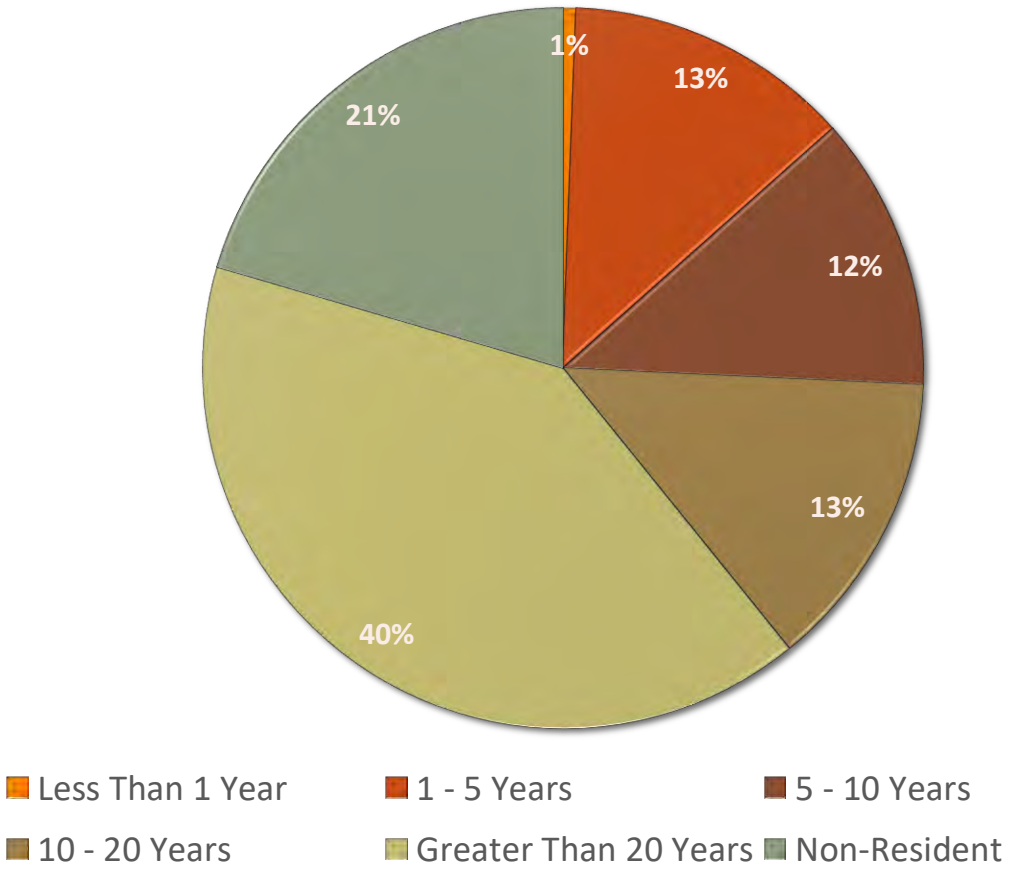
Answer Choices	Responses
Visitor to the Town	11
Other (please specify)	13
Town Business Owner	14
Work in the Town	30
Second Home Owner/Seasonal Resident	52
Property Owner	63
Town Resident	85
TOTAL RESPONSES	**172**



Question 2

How long have you been a resident of the Town of Bolton?

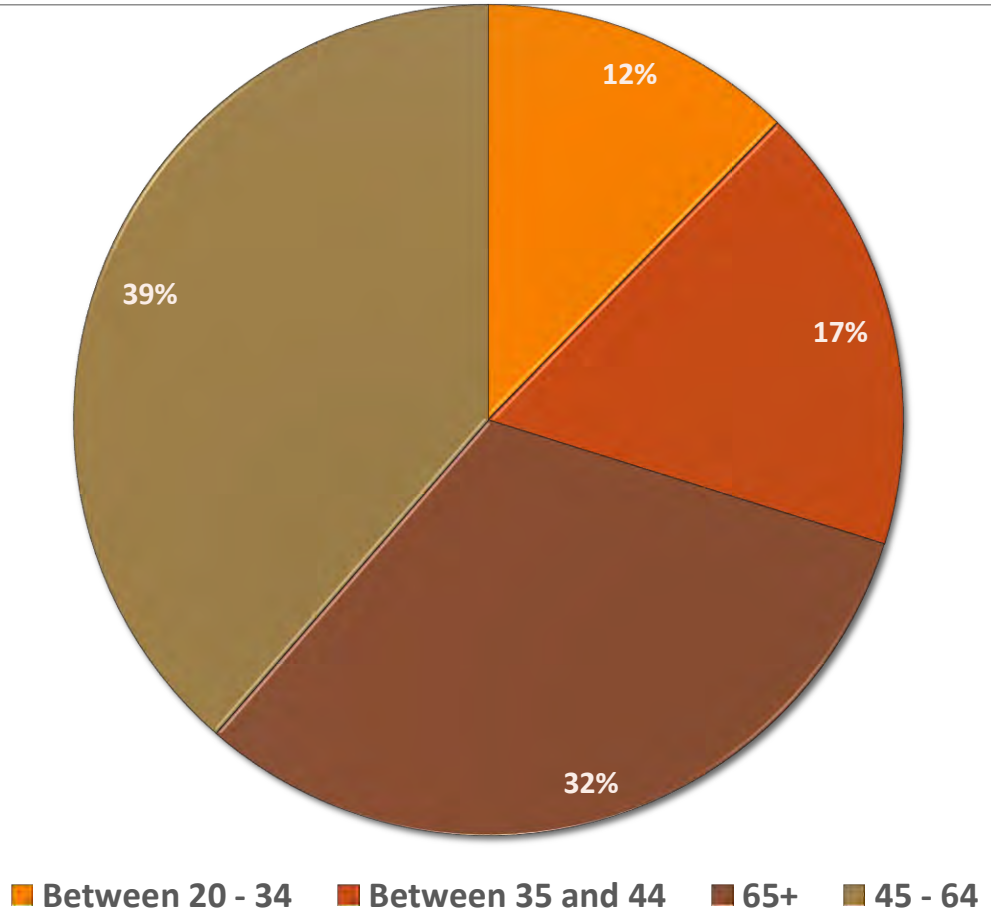
Answer Choices	Responses
Less Than 1 Year	1
1 - 5 Years	22
5 - 10 Years	21
10 - 20 Years	23
Greater Than 20 Years	69
Non-Resident	35
TOTAL RESPONDENTS	**171**



Question 3

What is your age group?

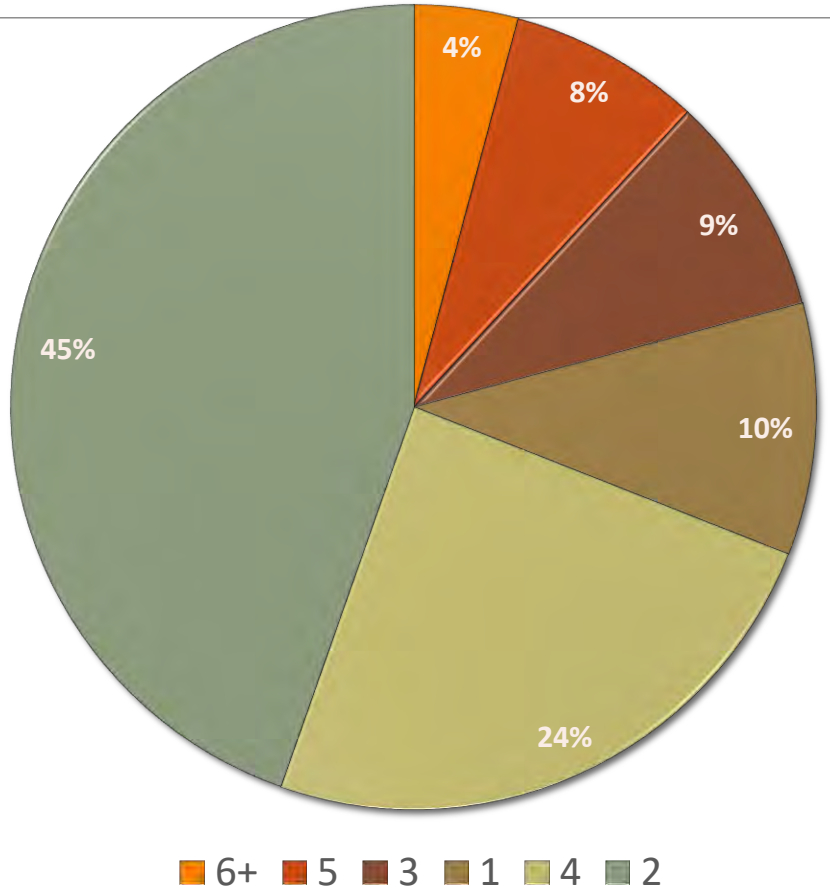
Answer Choices	Responses
19 or younger	0
Prefer not to answer	0
Between 20 - 34	21
Between 35 and 44	30
65+	54
45 - 64	66
TOTAL RESPONDENTS	**171**



Question 4

How many people live in your household?

Answer Choices	Responses
6+	7
5	13
3	15
1	17
4	41
2	75
TOTAL RESPONSES	**168**



Question 5

What are three things you love about living in or visiting Bolton?



Question 6

What are the top 3 issues or challenges facing the Town of Bolton over the next 10 years?



Question 7

What are three things you love about living in or visiting Bolton?



Question 8

Please provide your level of support for the following types of development within the Town of Bolton:

	HIGH	MEDIUM	LOW	NONE	TOTAL
Agriculture	19.88% 34	**43.86%** **75**	29.24% 50	7.02% 12	 171
Forestry	**41.28%** **71**	36.63% 63	17.44% 30	4.65% 8	 172
Commercial/Retail	26.90% 46	53.80% 92	16.37% 28	2.92% 5	 171
Cultural Facilities	**41.86%** **72**	**40.12%** **69**	15.12% 26	2.91% 5	 172
Manufacturing	4.71% 8	18.24% 31	39.41% 67	37.65% 64	 170
Residential Housing	**47.09%** **81**	31.98% 55	16.28% 28	4.65% 8	 172
Recreational Facilities	56.40% 97	33.14% 57	9.30% 16	1.16% 2	 172
Renewable Energy	**45.35%** **78**	26.16% 45	22.09% 38	6.40% 11	 172
Short-Term Rentals	10.47% 18	13.37% 23	50.58% 87	25.58% 44	 172

Question 9

Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:

	NOT PRIORITY(1)	LOW PRIORITY(2)	NEUTRAL(3)	MEDIUM PRIORITY(4)	HIGH PRIORITY(5)	TOTAL
Expansion of Agricultural	26.01%	15.03%	34.10%	18.50%	6.36%	
	45	26	59	32	11	173
Access to Public/Alternative Transportation	6.94%	22.54%	22.54%	29.48%	18.50%	
	12	39	39	51	32	173
Business Development	2.33%	9.30%	23.84%	41.86%	22.67%	
	4	16	41	72	39	172
Climate Change Resilience (flood protection, building weatherization etc.)	3.47%	9.25%	20.23%	31.21%	35.84%	
	6	16	35	54	62	173
Community Connectivity (sidewalks, trails and bike lanes)	2.89%	5.20%	8.67%	34.68%	48.55%	
	5	9	15	60	84	173
Housing Access	5.20%	6.94%	16.76%	24.28%	46.82%	
	9	12	29	42	81	173
Pet-friendly Public Spaces	12.14%	13.87%	29.48%	27.17%	17.34%	
	21	24	51	47	30	173
Job Creation	2.33%	4.07%	15.12%	36.05%	42.44%	
	4	7	26	62	73	172
Natural Resource/Land Protection	2.33%	1.74%	8.14%	16.28%	71.51%	
	4	3	14	28	123	172
Preservation of Town History	0.58%	3.47%	9.25%	34.68%	52.02%	
	1	6	16	60	90	173
Preservation of Scenic Open Space/Landscapes	0.00%	1.16%	5.81%	19.19%	73.84%	
	0	2	10	33	127	172
Promoting Tourism	6.94%	9.83%	21.39%	27.17%	34.68%	
	12	17	37	47	60	173
Promoting Arts and Culture	1.73%	6.36%	19.08%	39.31%	33.53%	
	3	11	33	68	58	173
Cellular/Broadband Access	1.16%	2.89%	8.09%	19.08%	68.79%	
	2	5	14	33	119	173

Question 10

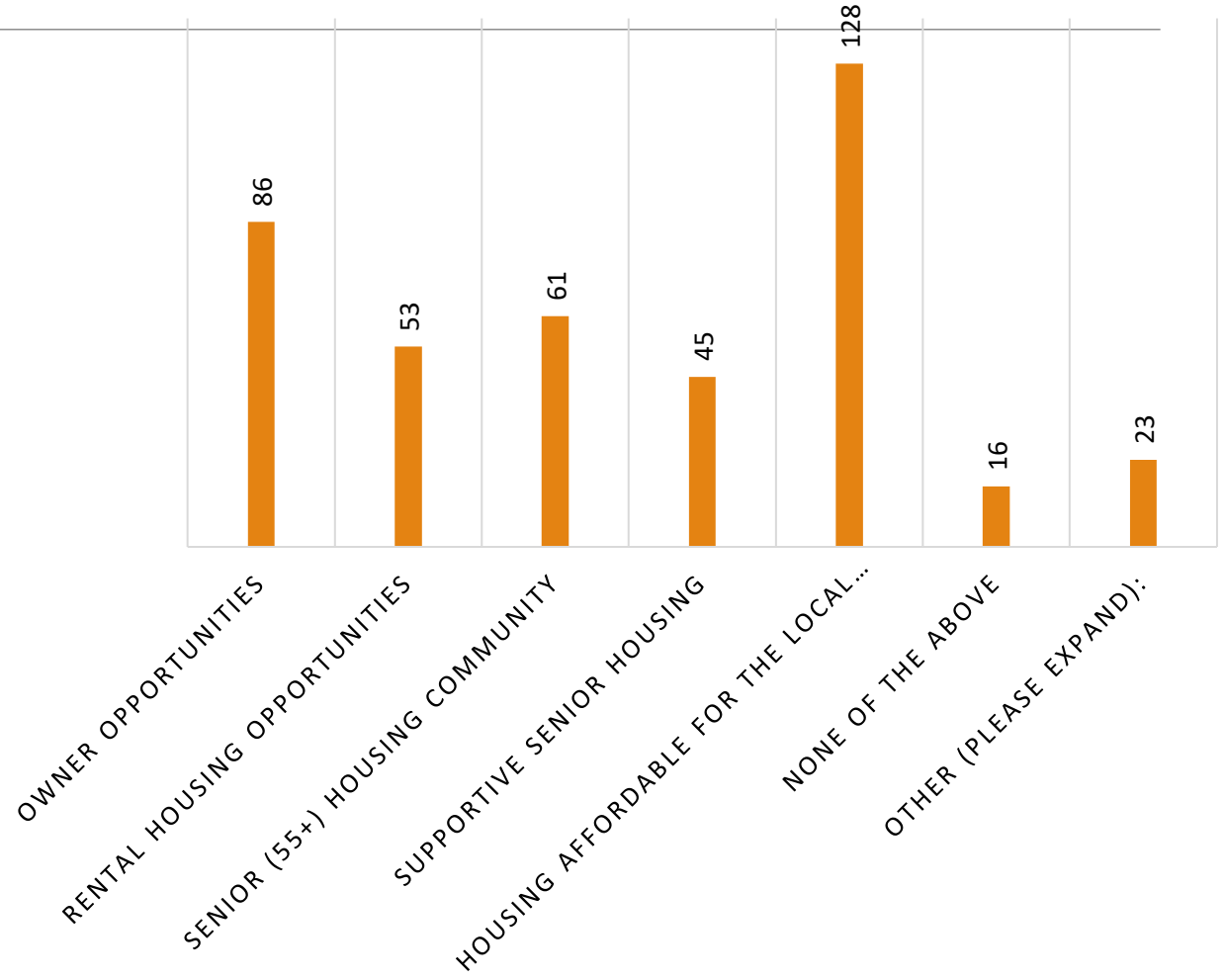
"Connectivity" is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:

	NOT NEEDED(1)–	DO NOT SUPPORT(2)	SUPPORT(3)	STRONGLY SUPPORT(4)	TOTAL
Bicycle lanes (on-street) in strategic locations	15.38%	13.61%	43.79%	27.22%	
	26	23	74	46	169
Electric vehicle charging infrastructure	8.28%	23.08%	50.30%	18.34%	
	14	39	85	31	169
Expanded trolley routes/stops	4.73%	10.65%	55.62%	28.99%	
	8	18	94	49	169
Improved trolley schedule	8.24%	8.24%	59.41%	24.12%	
	14	14	101	41	170
On-demand/flex transit service	13.86%	13.86%	54.82%	17.47%	
	23	23	91	29	166
Local car-sharing services (Zipcar, Turo, etc.)	30.95%	22.02%	39.29%	7.74%	
	52	37	66	13	168
Improved bicycle infrastructure (bike rack, repair stations, etc.)	15.38%	12.43%	53.85%	18.34%	
	26	21	91	31	169
Off-street bicycle lanes or trails	11.24%	8.28%	55.62%	24.85%	
	19	14	94	42	169
Safer street design for pedestrians/cyclists	9.36%	4.09%	44.44%	42.11%	
	16	7	76	72	171
Sidewalks in strategic locations	6.98%	4.65%	48.26%	40.12%	
	12	8	83	69	172

Question 11

Does the Town of Bolton need more of the following housing options? Please choose all that apply:

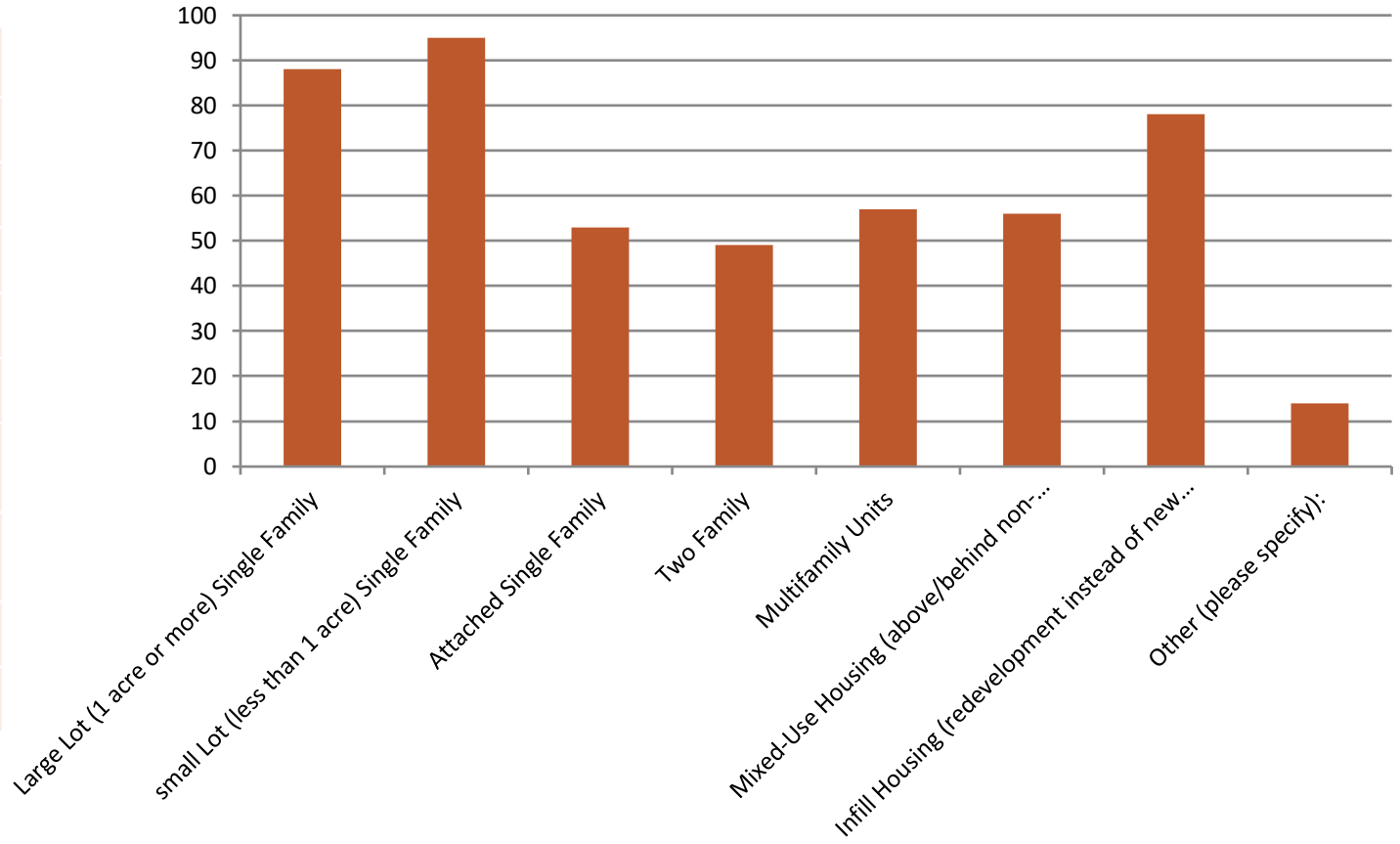
Answer Choices	Responses	
Owner Opportunities	51.50%	86
Rental Housing Opportunities	31.74%	53
Senior (55+) Housing Community	36.53%	61
Supportive Senior Housing	26.95%	45
Housing affordable for the local workforce	76.65%	128
None of the above	9.58%	16
Other (please expand):	13.77%	23



Question 12

Please indicate the types of new residential development you would support:

Answer Choices	Responses
Large Lot (1 acre or more) Single Family	88
small Lot (less than 1 acre) Single Family	95
Attached Single Family	53
Two Family	49
Multifamily Units	57
Mixed-Use Housing (above/behind non-residential uses)	56
Infill Housing (redevelopment instead of new development)	78
Other (please specify):	14
TOTAL RESPONSES	**167**



Question 14

What are the top three (3) recreational interests that should be prioritized in Bolton:

Answer Choices	Responses	
Boating/Watersports	51.74%	89
Walking / Running	47.09%	81
Hiking	42.44%	73
Park/Playgrounds	42.44%	73
Performance / Literary Arts	19.77%	34
Fishing	18.02%	31
Pet-Related Activities	14.53%	25
Cross Country Skiing/Snowshoeing	12.79%	22
Backpacking/Camping	11.63%	20
Road Biking	11.63%	20
Other (please specify):	11.63%	20
Mountain Biking	10.47%	18
Wildlife Viewing / Photography	9.88%	17
Court Games	9.30%	16
Snowmobiling / ATV	7.56%	13
Visual Arts	6.98%	12
Hunting	5.23%	9
Field Sports	2.91%	5
Golfing	2.91%	5
Rock Climbing	1.74%	3
Equestrian Activities	0.58%	1

Question 15

Which three (3) services are most in need of improvement within the Town of Bolton?

Answer Choices	Responses	
Sewer and Water Services	44.00%	77
Recreational Services	41.71%	73
Roads / Highway Maintenance	33.14%	58
Childcare Services	30.86%	54
Building / Zoning Enforcement	29.14%	51
Senior Services	21.14%	37
Other (please specify)	18.86%	33
Youth Services	17.14%	30
Family Services	16.00%	28
Emergency Medical Service	15.43%	27
Policing	12.57%	22
Educational Services	10.29%	18
Fire / Emergency Service	9.71%	17
Library Services	5.71%	10

JOIN US TO SHAPE BOLTON'S FUTURE!

TOWN OF BOLTON COMPREHENSIVE PLAN

PUBLIC WORKSHOP

FRIDAY, SEPTEMBER 22, 2023

4:00- 7:00 PM

BOLTON TOWN HALL,
4949 LAKE SHORE DRIVE

TAKE THE COMMUNITY SURVEY!

Paper Copies: Available to pick up or drop off at the Town Hall Planning Department office. Use drop box for after hours drop off.

Online: Visit Town Website or follow QR code for link!

Please join us for a Community Open House Event where you can share your ideas about the future of the Town of Bolton.

This community event will guide policy and land use decisions for years to come!

During this workshop:

- **Share your vision for Bolton**
- **Comment on Map displays**
- **Identify the strengths, opportunities and challenges facing Bolton**
- **Discuss resource needs and priorities**

Joshua Westfall, AICP, Director of Planning and Zoning| Westfall.J@town.bolton.ny.us
Kevin Schwenzfeier, AICP| kchwenzfeier@Labergegroup.com

This project is funded by a NYS Department of State Smart Growth Planning Grant

Town of Bolton

Planning and Zoning Department

4949 Lake Shore Drive • Bolton Landing New York 12814 • 518-644-2893

MEMORANDUM

To: K. Schwenzfeier and A. Beltrani, Senior Planners -Laberge Group

CC: J. Gaddy, CPC Chairman

From: Joshua Westfall AICP, Director of Planning and Zoning/ Zoning Administrator

Date: September 26, 2023

Re: 9/22/ 2023 Open House Results – Bolton Comprehensive Plan

Below please find the raw results of the Comprehensive Plan Open House on September 22, 2023, at Town Hall.

The Event was from 4:00pm to 7:00pm at Town Hall in the Town Board Meeting Room as well as the Town Court Room. Per Sign-in sheets there were 110 attendees.

Also attending was April Brun of NYSDOS and Ethan Gaddy of Warren County Planning and Community development Office.

Strengths- What are Boltons Strengths?

Solid Tax Base ✓✓✓
Rogers Park
John's Huge Deck✓✓
Great School District ✓✓✓✓
The School ✓✓
School✓✓✓✓
LGLC
The Chamber
Fresh Air
Close Community ✓✓✓
The Lake and Access ✓✓✓✓✓✓✓
Beautiful Beaches ✓✓
Police Are Great ✓✓✓✓✓
Nature ✓✓✓✓✓✓✓
Safe ✓✓✓✓
Small Town Community Based ✓
Great Court Personnel
Quiet- Can Hear Birds ✓
Beautiful Pristine Lake
Friendly Year-Round Residents ✓
Lake Access
Police
Small Friendly Community ✓✓
Farmers Market
Downtown
Beaches and Parks
Museum
Trails
Transfer Station
EMS and BVFD
The Library
Fire Dept. and EMS ✓✓✓
Close Knit Community ✓✓✓
Forward Looking Admin. ✓✓
The Natives
Healthy Environment w/ Many Opp. for Outdoor Rec.
Tourism ✓
Good School ✓
Music
Small Town Atmosphere ✓✓✓
The Lake ✓✓✓✓✓✓✓
Fireworks ✓
Summer Town Activities ✓✓
Nice New Dining (Bears Cup, Loda, Cantina, Gem)
Rogers Park and Flowers Landscaping
Town Atmosphere- Avoided Ugliness of LGV

Unspoiled Beauty (*Continued*)
Lake Front Restaurants
Cute Shops
Community Vibe
Nice People
Mountainous
Trees All Around
Lake George and Peaceful Set on Earth
The Lake ✓
Landscaping in Parks and Public Spaces ✓
Small Town ✓

Challenges -What are Bolton's Challenges?

Alternate Parking During Peak Season ✓✓✓
Sewage Treatment
Sewers
Gentrification
Cell Phone/ WiFi Service
Paved Roads with Water Run-Off
More Stuff To Do for People Who Don't Go Boating Everyday ✓
9 Hole Mini Golf
Bocce Ball
More Kids in School ✓
Traffic
Housing for Young Families ✓✓✓✓✓
On Street Parking is Too Narrow/ Street too Narrow ✓✓
Housing for Locals ✓✓✓
Use Sand Instead of Salt in Winter ✓
Traffic on 9N in the Town ✓✓
Parking ✓✓✓
Bright Lighting at Houses
Bright Landscape Lighting
"Starter Homes"
Local Childcare (6mos to 3 yrs)
Sidewalks ✓✓✓✓✓
Sidewalks to the Algonquin
No Year-Round Transportation/ Trolley
Too Many Motorcycles Making too Much Noise
Internet
Childcare ✓
Lack of Childcare
Fitness Center for Seniors ✓
Sewage Smell Near Tennis Courts ✓
Need 4 Dedicated Pickleball Courts
Nore Pickleball – 90 Members Live Here ✓
Desiccated Pickleball Courts – Indoor and Out
Need Well-Paying Jobs at a Reasonable Distance to Attract Families and Children ✓
Affordable Housing ✓✓✓✓
Playground at Rec. Field
More Pickleball Courts for Bolton ✓✓
Senior Housing ✓✓
Too Many People Speeding Through Town- Need More Control
Traffic in Town ✓
Too Many Cars ✓
Need to Develop Walking Path on 9N
More Year Round Recreation (Mtn Bike, X Country Ski)
Pet Friendly Areas
Sidewalks
More Access to Lake
Waste Treatment Plan Smell ✓
Knot Weed
Year Round Public Restroom Missing ✓✓✓
Loss of Community ✓✓
9N is Terrible for Bike Riders
Littering ✓✓
Safe Track to Walk/ Run – 9N is too Dangerous
Limit Fertilizers and Chemicals on Lawn- Water Sheets into Lake ✓✓
No Dog Park- Need One ✓✓✓✓✓
No Year-Round Auditorium in Town
Day Care ✓
Internet ✓
Cap on AirBnBs ✓✓✓✓✓
9N is Bad for Pedestrians
Pedestrian Walkways Need Blinking Light ✓✓
Lack of Senior Services ✓
Move Craft Fairs Out of Parking Lot – Parking Always a Problems on Holiday Weekends ✓
Lack of Affordable Housing ✓✓✓✓
Senior Housing ✓
Water and Sewer Infr. Improvements Yearly
Transfer Station Operation Outdated- Needs Renewal
Gas Station Across From Gem Unsightly
More Year Round Kids Activities for All Ages (Outside of School) ✓✓✓
Music Pumping Out of Too Many Businesses
Respect for Property Lines (*Continued*)

Need Protected Bike and Walking on 9N ✓✓✓✓✓✓✓✓
More Pickleball
Need Public Services
Too Many Cars ✓✓✓
Lack of Services Overall for Senior Aged Residents
Make Cable and Internet More Affordable and Improve Services ✓✓✓✓
Great to have a Bookstore and Coffee Café
Pet Park of and Area
Lack of Recreation Facilities
No Pickleball ✓

Priorities for Future Bolton

Government Services (H20, Sewer, Roads/Highways Maint., Building and Zoning)

Sewage System Upgrade ✓
Affordable Housing for Young Families ✓
Expansion of Fire Hydrant System
Limit AirBnBs ✓
Affordable Housing – Rent and Buy ✓✓✓
Town Sewage is an Issue ✓✓✓✓
Less AirBnBs
Sidewalks
Parking
Sewage Treatment Plant ✓
More Housing/ Zoning for Reasonable Pricing ✓
Create Golf Cart Town w/in 30 MPH Zone ✓
Affordable Housing ✓✓✓✓✓✓✓✓
Handicapped Parking on Main Street
More Safe Walking ✓✓
Yellow Warning Lights on Walkway ✓
Sidewalk on 9N ✓✓
Affordable Housing for New Families ✓✓✓
New Sewer Treatment Plan and Plant ✓✓✓
Pedestrian and Bicycle Lanes ✓
Housing for Summer Workers ✓✓✓✓✓
Sewage System on Lakefront ✓✓
Free Bike Share for Sagamore & Hotel Workers
Protect Schroon River Natural Environment from Commercial and Industrial Type I and Type II Development
Enhance X-Walk Visibility
Focus on Year-Round Residents ✓✓✓✓✓
Attention Paid to Entire Town Not Just Hamlet✓✓✓✓
New Water Treatment Plant
Footwash Station by Restrooms at Pier

Recreational and Community Services

Speeding Through Town ✓
Sidewalks on Horicon So Kids are Safe ✓✓✓
Need Bocce Courts ✓
Indoor Pickleball Courts
New Senior Center
Health Services ER/ Urgent Care
Need New Senior Center ✓
Need Some Pickleball Courts ✓
In-Town Daycare Facility ✓✓✓✓
Mountain Biking Trails ✓✓✓✓
Sidewalk to Huddle Beach ✓✓
Mountain Biking
Connected Hiking
More for Children Year-Round -Playground ✓
Make BL walking Only Saturday and Sunday ✓
Shuttle or Trolley Service Year-Round or at Least Weekends ✓✓
Class ½ Bike Paths Along Roads
Prepare for the Future of Boating with a Site for Charging Electric Boats
Sidewalks on 9N ✓✓✓✓
New Senior Center with Better Parking for Handicapped
Separate Parking (Beach V. Pickleball)
Mtn Biking Trails
X-Country Ski Trails
Walking Path On 9N ✓
Wellness Senior Programs ✓
Internet/ Cell Service ✓
Daycare ✓✓✓✓
Elderly Taxi Service
Senior Programs
Ice Sculpture Contest in January
Monitor Speeding in Town
Improve Access to Trout Lake

Environmental Sustainability

New Sewer Plant
Stop Fireworks and Firework Noise
Sustainable Living for People ✓✓
Golf Carts in 30MPH Zone
Solid Waste and Recycling
Ban Leaf Blowers and Noise
LED Streetlights Like LG
Noise Ordinance Should be 70 dbls Like Surrounding Communities; 70-75 dbls is Huge Difference

Development

Pharmacy ✓(x26)
More Sidewalks ✓
Parking Garage Behing Town Hall
Senior Housing ✓✓
Affordable Housing ✓✓✓✓✓✓✓✓
Mountain Biking Trails ✓
Indoor Theater ✓
Arts Center ✓✓
Year-Round Courts ✓
Increase Year-Round Population ✓✓✓✓✓
No More Condo/ Townhouse ✓✓✓
Year-Round Businesses to Encourage Off-Season Tourism ✓✓✓
Parking
More Arts & Culture Events
Build Auditorium with School
More Diverse Festivals- Food, Antiques, Art ✓✓✓
Public Gym
X-Country Ski Center ✓
Winter Tourism ✓
Cap on AirBnBs ✓✓✓✓✓✓✓✓
Buried Utilities Downtown ✓
Parking Garage
Kids Ski Hill (Like Dynamite Hill)
X-Country Ski
Winter Sports
Protected Bike Lanes
Extend Sidewalks South on 9N ✓✓✓✓
Reduce Traffic in Town
Safe Walking
Housing for Workers
Year-Round Recreational Opportunities
Put Farmers Market Back in Cross Street Lot- Too Much Traffic problems at Church ✓✓
Get Craft Fair out of Lots on Holiday Weekends
One Sided Street Parking Summers
More Signage for Parking Lots

Steep Slope Development Concerns

Environmental Impacts

None of the codes work if not enforced or given variances around them.
Run-off floods village streets – Brook Street becomes River Street.
Stop Steep driveways with no stormwater provisions.
Ban pesticides and herbicides next to lake and lawn fertilizers. ✓
Keep run-off from Lake. ✓✓✓✓
Build trails not homes. ✓✓✓✓
Stop paving roads that should remain dirt/gravel.
Permitting drainage in the natural environment.
Building on slopes ruins view and does not allow water to filter.

Viewshed Impacts

Keep development off hills.
Stop blacktopping driveways- gravel and dirt only.
Color Restrictions
Light Regulations
Maintain vegetative screening.
Erosion ruining mountainsides.
Problems with movement of rockbeds and shorelines.
Town of Day has a good plan, consider adopting it.

Vision

- Hub for four season outdoor sports (mtn. bike, ski, hike).
- Vibrant Downtown
- Safe and Clean
- A community with more emphasis on outdoors, walking, other sports.
- Keep Bolton Rural.
- Safety
- Beauty
- Relaxation
- Peacefulness
- Community-Based
- Nature
- Hometown Feel
- Keep Community Family Oriented. ✓✓✓✓
- I see Bolton potentially as a beautiful Adirondack town with tasteful stores and restaurants- walkable streets, year-round recreation, consider closing Bolton to Traffic for several hours Sunday.
- Activities for Adults- Entertaining, Educational – Dancing.
- An Idyllic place to restore, recreate, renew. Live, Work and Play. ✓✓✓
- Focus on Year-round Residents. ✓✓✓✓✓
- Establish Bolton's Own Trolley System (Year Round)
- Gym/ Exercise
- Leave wetlands alone. ✓✓
- Winter Rec/ Ice Rink.
- Housing/ Affordable
- Support recreation opportunities (Year-Round) for Seniors.
- A place for: Year-round residents; seasonal residents; tourists and vacationers; Nature; Properly planned community; balance.
- Skating Rink in Winter- Chester Has One. ✓✓✓
- Widen Parking Spots on Main Road.
- Better Public Access to Trout Lake, ✓✓
- Opportunities for Youth Programs✓✓✓
- Fitness Center
- Stronger Internet
- Fix Rogers park Basketball-Make it Pickleball. ✓
- Ice Skating Rink/ Sledding Hill ✓✓
- Redo Sidewalks/ Make Them Safe
- Expand Recreational Opportunities – Besides Lake
- Restore Old Bolton- Stop Condos ✓✓✓✓✓✓✓✓
- Not an STR only town. We need permanent families with Children to be vital. ✓✓✓✓✓
- Outdoor opportunities
- Community child-centered year round activities. ✓✓✓
- More affordable housing opportunities for families that aren't turned into Bed and Breakfasts. ✓✓✓✓✓
- A moratorium on Bed and Breakfasts ✓✓✓✓✓✓✓ (*Continued*)
- Limiting cars and traffic.
- Problem of motels going out. Too many people have trouble visiting the Lake to fall in love wit it. Eventually that will lead to decline. Need more accommodations and AirBnBs or motels.

- Mental Health availability. Economy hurting everyone. Kids are cutting -No Appointments Available.
- Keep roads in hamlet narrow to prevent speeding.
- New Pickleball Court at Veterans. Keep Rogers as Tennis. ✓✓✓✓
- Get pickleball away from Tennis Courts.
- More Pickleball.
- Dedicated pickleball Courts
- Dog Park ✓
- Affordable housing for Families. ✓✓✓✓
- Separate Pickleball Courts ✓
- Indoor/Outdoor Pickleball Courts
- Embrace Pickleball Community
- Dog Park
- A Community for All Ages and Incomes.
- More Jobs for locals.
- Summertime Extra Trash Pickup – On sidewalks not just bins.
- Add Farmers Market to Craft Fair
- Programs for Youth
- Designated Only Courts for Pickleball
- Improve Craft Fair or get rid of it. ✓✓✓✓

MAPS

BL Hamlet Map

9N South of the Hamlet – "Bike Walking Lane"
Dula Pond – "Dredge Pond"
Rogers Park – "Boathouse for Museum Boat Collection"
Hamlet (General) – "Research Center"
9N at Sagamore Road (Along Sagamore Road) – "No Sidewalk"
Horicon Ave. at 9N – "Remove Snow"
9N to School (By BFD) – "Walkway/ Ramp"
9N at Vets Park – "Dangerous Crosswalk"
9N at Vets Park (Into Park) – "Walkway"
Veterans Park – "Ice Rink" and "Pickleball and Tennis"

Town Map

General – "No Roads to Nowhere! Adopt a Highway!"
General – "Less Clearcutting"
Edmunds Brook - "Protect Edmunds Brook"
Opportune Time Land off Coolidge Hill - "State Should Have Gotten This"
Between Hamlet and Cat/ Thomas – "Trail Connections"
Recreation Club Pond – "Should Have Gotten a Proper Name – Dragon Fly Pond"
Cat and Thomas – "X-Country Ski Trails"; "Mountain Biking Trail System"; "New Lean Too, Perimeter Trail System".
Federal Hill Road – "Federal Hill Walking Path to Downtown"
Up Yonda – "Kids Ski Hill"✓
E. Schroon River Rd. – "…Does not support C&I Development"; "Scenic Overlay"; "Protect Environment from Commercial and Industrial Development"; "No Type I and II Development"; Rich With Wildlife".
NW Bay at Tongue Range – "CCC Camp/ Mormon Rock work w/ State Partners"

Comprehensive Plan Goals:

- *Construction of sidewalks in specific areas within the back streets of the Hamlet*
  14 Relevant

- *Extend the sidewalk from Rt. 9N to the existing sidewalk leading to the Sagamore.*
  11 Relevant
- *Installation of highly visible crosswalks and pedestrian crossing lights throughout the Hamlet*
  9 Relevant
- *Direct pedestrian connection between Stewart Avenue. and Horicon Ave. and the school.*
  8 Relevant
- *Pedestrian Connection to Up Yonda Farm*
  10 Relevant
- *Construction of sidewalks between Bolton Landing and the Algonquin Restaurant with pedestrian scaled amenities.*
  20 Relevant
- *Target Areas for Infill Development*
  6 Relevant
- *Seek to Provide Economic Assistance for Housing and Business Structural Improvements*
  12 Relevant
- *Develop and Adopt Hamlet Architectural and Site Design Guidelines.*
  4 Relevant 1 Not Relevant
- *Adopt Consistent Sign Regulations*
  3 Relevant
- *Consider Hamlet Gateway Enhancements*
  4 Relevant
- *Educate Town Residents About the Value of Natural Resources*
  7 Relevant
- *Work Closely with Organizations to Efficiently Protect Open Space*
  15 Relevant
- *Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan.*
  13 Relevant
- *Coordinate with Niagara Mohawk to Protect the Visual Qualities of Co. Rt. 11.*
  7 Relevant
- *Enact Conservation Subdivision Regulations*
  3 Relevant
- *Establish a Scenic Overlay District*
  5 Relevant
- *Develop District Specific Architectural & Site Design Guideline Manual*
  2 Relevant 1 Not Relevant
- *Review the Town's Current Vegetative Clearing Regulations*
  3 Relevant
- *Develop, Enhance and Promote the Outdoor Recreational Opportunities Available in Bolton*
  18 Relevant
- *Create and Integrated Tourism Experience*
  8 Relevant
- *Foster the Growth of Home Based Businesses*
  4 Relevant (*Continued*)

- *Identify Sites That Can Host Appropriate Light Industry*
  3 Relevant 1 Not Relevant
- *Encourage the Availability of Essential Goods and Services in the Hamlet Business District*
  2 Relevant
- *Research the Necessity and Feasibility of Increasing the Density Within the Hamlet*
  2 Relevant
- *Provide Small Business Assistance*
  9 Relevant
- *Better Utilize Tourist Accommodations During the Off-Season*
  11 Relevant
- *Investigate the Potential to Create a Business Improvement District*
  2 Relevant
- *Form a Partnership to Address Housing Needs*
  14 Relevant
- *Provide Economic Assistance Information to Home Buyers*
  3 Relevant
- *Provide Opportunities for Starter Homes*
  10 Relevant
- *Infill Vacant Lands with a Diversity of Affordable Housing*
  8 Relevant
- *Create Incentives for Affordable Housing Through Land Use Regulations*
  7 Relevant
- *Proactively Create Affordable Housing*
  10 Relevant
- *Investigate Methods to Allow Accessory Rental Units in the Hamlet*
  9 Relevant
- *Accommodate the Housing Needs of the Rental Market*
  9 Relevant
- *Provide Links to Financial and Technical Assistance Programs for Motel/Cottage Operators*
  No Responses
- *Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District*
  9 Relevant
- *Develop a Citizen's Guide*
  4 Relevant
- *Require Pre-Application Meetings*
  6 Relevant
- *Educate Landowners*
  5 Relevant
- *Expand the Availability of Sewer Infrastructure*
  7 Relevant
- *Establish a Working Relationship with the NYSDOT*
  3 Relevant

LWRP Goals

- *Adopt the revised Town of Bolton Zoning Ordinance. Adopt the Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.*
  10 Relevant 1 Not Relevant
- *Implement the recommendations in the Trails master plan for the West Side of Lake George (completed May 2013).*
  15 Relevant
- *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.*
  22 Relevant 1 Relevant
- *Develop a Ridgeline Overlay District and create a set of standards that addresses both the visual and environmental impacts of land use activities.*
  10 Relevant
- *Progress the Norowal Site Redevelopment plan and incorporate planning for the boat wash station.*
  8 Relevant
- *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.*
  14 Relevant
- *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.*
  9 Relevant
- *Continue to support the implementation of aquatic invasive species control measures as recommended in the LGPC DEIS on the Prevention of Invasive Species.*
  28 Relevant

COMPREHENSIVE PLAN GOALS

The 2003 Comprehensive Plan laid out a number of Goals and Objectives. The Plan Update will build off of these, and examine what is working and what could be improved. Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

Goals and Objectives	This Goal is No Longer Relevant	This Goal is Still Relevant
Preserve and enhance the unique qualities of Bolton Landing for the benefit of the community as a whole.		
Construction of sidewalks in specific areas within the back streets of the Hamlet.		
Extend the sidewalk from Route 9N to the existing sidewalk leading to the Sagamore.		
Installation of highly visible crosswalks and pedestrian crossing lights throughout the Hamlet.		
Direct pedestrian connection between Stewart Avenue and Horicon Avenue and the school.		
Pedestrian connection to Up Yonda Farm.		
Construction of sidewalks between Bolton Landing and the Algonquin restaurant with pedestrian-scaled amenities.		
Target Areas for Infill Development		
Seek to Provide Economic Assistance for Housing and Business Structural Improvements		
Develop and Adopt Hamlet Architectural and Site Design Guidelines		
Adopt Consistent Sign Regulations		
Consider Hamlet Gateway Enhancements		
Protect, maintain, and re-establish the quality of Bolton's natural setting, open spaces, and ecosystems (e.g. forests, streams, ponds, wetlands, and other sensitive resources) to preserve the scenic shorelines, hillsides, and ridgelines and the overall distinctive rural character; and to ensure a sustainable future for the Town, its residents, and wildlife.		
Educate Town Residents About the Value of Natural Resources		
Work Closely with Organizations to Efficiently Protect Open Space		
Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan		
Coordinate with Niagara Mohawk to Protect the Visual Qualities of Co. Rt. 11.		
Enact Conservation Subdivision Regulations		
Establish a Scenic Overlay District		
Develop District Specific Architectural & Site Design Guideline Manual		
Review the Town's Current Vegetative Clearing Regulations		
Bolton's recreational resources should continually be assessed, modified, and improved to ensure that the expectations, abilities, and interests of all residents, as well as visitors, are met to the greatest extent practicable.		
Prepare a Town-Wide Parks, Recreation, and Open Space Master Plan		
Develop a Town-Wide Recreational Trail System		
Develop a Paddling Trail		
Improve Access to Trout Lake		
Support On-Road Bicycle Networks		
Develop a Scenic Overlook Along CR 11		

COMPREHENSIVE PLAN GOALS

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The 2003 Comprehensive Plan laid out a number of Goals and Objectives. The Plan Update will build off of these, and examine what is working and what could be improved.

Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

Goals and Objectives	This Goal is No Longer Relevant	This Goal is Still Relevant
Bolton's economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.		
Develop, enhance, and promote the outdoor recreational opportunities available in Bolton.		
Create an integrated tourism experience (branding/marketing).		
Foster the growth of Home-Based Businesses.		
Identify Sites that can host appropriate light industry.		
Encourage the availability of essential goods and services in the Hamlet Business District.		
Research the Necessity and Feasibility of Increasing the Density Within the Hamlet		
Provide Small Business Assistance		
Better Utilize Tourist Accommodations During the Off-Season		
Investigate the Potential to Create a Business Improvement District		
Because affordability breeds diversity which then spurs economic/cultural vitality, the Town should seek to provide a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families.		
Form a Partnership to Address Housing Needs		
Provide Economic Assistance Information to Home Buyers		
Provide Opportunities for Starter Homes		
Infill Vacant Lands with a Diversity of Affordable Housing		
Create Incentives for Affordable Housing Through Land Use Regulations		
Proactively Create Affordable Housing		
Investigate Methods to Allow Accessory Rental Units in the Hamlet		
Accommodate the Housing Needs of the Rental Market		
Provide Links to Financial and Technical Assistance Programs for Motel/Cottage Operators.		
Continue to provide high-quality municipal services to every resident in the community that protects the natural environment, regards residents' needs, and protect the health, safety, and general welfare of the community.		
Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District		
Develop a Citizen's Guide		
Require Pre-Application Meetings		
Educate Landowners		
Expand the Availability of Sewer Infrastructure		
Establish a working relationship with the NYSDOT.		

COMPREHENSIVE PLAN GOALS

The 2003 Comprehensive Plan laid out a number of Goals and Objectives.
The following goals and objectives are in the process or have been completed since that time:

Completed Goals and Objectives	Town Actions to Advance This Goal
Construction of sidewalks between Bolton Landing and Veterans' Park with pedestrian-scaled amenities.	A sidewalk was completed from Stewarts to Veterans' Park. An internal sidewalk from the shore to the existing sidewalk was also completed as part of the Veterans' Park Plan.
Preserve Cat Mountain and the Edgecombe Pond Watershed.	The Town purchased approximately 130 acres since the last comprehensive plan. Cat Mountain land was purchased by NYS from the conservancy.
Consider a Town-wide Watershed Protection Plan.	Completed.
Continue to implement the Town Stormwater Management Law and the improvement projects outlined in the Stormwater Management Plan.	The stormwater regulations were recently updated to mirror the Lake George Planning Commission's regulations.
Research recent advancements in alternative on-site wastewater treatment system technology.	Completed.
Consider various methods for ensuring that existing on-site wastewater treatment systems are functioning properly.	Updates to the septic ordinance are ongoing and are similar to the Lake George Planning Commission's regulations using BSIP as a model.
Support and implement the proposed projects at Rogers' and Veterans' Parks.	Projects complete.
Expand the facilities at Conservation Park.	Project complete.
Coordinate with NYS to map trails on state lands.	NYS official trails are mapped on NYS lands.
Enact short-term parking solutions.	The Town purchased Cross Street lots and currently has a scheduled update of the town hall parking lot.
Develop a Town Website.	The website has been created; a clearer and more intuitive layout may be needed.
Work on the development of a telecommunication strategy for the Lake George Region.	Continuing close work with NYS ESD on improving broadband and cell service.
Explore methods to improve the effectiveness of the Town's Zoning Ordinance, Stormwater Management Law, and Telecommunications Ordinance.	There are ongoing stormwater and zoning updates as appropriate.
Conduct a thorough review and amendment of the Zoning Ordinance.	Ongoing effort and to be continued post comprehensive plan update.
Restructure the format of the Zoning Code.	The format has been restructured through E-Code.
Hire a part-time Code Enforcement Officer.	A full-time Code Enforcement Officer was hired in 2021.
Hire a part-time Planner.	A full-time Planner was hired in 2021 and developed into the Director of Planning and Zoning in 2022.
Encourage or require that Planning and Zoning Board members attend land use planning seminars.	This is now required.

LWRP Priority Projects

The 2016 LWRP laid out a number of Goals. The Plan Update will build off of these, and examine what is working and what could be improved.
Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

LWRP Goal	This Goal is No Longer Relevant	This Goal is Still Relevant
2. Adopt the revised Town of Bolton Zoning Ordinance. Adopt the Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.		
4. Implement the recommendations in the Trails master plan for the West Side of Lake George (completed May 2013).		
5. 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.		
7. Develop a Ridgeline Overlay District and create a set of standards that addresses both the visual and environmental impacts of land use activities.		
10. Progress the Norowal Site Redevelopment plan and incorporate planning for the boat wash station.		
12. 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.		
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.		
14. Continue to support the implementation of aquatic invasive species control measures as recommended in the LGPC DEIS on the Prevention of Invasive Species.		

LWRP Priority Projects

The 2016 LWRP laid out a number of Goals. The following goals and objectives are in the process or have been completed since that time:

Completed LWRP Goal	Town Actions to Advance This Goal
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.	On-Going – Creation of LWRP assessment for all new planning and ZBA proposals. Consider the effects of development in accordance with LWRP.
3. Review and update the Bolton Stormwater Management Ordinance.	Updated in 2021 and 2023 in accordance with LGPC regulation updates.
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.	Town Planner was hired in 2021.
8. Develop and maintain an inventory of all on-site waste treatment systems in the town. 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.	Bolton Septic Inspection Program implemented (2019). Inspections are required on some systems if approved as Septic Variance. LGPC implementing regular inspection program (2022/2023)
9. Continue Implementing Master Plan for Rogers Memorial Park including: Construction of a Visitor Center; Comprehensive Stormwater Plan; Park Entry plaza; Replacement North Dock.	Rogers Park Master Plan has been implemented.
11. Implement the Veterans Memorial Park Master Plan. Priorities include: replacement of the south public dock; replacement of the all lighting.	Ongoing- Awarded Phase II in 2022. Construction to begin in Fall 2024
15. Support the Expansion of the Bolton Historical Museum.	New Museum Roof (2023); Asbestos Abatement (Oct. 2023- Approved); New Wing (2016); Additional phases are planned.

VISION

Using your post-its, provide us with 3-5 words that help describe your vision for the future of Bolton

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here

PRIORITIES FOR FUTURE BOLTON

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

NEW YORK STATE OF OPPORTUNITY. Department of State

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Use post-it notes to tell us what areas Bolton should focus on. You can choose to address community issues, needed services or public amenities, or other policies.

Government Services: Such as water and sewer service, roads and highway maintenance, building and zoning enforcement etc.	**Recreational and Community Services: Such as parks and recreation offerings, senior and youth services, childcare services, educational services etc.**
Place Post-It Notes Here	Place Post-It Notes Here

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

NEW YORK STATE OF OPPORTUNITY. Department of State

PRIORITIES FOR FUTURE BOLTON

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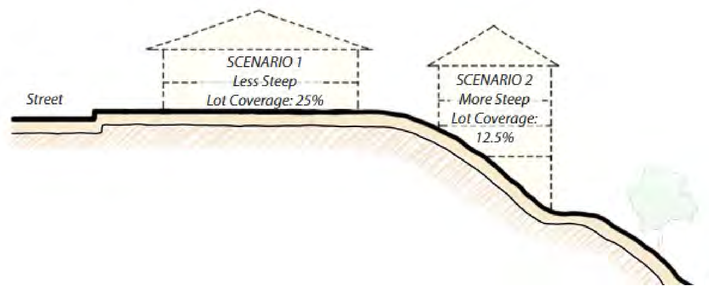
Use post-it notes to tell us what areas Bolton should focus on. You can choose to address community issues, needed services or public amenities, or other policies.

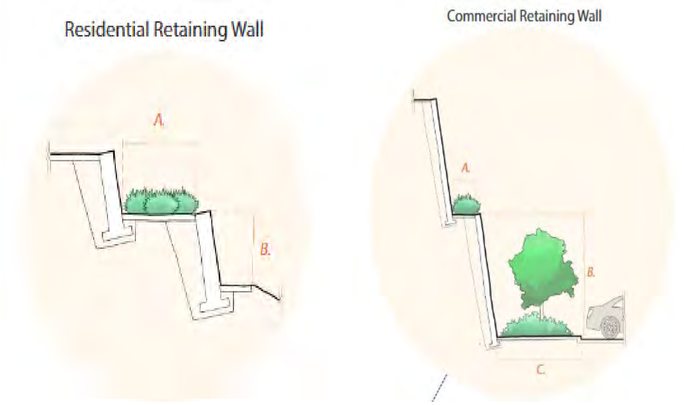
Environmental Sustainability: This may include environmental resource conservation/protection, renewable energy infrastructure such as EV charging stations, climate change adaptation and resilience.	**Development:** What kind of development is needed in Bolton? This may include housing, new business or services.
Place Post-It Notes Here	Place Post-It Notes Here

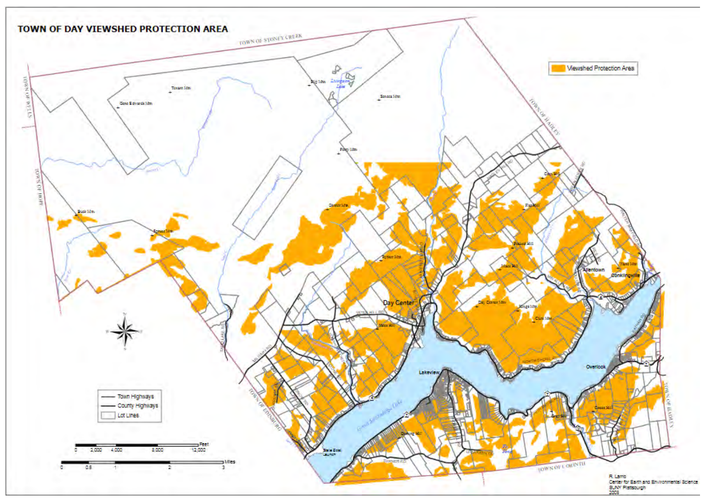
STEEP SLOPE DEVELOPMENT CONCERNS

Use post-it notes or stickers to tell us of your concerns about residential and/or commercial development on steep slopes and whether greater regulation is needed.

Environmental Impacts (Tree Removal, Soil Destabilization, Habitat Loss, Stormwater Runoff)	**Viewshed Impacts** (Lake Views, Mountain Views, Neighborhood Character)
Place Post-It Notes Here	Place Post-It Notes Here







STRENGTHS

What are Bolton's strengths? Use a post-it to tell us in a few words.

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here

CHALLENGES

What are Bolton's challenges? Use a post-it to tell us in a few words.

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here

Smart Growth Comprehensive Plan
CPC Meeting #3 Summary
October 18, 2023

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

Laberge Group:

- Kevin Schwenzfeier, Senior Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

Presentation from DR. Kevin Rose

The meeting started with a brief presentation from Dr. Kevin Rose, Director of the Jefferson Project (RPI), who has been coordinated through the Lake George Waterkeeper. Information about the Jefferson Project, was made available at the link: https://jeffersonproject.live/. The presentation provided the CPC with the chance to hear more about the project, discuss any possible trends seen, and discuss ways the Town or the Town's Planning Process can improve the quality of the Lake.

Project Status

There was a brief update of the project status including an overall summary of the schedule.

General Outreach

Laberge Group provided an overview of the stakeholders that had been identified to date. It was determined that there will be five (5) roundtables that will include likeminded stakeholders to engage on topics of expertise or interest. These five groups included business owners, local government, regional/state agencies, service providers, and general interest groups. Laberge Group will work with the Town's Director of Planning to schedule the roundtables in the upcoming month.

Public Engagement Survey

The final public survey results were presented to the CPC. See attached presentation.

Buildout Analysis

The County has offered to assist with a Buildout Analysis to identify future development and potential growth in the Town. The use of this tool was discussed with the CPC.

County Housing Analysis

The County is also preparing a County Housing Analysis. This report when ready will be incorporated into the Community Profile and utilized to refine the Town's goals, objectives, and strategies. The draft public outreach boards were shared with the CPC. Content was reviewed and discussed. Format of the meeting was finalized.

Next Meeting – TBD December/January

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

Smart Growth Comprehensive Plan

Town of Bolton
Warren County, NY

October 18, 2023

Laberge Group
ENGINEERING ARCHITECTURE SURVEYING PLANNING

NEW YORK STATE OF OPPORTUNITY. Department of State

Contract: C1002005/C1002328

Project Status

Summer/Fall 2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter 2023

- Draft Vision, Goals,& Objectives
- Plan Development
- Public Workshop

Winter/Spring 2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption

Stakeholders

Chris Navitsky Lake George Waterkeeper - cnavitsky@lakegeorgewaterk
Heidi Hess – Pres. Bolton Chamber/ Candlelight Cottages (Hotel) Owner
info@candlelightcottages.com
Tom Guay – Mgr. Sagamore tguay@thesagamore.com
Dave Wick – Dir. LGPC Dave@lgpc.state.ny.us
Joe Thouin – LGPC Joe@lgpc.state.ny.us
Pastor Scotty (Scott Matthews) – Bolton Community Church pastorscotty
Chad Shippee – Principal Bolton CSD cshippee@boltoncsd.org
Town Board Members
Ethan Gaddy – Warren County Planner gaddye@warrencountyny.gov
Allison Gaddy/ Beth Gillies/ Sam Blake – LCLGRPB
Bolton FD – Contact Steve DeLorenzo - delorenzos@boltonfirerescue.org
Chief Galante – Bolton PD galante.j@town.bolton.ny.us
Jim Liberum – WCSWD - jiml@warrenswcd.org
Herb Koster- Planning Board Chair kajen715@aol.com
Matt Coon - Bolton Water and Sewer blwwtp@town.bolton.ny.us

Roundtables

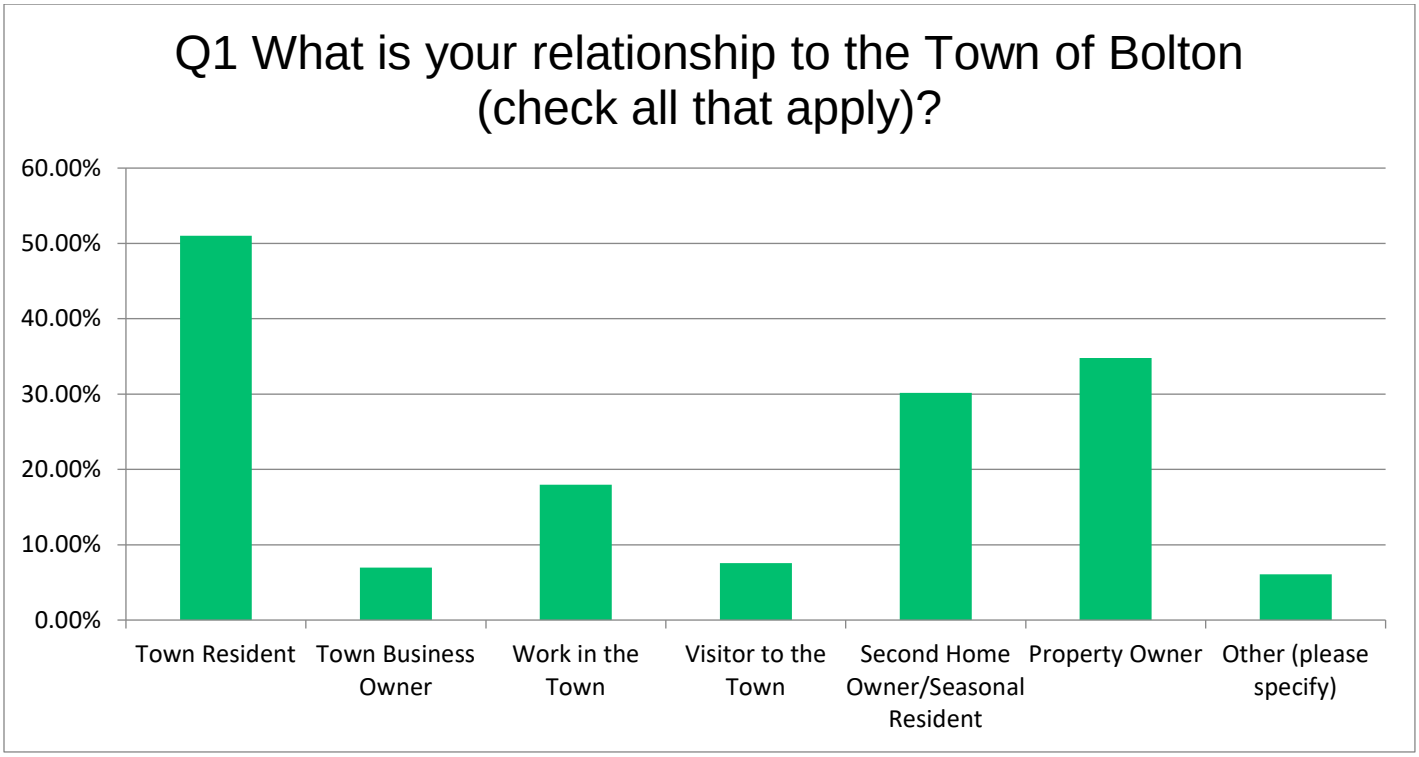
- Business Owners
- Interest Groups
- Local Government
- Regional/State Agencies
- Service Providers

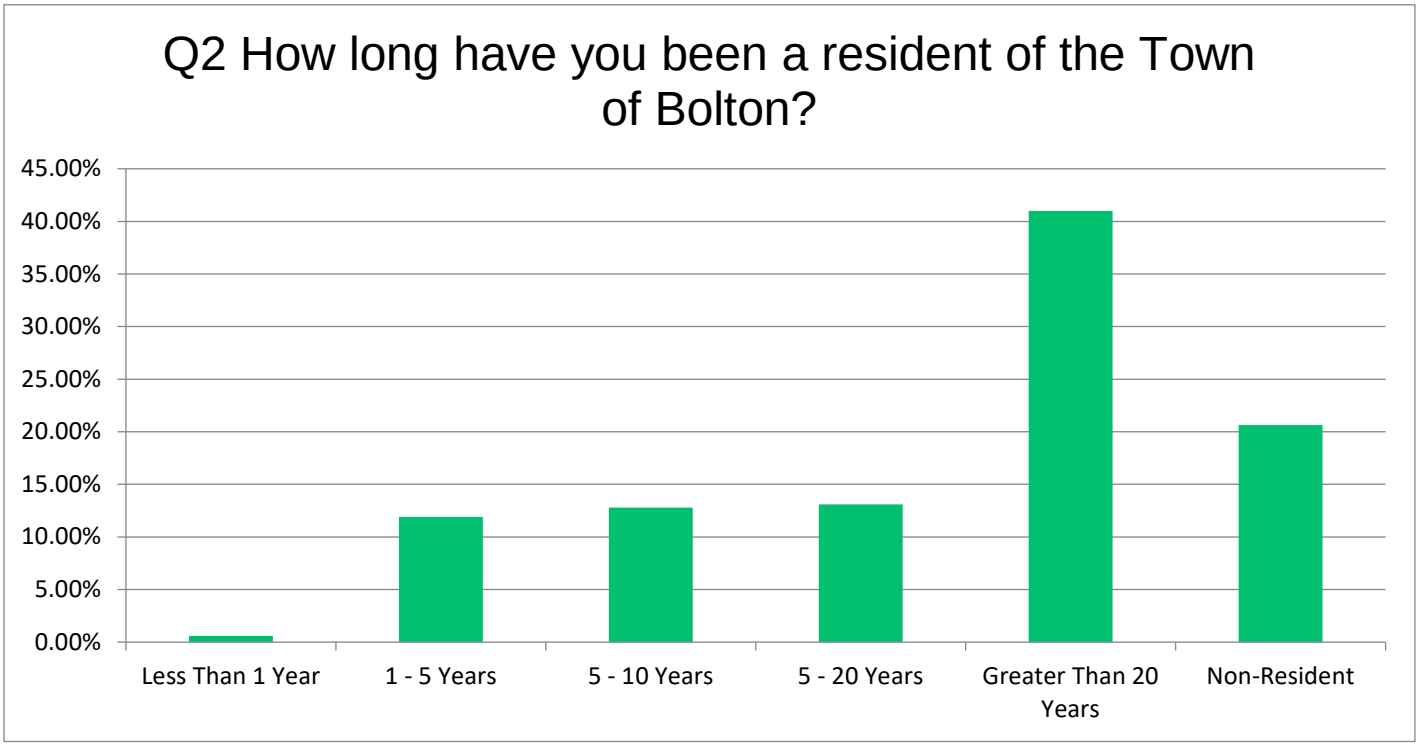
Additional Stakeholders

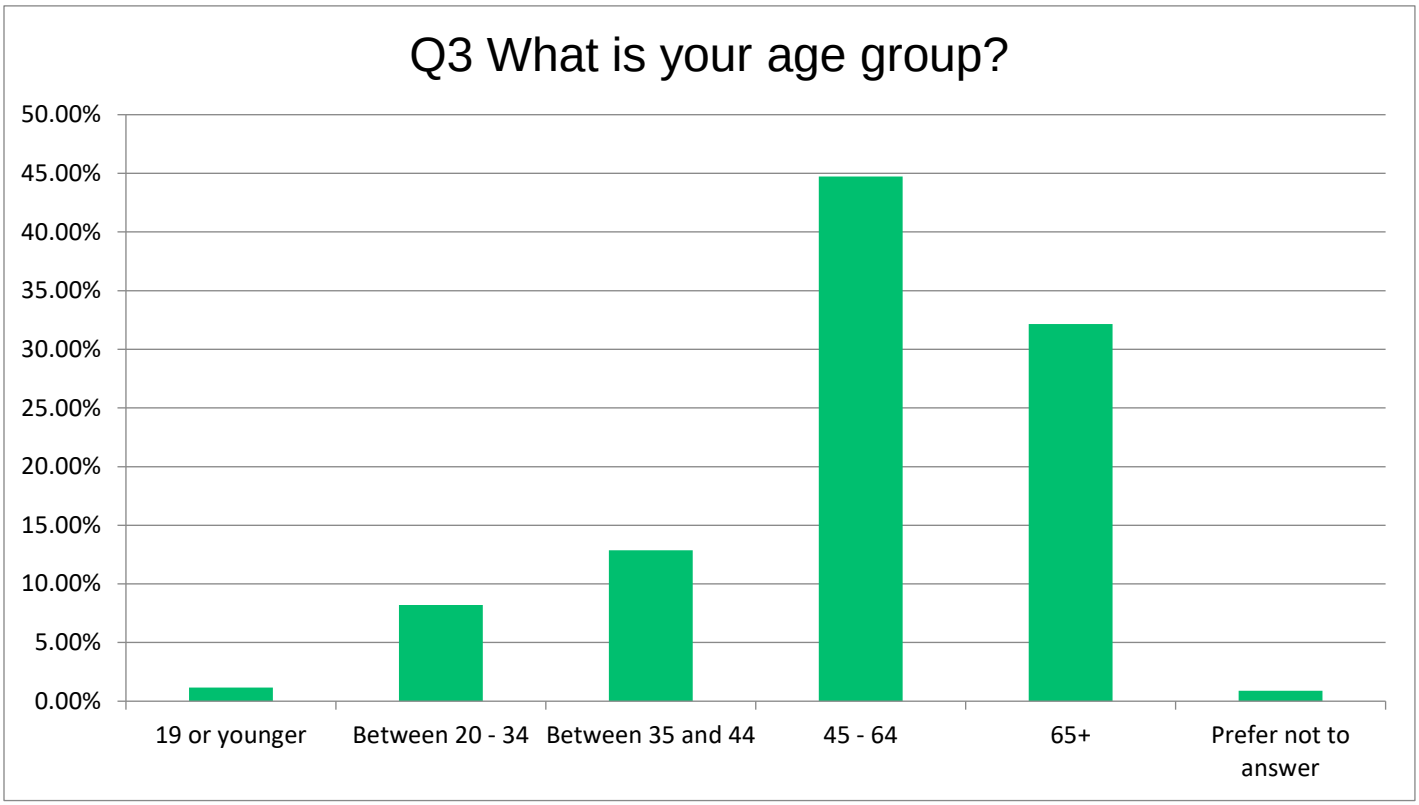
- Building & Grounds
- Bolton Central School
- Bolton Police
- Elain Brown, Chamber
- Churches
- Library
- Keith Scott, Algonquin/Twin Bay
- Road Crews

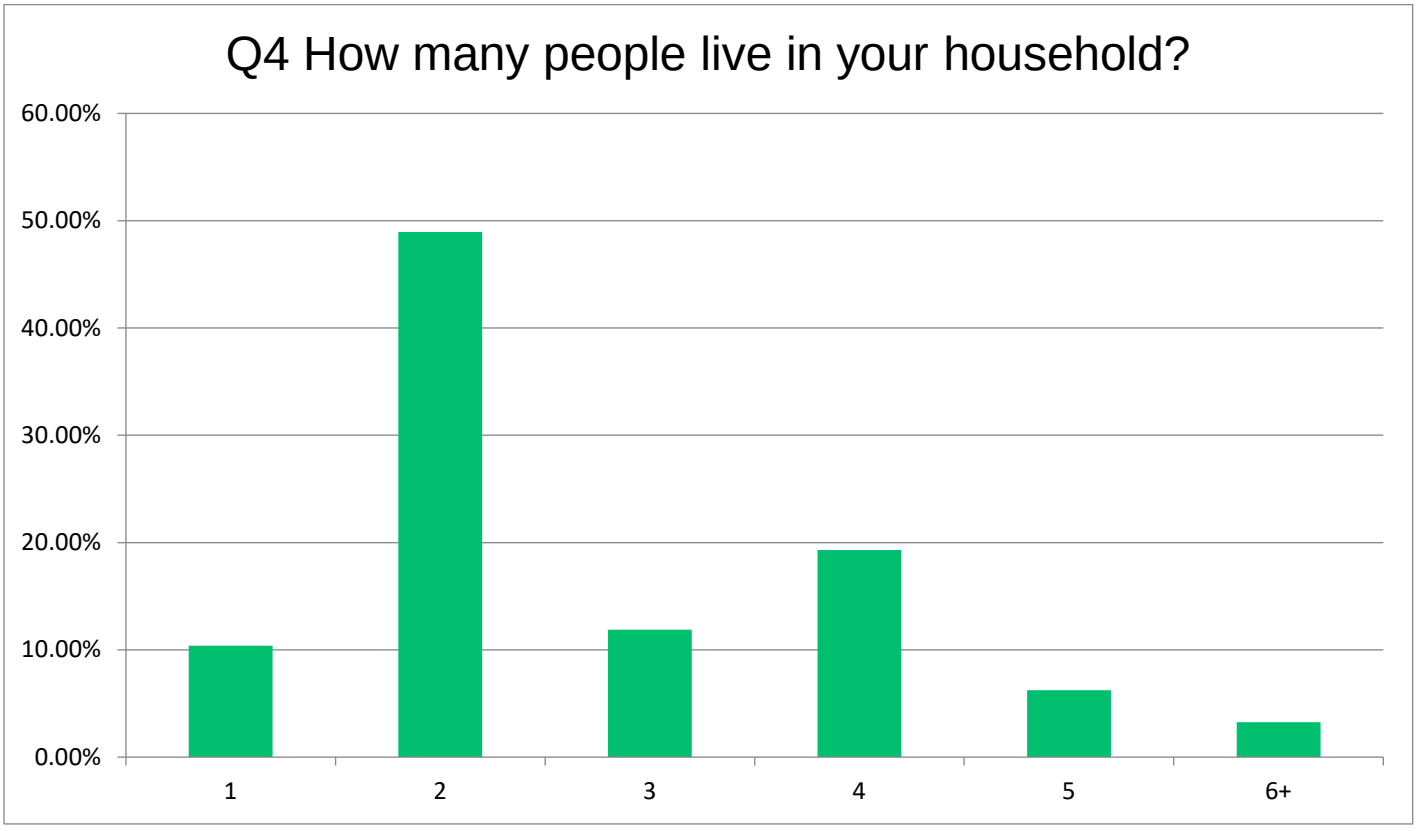
Final Survey Results

Community Survey Results 2023






Q3 What is your age group?
50.00%
45.00%
40.00%
35.00%
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
19 or younger
Between 20 - 34
Between 35 and 44
45 - 64
65+
Prefer not to answer


Q4 How many people live in your household?
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
1
2
3
4
5
6+

Q5 What are three things you love about living in or visiting Bolton?

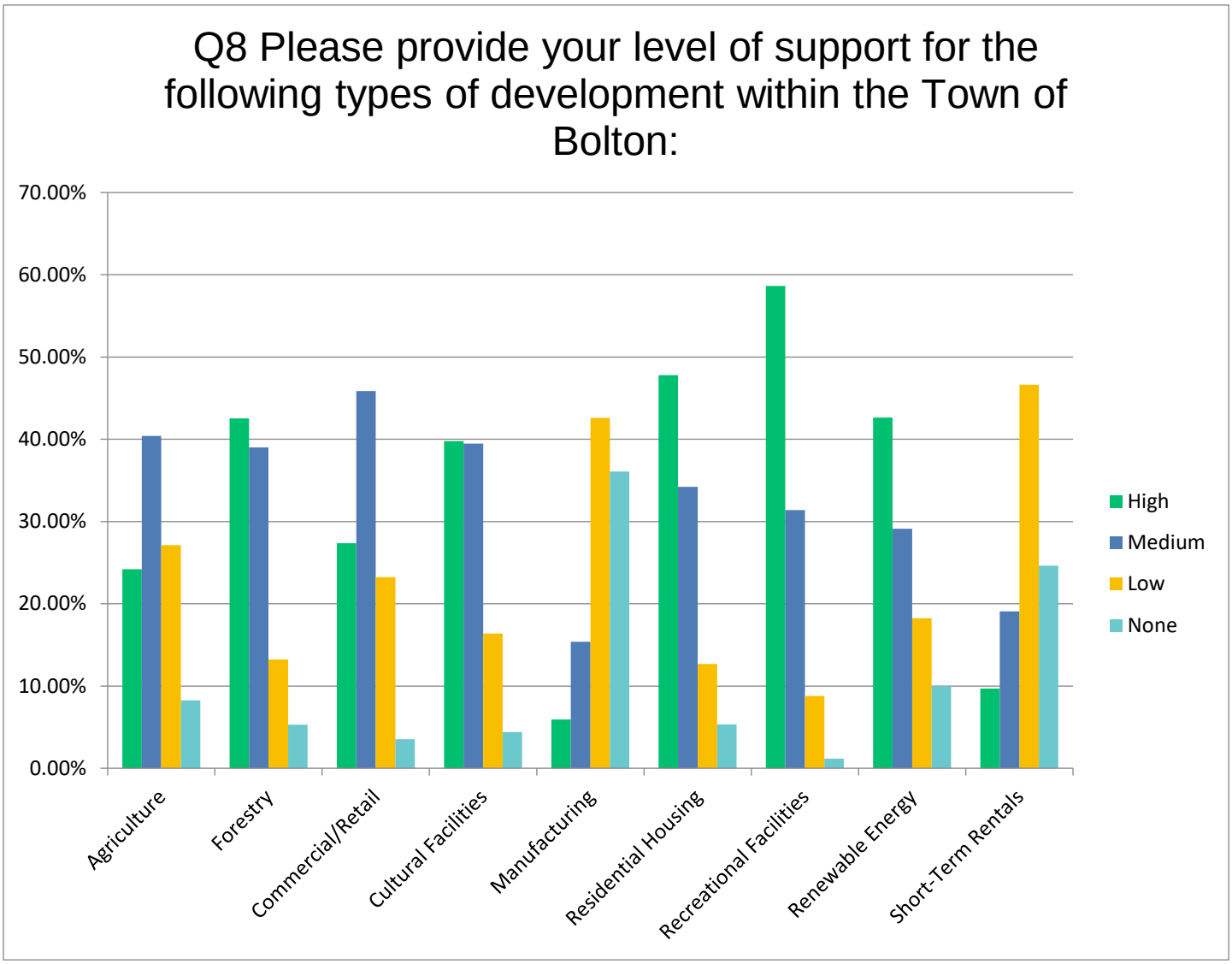


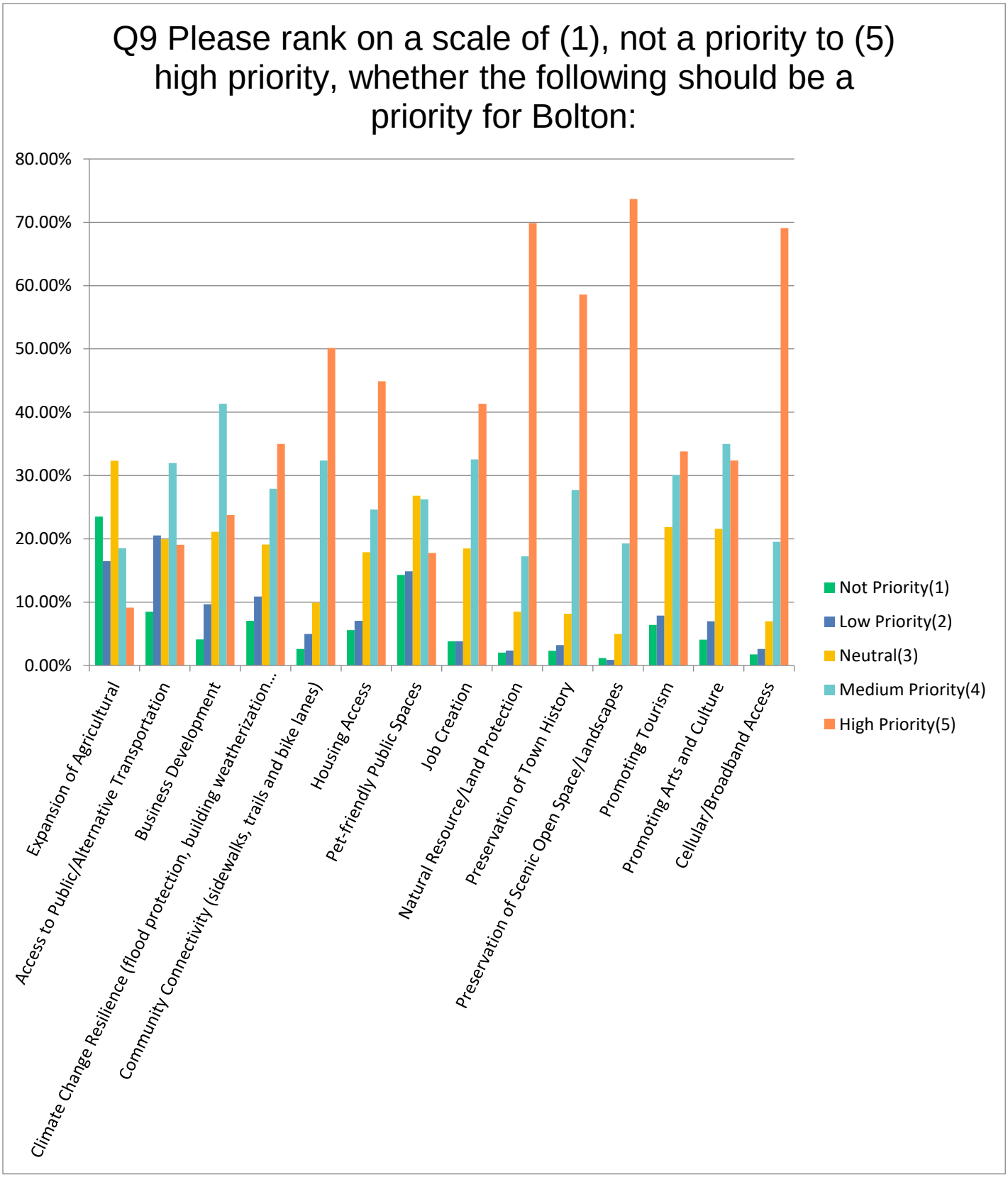
Q6 What are the top 3 issues or challenges facing the Town of Bolon over the next 10 years?



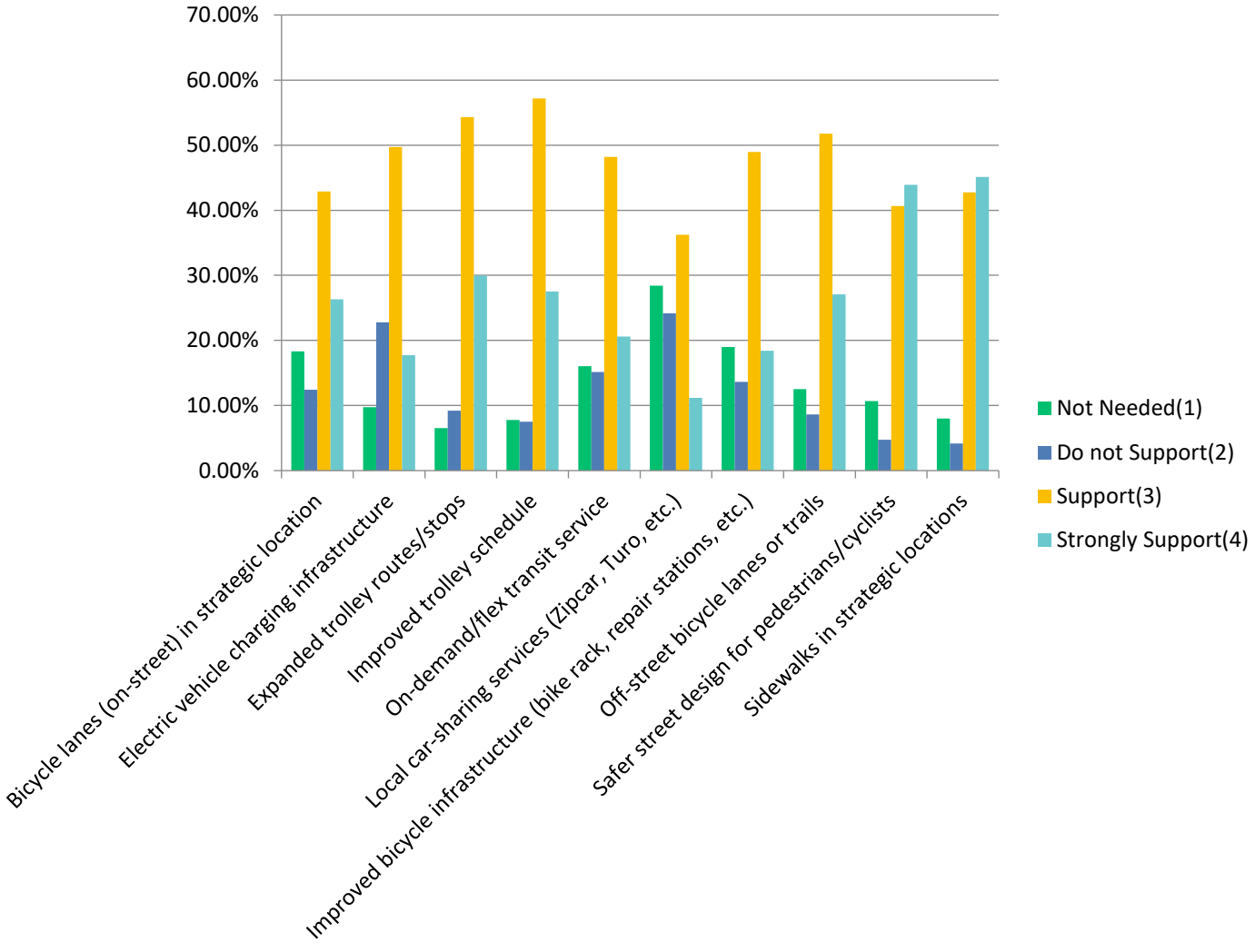
Q7 Provide up to 5 keywords that describe your Vision for the future of Bolton.

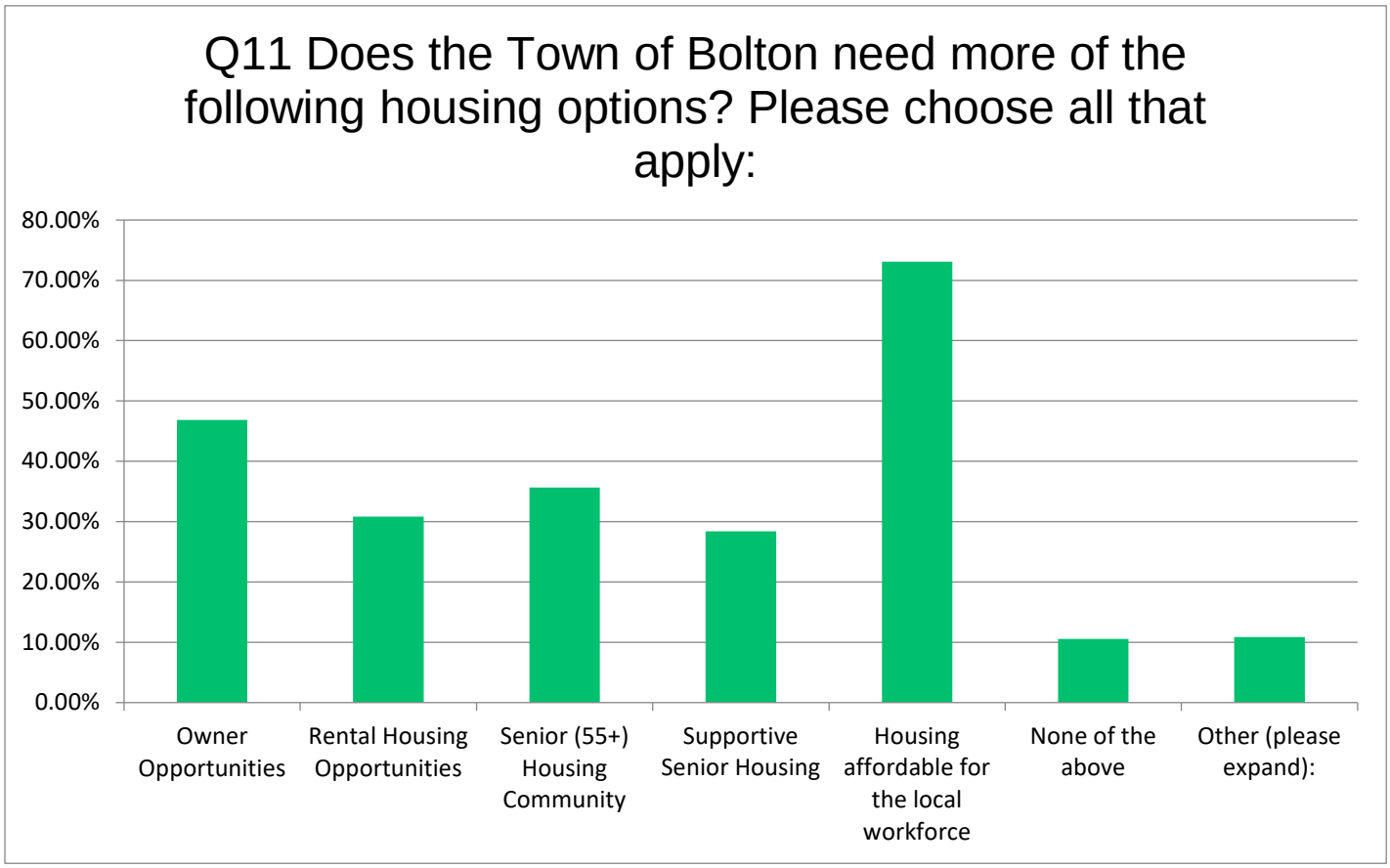


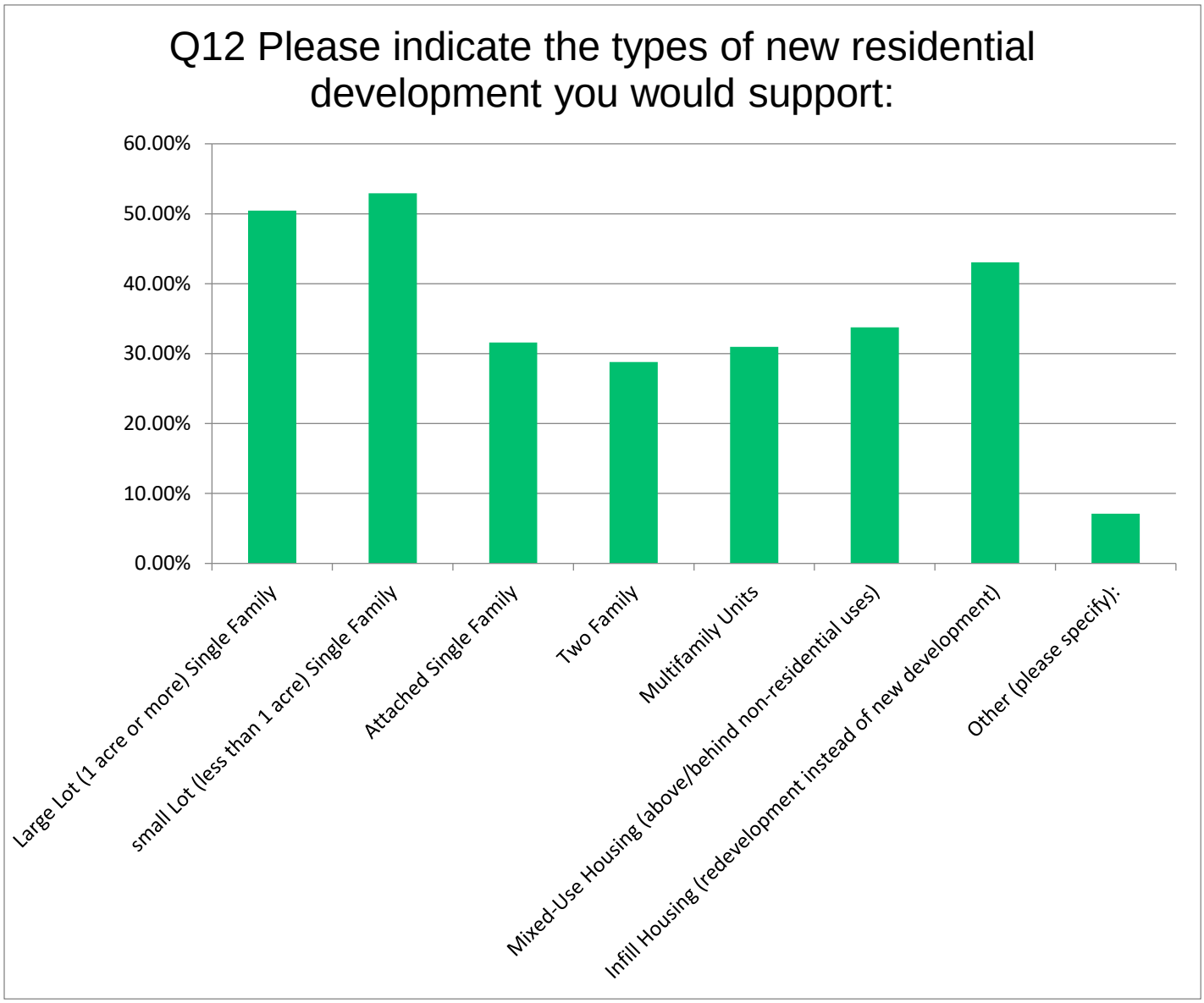

Q8 Please provide your level of support for the following types of development within the Town of Bolton:
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Agriculture
Forestry
Commercial/Retail
Cultural Facilities
Manufacturing
Residential Housing
Recreational Facilities
Renewable Energy
Short-Term Rentals
High
Medium
Low
None

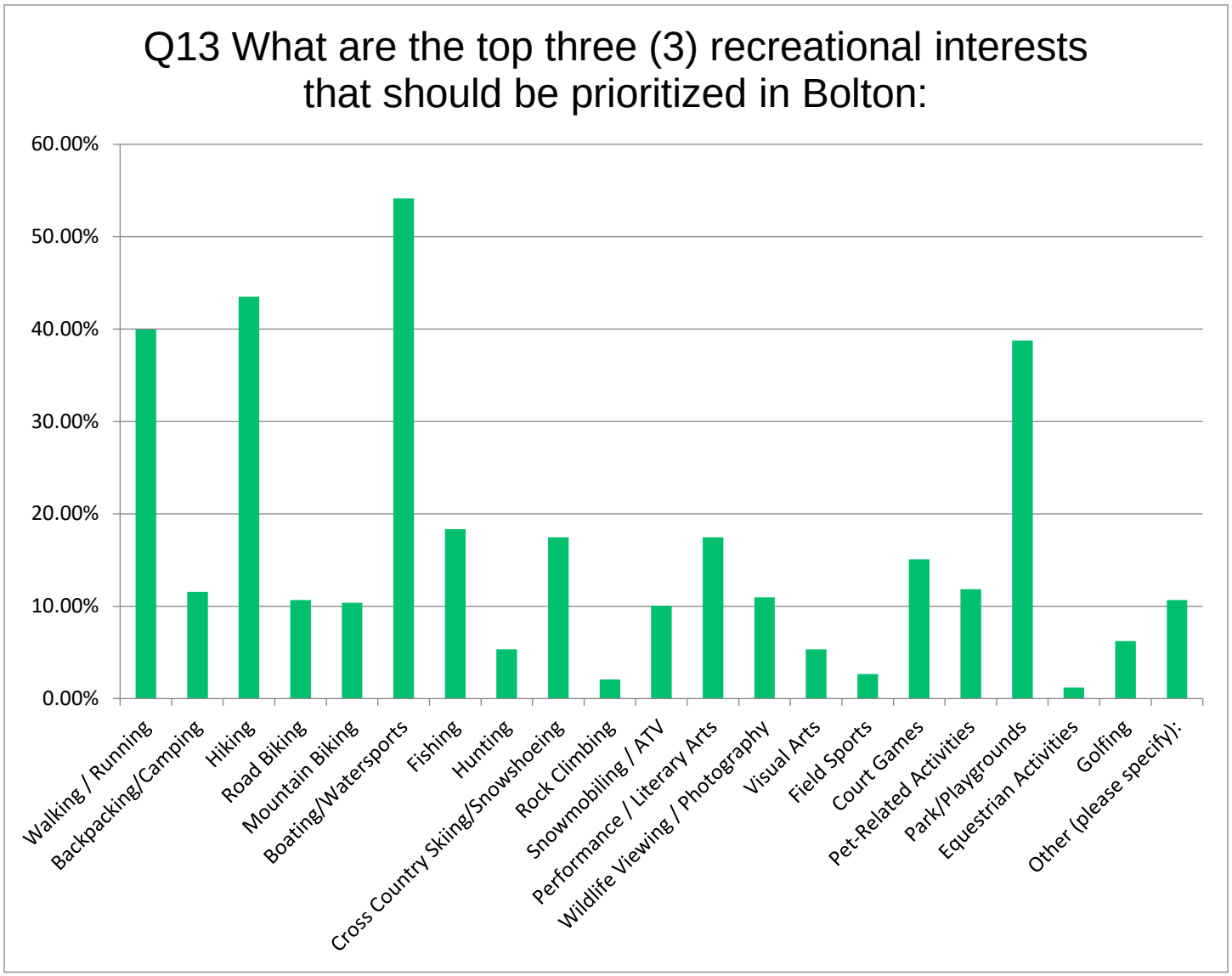

Q9 Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Expansion of Agricultural
Access to Public/Alternative Transportation
Business Development
Climate Change Resilience (flood protection, building weatherization...
Community Connectivity (sidewalks, trails and bike lanes)
Housing Access
Pet-friendly Public Spaces
Job Creation
Natural Resource/Land Protection
Preservation of Town History
Preservation of Scenic Open Space/Landscapes
Promoting Tourism
Promoting Arts and Culture
Cellular/Broadband Access
Not Priority(1)
Low Priority(2)
Neutral(3)
Medium Priority(4)
High Priority(5)

Q10 “Connectivity” is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:




Q11 Does the Town of Bolton need more of the following housing options? Please choose all that apply:
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Owner Opportunities
Rental Housing Opportunities
Senior (55+) Housing Community
Supportive Senior Housing
Housing affordable for the local workforce
None of the above
Other (please expand):


Q12 Please indicate the types of new residential development you would support:
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Large Lot (1 acre or more) Single Family
small Lot (less than 1 acre) Single Family
Attached Single Family
Two Family
Multifamily Units
Mixed-Use Housing (above/behind non-residential uses)
Infill Housing (redevelopment instead of new development)
Other (please specify):


Q13 What are the top three (3) recreational interests that should be prioritized in Bolton:
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Walking / Running
Backpacking/Camping
Hiking
Road Biking
Mountain Biking
Boating/Watersports
Fishing
Hunting
Cross Country Skiing/Snowshoeing
Rock Climbing
Snowmobiling / ATV
Performance / Literary Arts
Wildlife Viewing / Photography
Visual Arts
Field Sports
Court Games
Pet-Related Activities
Park/Playgrounds
Equestrian Activities
Golfing
Other (please specify):

Bolton Comprehensive Plan Community Survey

1. **What is your relationship to the Town of Bolton (check all that apply)?**

- ☐ Town Resident
- ☐ Town Business Owner
- ☐ Work in the Town
- ☐ Visitor to the Town
- ☐ Second Home Owner/Seasonal Resident
- ☐ Property Owner
- ☐ Other [_____]

2. **How long have you been a resident of the Town of Bolton?**

- ☐ Less Than 1 Year
- ☐ 1 - 5 Years
- ☐ 5-10 Years
- ☐ 10-20 Years
- ☐ Greater Than 20 Years
- ☐ Non-Resident

3. **What is your age group?**

- ☐ 19 or younger
- ☐ Between 20 – 34
- ☐ Between 35 and 44
- ☐ 45-64
- ☐ 65+
- ☐ Prefer not to answer

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4. How many people live in your household?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6+

5. What are three things you love about living in or visiting Bolton?

1.
2.
3.

6. What are the top 3 issues or challenges facing the Town of Bolton over the next 10 years?

1.
2.
3.

7. Vision Statement. A community vision is a positive and forward-thinking statement that acts as a blueprint to guide future decision-making for the Town of Bolton. Provide up to five (5) keywords that describe your Vision for the future of Bolton:

1.
2.
3.
4.
5.

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8. Please provide your level of support for the following types of development within the Town of Bolton:

Agriculture			**High**	**Med**	**Low**	**None**
Forestry			**High**	**Med**	**Low**	**None**
Commercial/Retail			**High**	**Med**	**Low**	**None**
Cultural Facilities			**High**	**Med**	**Low**	**None**
Manufacturing	**High**	**Med**	**Low**	**None**		
Residential Housing			**High**	**Med**	**Low**	**None**
Recreational Facilities			**High**	**Med**	**Low**	**None**
Renewable Energy			**High**	**Med**	**Low**	**None**
Short-Term Rentals			**High**	**Med**	**Low**	**None**

Comments: [_____]

9. Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:

	Not Priority (1)	**Low Priority (2)**	**Neutral (3)**	**Medium Priority (4)**	**High Priority (5)**
Expansion of Agriculture	◯	◯	◯	◯	◯
Access to Public/Alternative Transportation	◯	◯	◯	◯	◯
Business Development	◯	◯	◯	◯	◯
Climate Change Resilience (flood protection, building weatherization, etc.)	◯	◯	◯	◯	◯
Community Connectivity (sidewalks, trails, and bike lanes)	◯	◯	◯	◯	◯
Housing Access	◯	◯	◯	◯	◯
Pet-friendly Public Spaces	◯	◯	◯	◯	◯
Job Creation	◯	◯	◯	◯	◯
Natural Resource/Land Protection	◯	◯	◯	◯	◯
Preservation of Town History	◯	◯	◯	◯	◯
Preservation of Scenic Open Space/Landscapes	◯	◯	◯	◯	◯
Promoting Tourism	◯	◯	◯	◯	◯
Promoting Arts and Culture	◯	◯	◯	◯	◯
Cellular/Broadband Access	◯	◯	◯	◯	◯

Comments:

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10. Question 6: "Connectivity" is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:

	Not Needed (1)	Do not Support (2)	Support (3)	Strongly Support (4)
Bicycle lanes (on-street) in strategic location	◯	◯	◯	◯
Electric vehicle charging infrastructure	◯	◯	◯	◯
Expanded trolley routes/stops	◯	◯	◯	◯
Improved trolley schedule	◯	◯	◯	◯
On-demand/f**lex transit service**	◯	◯	◯	◯
Local car-sharing services (Zipcar, Turo, etc.)	◯	◯	◯	◯
Improved bicycle infrastructure (bike racks, repair stations, etc.)	◯	◯	◯	◯
Off-street bicycle lanes or trails	◯	◯	◯	◯
Safer street design for pedestrians/cyclists	◯	◯	◯	◯
Sidewalks in strategic locations	◯	◯	◯	◯

If you have locations in mind that could use transportation improvements, please include them here:

11. Does the Town of Bolton need more of the following housing options? Please choose all that apply:

◯ Ownership Opportunities
◯ Rental Housing Opportunities
◯ Senior (55+) Housing Community
◯ Supportive Senior Housing
◯ Housing affordable for the local workforce
◯ None of the above
◯ Other (please expand)

_____

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Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

12. Please indicate the types of new residential development you would support:

- ☐ Large Lot (1 acre or more) Single-Family
- ☐ Small Lot (less than 1 acre) Single-Family
- ☐ Attached Single-Family
- ☐ Two-Family Multifamily Units
- ☐ Mixed-Use Housing (above/behind non-residential uses)
- ☐ Infill Housing (redevelopment instead of new development)
- ☐ Other_____

13. What are the top three (3) recreational interests that should be prioritized in Bolton:

- ☐ Walking / Running
- ☐ Backpacking / Camping
- ☐ Road Biking
- ☐ Mountain Biking
- ☐ Boating / Watersports
- ☐ Fishing
- ☐ Hunting
- ☐ Cross Country Skiing / Snowshoeing
- ☐ Rock Climbing
- ☐ Snowmobiling / ATV
- ☐ Performance / Literary Arts
- ☐ Wildlife Viewing / Photography
- ☐ Visual Arts
- ☐ Field Sports
- ☐ Court Games
- ☐ Pet-Related Activities
- ☐ Parks / Playgrounds
- ☐ Equestrian Activities
- ☐ Golfing
- ☐ Other (please specify) [_____]

14. Which services are most in need of improvement within the Town of Bolton?

- ☐ Policing
- ☐ Fire/Emergency Service
- ☐ Emergency Medical Service
- ☐ Senior Services
- ☐ Family Services
- ☐ Youth Services
- ☐ Educational Services
- ☐ Library Services
- ☐ Sewer and Water Services
- ☐ Building/Zoning Enforcement
- ☐ Recreational Services
- ☐ Roads/Highway Maintenance
- ☐ Childcare Services
- ☐ Other [_____]

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15. Is there any planning initiative not mentioned that you think should be a priority for the Town of Bolton?

Thank you for taking the Bolton Community Survey!

Be sure to join us for the 1st Public Workshop being held at Bolton Town Hall from 4-7 on September 22nd to view the results of this survey and to provide additional input on prioritizing economic and community development initiatives for your Town.

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Workshop #1 Results: Strengths

Solid Tax Base ✓✓✓
Rogers Park
John's Huge Deck✓✓
Great School District ✓✓✓✓
The School ✓✓
School✓✓✓✓
LGLC
The Chamber
Fresh Air
Close Community ✓✓✓
The Lake and Access ✓✓✓✓✓✓✓
Beautiful Beaches ✓✓
Police Are Great ✓✓✓✓✓
Nature ✓✓✓✓✓✓✓
Safe ✓✓✓✓
Small Town Community Based ✓
Great Court Personnel
Quiet- Can Hear Birds ✓
Beautiful Pristine Lake
Friendly Year-Round Residents ✓

Lake Access
Police
Small Friendly Community ✓✓
Farmers Market
Downtown
Beaches and Parks
Museum
Trails
Transfer Station
EMS and BVFD
The Library
Fire Dept. and EMS ✓✓✓
Close Knit Community ✓✓✓
Forward Looking Admin. ✓✓
The Natives
Healthy Environment w/ Many Opp. for Outdoor Rec.
Tourism ✓
Good School ✓
Music

Small Town Atmosphere ✓✓✓
The Lake ✓✓✓✓✓✓✓
Fireworks ✓
Summer Town Activities ✓✓
Nice New Dining (Bears Cup, Loda, Cantina, Gem)
Rogers Park and Flowers Landscaping
Town Atmosphere- Avoided Ugliness of LGV
Unspoiled Beauty (*Continued*)
Lake Front Restaurants
Cute Shops
Community Vibe
Nice People
Mountainous
Trees All Around
Lake George and Peaceful Set on Earth
The Lake ✓
Landscaping in Parks and Public Spaces ✓
Small Town ✓

Workshop #1 Results: Challenges

Alternate Parking During Peak Season ✓✓✓
Sewage Treatment
Sewers
Gentrification
Cell Phone/ WiFi Service
Paved Roads with Water Run-Off
More Stuff To Do for People Who Don't Go Boating Everyday ✓
More Kids in School ✓
Housing for Young Families ✓✓✓✓✓
On Street Parking is Too Narrow/ Street too Narrow ✓✓
Housing for Locals ✓✓✓
Use Sand Instead of Salt in Winter ✓
Traffic on 9N in the Town ✓✓
Parking ✓✓✓
Bright Lighting at Houses
Bright Landscape Lighting
Local Childcare (6mos to 3 yrs) ✓✓✓
Sidewalks ✓✓✓✓✓
No Year-Round Transportation/ Trolley
Too Many Motorcycles Making too Much Noise
Fitness Center for Seniors ✓
Sewage Smell Near Tennis Courts ✓
Need Well-Paying Jobs at a Reasonable Distance to Attract Families and Children ✓

Affordable Housing ✓✓✓✓
Playground at Rec. Field
More Pickleball Courts for Bolton ✓✓✓✓✓✓
Senior Housing ✓✓
Too Many People Speeding Through Town- Need More Control
Traffic in Town ✓
Too Many Cars ✓
More Year Round Recreation (Mtn Bike, X Country Ski)
More Access to Lake
Waste Treatment Plant Smell ✓
Knot Weed
Year Round Public Restroom Missing ✓✓✓
Loss of Community ✓✓
9N is Terrible for Bike Riders
Littering ✓✓
Safe Track to Walk/ Run– 9N is too Dangerous
Limit Fertilizers and Chemicals on Lawn- Water Sheets into Lake ✓✓
No Dog Park- Need One ✓✓✓✓✓
No Year-Round Auditorium in Town
Cap on Airbnb's ✓✓✓✓✓
Pedestrian Walkways Need Blinking Light ✓✓
Move Craft Fairs Out of Parking Lot– Parking Always a Problem on Holiday Weekends ✓

Lack of Affordable Housing ✓✓✓✓
Senior Housing ✓
Water and Sewer Infr. Improvements Yearly
Transfer Station Operation Outdated- Needs Renewal
Gas Station Across From Gem Unsightly
More Year Round Kids Activities for All Ages (Outside of School) ✓✓✓
Music Pumping Out of Too Many Businesses
Respect for Property Lines (*Continued*)
Need Protected Bike and Walking on 9N ✓✓✓✓✓✓✓✓✓
Need Public Services
Too Many Cars ✓✓✓
Lack of Services Overall for Senior Aged Residents
Make Cable and Internet More Affordable and Improve Services ✓✓✓✓
Great to have a Bookstore and Coffee Café

Buildout Analysis

- A spatial analysis undertaken to project how much additional development could occur, taking into account physical constraints and zoning regulations, if every single bit of buildable land in the town was utilized.
- This Warrensburg buildout was limited to analysis of residential development only.
- Town of Warrensburg Buildout Analysis
- Town of Bolton Scope of Work:
  - Residential and Commercial Buildout
  - Steep Slope (Constraints) Analysis
  - Building Area Coverage
  - High-Build vs. Low-Build Scenarios
  - Capture Potential Accommodation to Residential Conversions
  - Include Water/Sewer Districts

County Housing Analysis

* This report will be incorporated into the Community Profile and utilized to refine Goals, Objectives, and Strategies.

Warren County Comparison Data:

- Town's Gross Rent is in line with Warren County.
- Bolton's household size is the smallest in the County.
- Median Household Income is above the County average.
- Bolton has the strongest projected increase in MHI.
- Senior MHI has strongest projected increase in County.
- Median sale price increased 53% from 2019 to 2022.

Recommendations:

- Add Housing Supply with Focus on Addressing Identified Gaps
- Manage/proactively respond to changes in demand
- Leverage existing capacity, local and regional
- Develop a strategy to attract new residents, particularly younger people
- Leverage Opportunity Zones Designations

Next Steps

- Stakeholder Meetings
- Draft Vision, Goals, & Strategies
- Next Meeting (Dec/Jan)
- Public Workshop #2 (Jan/Feb)
- Community Profile

Smart Growth Comprehensive Plan
Business Community Roundtable
January 3, 2024

Purpose

The purpose of this roundtable was to understand the unique needs of business establishments and the ways in which local, regional, or state entities may serve as strategic partners in achieving those needs through a focused discussion on topics that have arisen through recent public engagement efforts along with topics specific to this sector of the Town. The business community's views and opinions will be used to further identify key issues facing the greater Bolton community.

Attendees

Stakeholders:

- Lonnie Lawrence, Sherwood Group Real Estate
- David Smith, American Oak Distillery
- Missy Cady, Indian Tepee Gift Shop (employee)
- Heidi Hess, Chamber President, Candlelight Cottages
- John Kelly, Blue Water Manor
- Luke Callahan, Silver Bay YMCA
- Brenden Murnane, Bolton Landing Brewing Company
- John LaSalandra, Luxury Lake George Vacation Rentals
- Chris Moriarty, Luxury Lake George Vacation Rentals
- Kate VanDyck, Cedar Graphics
- Kelly O'Neil-Teer, Serendipity Boutique
- Christine McKee, Hunt Ral Estate
- Tom Guay, Sagamore Resort
- Natalie Kircher, Tall Pines Vacation Rental
- Paty, The Gem/Little Gem Liquors

Public:

- Zandy Gabriels
- Leona Shelton

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl

Town Staff:

- Joshua Westfall, AICP – Director of Planning and Zoning

Laberge Group:

- Kevin J. Schwenzfeier, Senior Planner

Presentation

What is a Comprehensive Plan?

- A Comprehensive Plan is a "living document" that should be updated every 10 years.
- Provides recommendations for land use, development, and other long-range planning decisions.
- The Town's Zoning Code must be consistent with the goals and objectives of the Comprehensive Plan.
- The Town of Bolton adopted its last Comprehensive Plan in 2003. An update will ensure that the Town's priorities align with local needs and realities.
- Future funding for identified projects is often supported by the Comprehensive Plan, which draws links between existing Town conditions, needs, and local and regional planning efforts.

Comprehensive Planning Answers the Questions

- Where are we now? Analysis of existing conditions in the town.
- Where do we want to be? Creation of a Vision Statement.
- Where are we going? Analysis of existing conditions and trends.
- How do we get there? Creation of goals, objectives, and recommendations.

Comprehensive Planning Topics

- Housing Choices
  - Housing
  - Quality Neighborhoods
  - Affordability
- Living Environment
  - Working Lands
  - Natural Systems
  - Sustainability
- Community Circulation
  - Transportation System
  - Connections
  - Trail Opportunities
- Placemaking
  - Distinctive
  - Attractive
  - Culturally Rich
- Economic Vitality
  - Community Infrastructure
  - Services
  - Workforce
  - Future Economy
- Leading for the Future
  - Government Operations
  - Efficiencies
  - Community Resiliency

Stakeholder Examples

- Business Owners
- Interest Groups
- Regional/State Agencies
- Service Providers
- County Departments
- Bolton Central School
- Bolton Police
- Churches
- Library
- Town Departments

Market Snapshot

- Community Overview
  - Home Value
  - Home Ownership
  - Household Income
  - Educational Attainment
  - Key Facts
  - Tapestry Segment
- Economic Development Profile
  - Labor Force by Industry
  - Commute Time
  - Businesses
  - Employment
  - Transportation to Work

Buildout Analysis

- A spatial analysis undertaken to project how much additional development could occur, taking into account physical constraints and zoning regulations, if every single bit of buildable land in the town was utilized.
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County Housing Analysis

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- Recommendations:
  - Add Housing Supply with Focus on Addressing Identified Gaps
  - Manage/proactively respond to changes in demand.
  - Leverage existing capacity, local and regional.
  - Develop a strategy to attract new residents, particularly younger people.
  - Leverage Opportunity Zones Designations

Community Survey Results

- Housing Priorities
- Recreation Priorities
- Service Priorities
- Three things you love about living in or visiting Bolton.
- Five keywords that describe the vision for the future of Bolton.

Stakeholder Discussion (SWOT Analysis)

Strengths:

a. Water quality of Lake George.
b. Locational opportunities for business and recreation.
c. Strong real estate sales market.
d. Summer resident who wanted to move here.
e. Proven generational stability.
f. Mix of lake, community, and town quality.

Opportunities:

a. Growth in cultural perspective.
b. Strong tourism economy.
c. Many second home and investment property interests.
d. Capitalize on multi-season attractions.
e. Tourism season has extended to November.
f. Lots of interest in buying on the lake.
g. Holiday home tour.
h. Year-round tourism.
i. Sagamore is still 20% full on its lowest occupancy weekends.

Challenges:

a. Challenging local regulations for approvals and permits through multiple levels of jurisdiction.
b. New septic costs to get into compliance are very high has created higher competition for septic variances.
c. Lack of influx of new owners to take on aging resorts due to upkeep costs; many being converted into housing.
d. Bank financing is challenging or in some cases impossible.
e. Affordable housing does not exist.
f. Lack of off-season services; no cafe or coffee shop.
g. Difficult to find staff willing to commute (cooks, waitstaff, etc.); many potential workers live in Queensbury and will take jobs closer to home.
h. Sewer capacity needs upgrading.
i. Need to turn around the loss of population, especially at the school. 300 to 180 students over the last decade.
j. Teachers and other service professionals are unable to live in the town.
k. No option for childcare in the town.
l. Solutions needed for parking during the high season.

Solutions:

a. Create a non-resident committee with a liaison to the Town Board.
b. Turn school into k-8.
c. Work with CDTA – needs and demand analysis is ongoing.
d. Coordinate with surrounding communities to bolster transportation and workforce like Aspen.

e. Need to understand where workers are coming from.
f. Townwide solutions are needed.
g. Clean, temporary housing (dormitory housing) for summer employees.
h. Hire a marketing firm to promote and brand the Town.
i. Modernize Town communications and expand social media presence.
j. Capitalize off of Bolton being the hub within the greater trail network.
k. Provide safe transportation on Lake Shore Drive from Lake George Village into Bolton (biking/walking lane).
l. Assist restaurants with expanding covered outdoor seating areas to maximize summer revenue.
m. Off-season marketing – activate a local ski scene with designated cross-country trails and other winter activities within Bolton.
n. Provide assistance through low-interest seasonal business loans.

Business Stakeholder Questionnaire

1. Why did you choose to locate your establishment in the Town of Bolton and how long have you been operating here?
2. What do you see as the most significant opportunities for economic development in Bolton?
3. What are the challenges/obstacles to your establishment and business development in the Town of Bolton?
4. How would you characterize the current development environment in the Town of Bolton and, from your perspective, what factors influence demand for residential or commercial property?
5. What steps could the Town take to improve problem areas/issues and the quality of life for you and your employees?
6. How would you assess the resources available to support economic development and business growth in Bolton and Warren County?
7. What should the Town of Bolton's economic development priorities be and how would you "brand" the Town?
8. In your opinion, would it benefit the local economic climate if the Town increased its promotion and support of tourism and recreational activities?
9. What types of additional businesses, services, or amenities should be encouraged in Bolton that would complement your establishment?

Next Steps

- Stakeholder Meetings
- Next Committee Meeting (January)
- Draft Vision, Goals, & Strategies (February)
- Public Workshop #2: Identifying Goals & Priorities (March)
- Community Profile Report (March/April)

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002005/C1002328

Smart Growth Comprehensive Plan
CPC Meeting #4 Summary
February 7, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

Laberge Group:

- Kevin Schwenzfeier, Senior Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

Project Status

A project update was provided to the CPC focusing on stakeholder engagement and timeline updates.

Business Owner Roundtable

A roundtable was held with Business Owners – see attached summary.

Plan Updates

Laberge Group provided an overview of the demographic data that was collected and prepared for the community profile (see attached). In addition, Laberge Group worked with the Town's Director of Planning to refine the plans format and content. Key themes were identified including: housing choices, living environment, community circulation, placemaking, economic vitality and leading for the future.

Next Steps

Additional Stakeholder meetings are scheduled for February. Following the conclusion of the stakeholder interviews, public workshop #2 will be initiated.

Next Meeting – March 19, 2024

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

Smart Growth Comprehensive Plan
CPC Meeting #5 Summary
March 19, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo
- Eric Pfau
- Robert Wolgin
- Barry Kincaid
- Jame Galante
- Holly Dansbury

Town Staff:

- Joshua Westfall, AICP – Director of Planning and Zoning
- Chris Belden, AICP – Deputy Director of Planning and Zoning

Laberge Group:

- Kevin J. Schwenzfeier, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

Slide Show

- Welcome and Project Status Update.

- Buildout Analysis Overview
    - CPC, Consultants, & Town Planners to review online and provide comments to the county.
    - Include Road Names and Layer.
    - Thicken/brighten water and sewer district boundaries.
    - Add Lake George Park Commission and Watershed Boundaries.
    - Constraints have been removed prior to density calculation.
    - Bedrock is not taken into consideration.

- Stakeholder Interview Summaries
    - Bolton Central School District – Chad Shippee, Principle
        - Barrier to cost for new facilities
        - Limited home internet
        - Lower pay initially
        - Need a family property to live in the district
        - All rooms are used and storage is limited
        - Lack of transportation from outside of the district
        - Lower Horicon is dangerous for walkers
        - $1500/year tuition
        - $2B tax base

- Lake George Land Conservancy – Mike Horn, Executive Director
  - Enhance water quality
  - Provide recreational assets
  - Protect historic lands
  - Contribute to community resiliency
  - Co-manage town-owned lands
  - Protect wetlands, streams, and buffer areas
  - Secure lands for connections and conservation
  - High-quality, purpose-built trails
  - Trails Plan matches with the priority locations
  - The business community and land conservancy need to coordinate
  - Will provide their plan and priority property list

- Adirondack Park Agency – Robyn Burgess, Principal
  - Density concerns for accessory dwelling units.
  - Approved towns may shift density within districts.
  - Bolton has sole revie and shoreline variance powers.
  - Recreation is only reviewed for wetlands and streams.
  - Can't charge commercial fees for use of public lands or parking areas.
  - Will provide outreach sessions for Town officials.
  - APA has adopted a pro-housing initiative, but is finding it to be challenging.

- Lake Champlain – Lake George Regional Planning Board – Allison Gaddy, Senior Planner
  - Regional Transportation Hub
  - Regional Housing Study
  - Housing Densification
  - Watershed initiatives
  - Hudson Headwaters
  - Hemlock Control
  - Broadband Expansion
  - Loan and Technical Assistance
  - Provide Housing for Younger Families
  - Daycare Program Similar to Keene
  - New Sewer in Johnsburg
  - Capitalize on Outdoor Recreation

- Bolton Pickleball Club – Vern Wetmore, Member at Large
  - Desire a contiguous 4+ court facility with restroom access.
  - Undersized courts at Roger's Park
  - No room for expansion.
  - Sagamore not open to cooperation.
  - Little play in afternoons due to lack of cover.
  - Opportunity at town garage.
  - Researching potential donations and partnerships.

Discussion

- Wastewater District Dilemma
    - Updates are needed.
    - Large desire to expand/densify the sewer district.
    - District is less than 50% of the APA Hamlet Area.
    - Unable to remove any water from the Lake George watershed.
    - Unable to distribute to any surface waters within the watershed.
    - Utilize and area with 20 foot sand deposits.
    - Not a treatment issue, a hydrologic issue.
    - Infiltration basins permitted for 300,000 gpd, but handles up to 500,000 gpd in summer.
    - Without solution to accommodate greater infiltration, town needs to create a political will to change the regulations.
    - Denials for discharge include golf course irrigation and pump to Sagamore.
    - Need to investigate soils throughout LG watershed within town.
- Model transportation after Gore's system.
- Potential for tiny homes as a form of affordable housing.
- Create a philanthropy campaign for housing seasonal workers.
- Condos – tax assessment, use, and regulations are challenging.
- Short-term rentals – soften language; rework town ordinance; can't contact owners; and public safety issues.
- Sidewalk and vehicular safety should be the priority.
- Mental health issues – need county liaison.
- Next Meeting and Public Safety Officer Meeting – April 22nd

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002328

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

Smart Growth Comprehensive Plan

Comprehensive Plan Committee Meeting #5

March 19, 2024

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

NEW YORK STATE OF OPPORTUNITY. Department of State

Contract: C1002328

Agenda

- Project Status
- Buildout Analysis Overview
- Stakeholder Interview Summaries
- Formulating the Goals & Vision
- Identification of Key Projects
- Public Workshop #2 Coordination
- Next Steps

Project Status

Summer/Fall 2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter/Spring 2024

- Draft Vision, Goals,& Objectives
- Plan Development
- Public Workshop

Spring/Summer 2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption

Warren County Planning Department Buildout Analysis Overview

Town of Bolton NY Buildout Analysis

Buildout Analysis Overview | Constraints and Regulations | Methodology | Conclusion | 3D Map of Bolton | Interactive Map | Discussion

Undeveloped Residential

Step 4: The New York State Real Property System classifies parcels into a detailed system using a three digit code. Descriptions and codes can be viewed here. These property class codes were used to identify vacant parcels. Parcels that had Property Class Codes of Vacant Residential or Vacant Residential with Improvements (310, 311, 312, 314, 320, 322, 351) were selected.

Undeveloped Residential Parcels

Step 5: Physical constraints were erased from the Vacant Residential parcels.



https://storymaps.arcgis.com/stories/ea81d987c07647f88866448bf402d9cd

Stakeholder Interview Summaries

Bolton Central School District Interview (Chad Shippee)

Existing Conditions:

- 180 Students (340 capacity)
- 22% Out of District (Queensbury, Lake George, and Warrensburg)
- Approximately 20 Students/Class
- Enrollment has dropped by 41% over 20 years
- Most in-district students live in Bolton Landing, near Trout Lake Road, or near Route 11
- Joint athletics with Warrensburg (Football, Volleyball, Cross Country)
- Busing has remained constant with 4 morning, 3 afternoon, and 2 late
- SRO is shared with Town and funded through County ($35k/year)
- One-way drop-off, with few traffic issues
- New IT and Facilities Director Position

Bolton Central School District Interview (Chad Shippee)

Challenges:

- Barrier to cost for new facilities and to meet building code requirements
- Limited home internet access
- Pay is lower initially than other districts
- Need family property in order to live in district
- School property uses every room and is tight on storage space
- Transportation hinders out of district participation in Young Scholars Program
- Town lost the most people when property costs rose sharply post-recession (2010)
- Walkers use Stewart Ave and avoid lower Horicon Ave

Bolton Central School District Interview (Chad Shippee)

Assets & Opportunities:

- Shared Resources – Veterans Park, Recreation Department Transportation and Field, Camp Walden, Baseball Field
- Strong AP Course Offerings
- School was a large draw prior to the Great Recession (2010)
- Walkers use Stewart Ave and avoid lower Horicon Ave
- LGCSD offers summer program and Pre-K offered by BCSD
- BCSD is a major asset that needs promotion
- High-Achieving Graduates
- Provides Individual Attention
- High Standard of Conduct
- High-Achieving Young Scholars Program
- Provides College Credit to SUNY Albany, Syracuse University, SUNY Adirondack, and Hudson Valley Community College

Lake George Land Conservancy Interview (Mike Horn)

Program Goals:

- Enhance Water Quality
- Provide Recreational Assets
- Protect Historic Lands
- Contribute to Community Resiliency
- Co-Manage Town-Owned Lands
- Protect Wetlands, Streams, and Buffer Areas
- Secure Lands for Connections and Conservation
- High Quality, Purpose Built Trails

Town Assistance:

- Secure Financial Resources for Protection/Enhancement
- Potential for Coordination on Acquiring Portions of PUD Areas
- Enhance and Connect Amy's Park
- Identification of Priority Locations for Conservation and Linkage
- Provides Easement Language
- Grow Lecture Series at LGLC
- Grow Amy's Race

Adirondack Park Agency Interview (Robyn Burgess)

2003 Plan Contributions:

- Sign Regulations
- Natural Resource Education
- Land Use & Development Plan Map
- Affordable Housing Incentives within Hamlet Areas
- District Use Thresholds

Requirements & Opportunities:

- Zoning changes to 5- or 10-acre areas require review
- Type 1 and 2 Reviews
- Density concerns for accessory dwelling units
- Approved towns may shift density within APA districts
- Bolton has sole review and shoreline variance powers
- Recreation is only reviewed for wetlands and streams.
- Can't charge commercial fees for use of public lands or parking areas
- Provide outreach sessions for Town officials

Lake Champlain - Lake George Regional Planning Board Interview (Allison Gaddy)

Local Initiatives:

- Regional Transportation Hub
- Regional Housing Study
- Housing Densification – Duplexes, Triplexes, & Apartments
- Watershed Initiatives – Wastewater & Stormwater
- Hudson Headwaters – Pace Program – Elder Daycare & Medicine Service
- Hemlock Control and Management
- Broadband Expansion
- Loan and Technical Assistance
  - Second Story Renovations
  - Gap Financing
  - ADK Roots / ADK Community Housing Trust
- Need to Provide Housing for Younger Families
- Daycare Program in Keene
- Sewer in Johnsburg
- Capitalize on Growing Interest in Outdoor Recreation

Bolton Pickleball Club Interview (Vern Wetmore)

Club Setup:

- 120 Members; 35 Year-Round
- Founded in 2021
- Incorporated as NFP in 2023
- Play on 2 Courts at Roger's Park
- Able to Play at Sagamore when with Member
- 2-Hours per Person/Group
- Typically 20-25 Players at a Time

Issues & Initiatives:

- Desire a Contiguous 4+ Court Facility with Restroom Access
- Undersized Courts at Roger's Park
- No Room for Expansion
- Sagamore not Open to Cooperation
- Little Play in Afternoons due to Lack of Cover
- Used as Dog Park Offseason
- Parking and Seating Issues
- Researching Potential Donations and Funding Partnerships
- Veteran's Park Potential Courts (2)
- Opportunity at Town Garage for Larger Facility

Formulating the Goals and Vision

Bolton 2003 Vision

The essence of the plan for Bolton is to maintain the Town's distinctive rural character in the face of increased tourism and demographic change. Through the work with the CPC and with input from the community, the following general goals were developed:

1. Preserve the natural environment.
2. Maintain Bolton's distinct rural character.
3. Foster an economic base focused on a balance of quality tourism and year-round services.
4. Retain connections to the lakes as a resource for swimming, boating, fishing, and viewing.
5. Preserve the Hamlet of Bolton Landing as the economic/cultural/civic/social focal point for the community.

Bolton 2003 Goals

1. Promote mixed-use development, residential, lodging, & waterfront access, and residential & home-based businesses.

2. Preserve and enhance the unique qualities of Bolton Landing for the benefit of the community as a whole.

3. Protect, maintain, and reestablish the quality of Bolton's natural setting, open spaces, and ecosystems to preserve the scenic shorelines, hillsides, and ridgelines and the overall distinctive rural character; and to ensure a sustainable future for the town, its residents, and wildlife.

4. Bolton's recreational resources should continually be assessed, modified, and improved to ensure that the expectations, abilities, and interests of all residents, as well as visitors, are met to the greatest extent practicable.

Bolton 2003 Goals

5. Bolton's economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.

6. The town should seek to foster a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families.

7. Continue to provide high-quality municipal services to every resident in the community that protect the natural environment, regard resident's needs, and protect the health, safety, and general welfare of the community.

Identification of Key Projects
Public Priorities

Housing & Population

1. Increase Year-Round Population
2. Foster Affordable Housing for Workers/Families
3. Set Short-Term Rental Cap
4. Control Condo Development
5. Foster Seasonal Worker Housing/Transportation

Physical Connections & Access

1. Implement Pedestrian Protections
2. Sidewalk Extension on Horicon Avenue
3. Sidewalk Extension South along 9N
4. Develop Multi-Use Trails
5. Develop Parking Solutions

Public Infrastructure

1. Improve Sewer Capacity
2. Improve Runoff Collection
3. Improve Internet Access & Affordability
4. Create Dog Park
5. Create Outdoor Court Facility

Community Development

1. Greater Focus on Residents
2. Provide Youth Programs
3. Increase Attention Outside Bolton Landing
4. Develop Daycare Facility
5. Diversify Festivals/Events

Comprehensive Plan Headings

- Housing Choices
  - Housing
  - Quality Neighborhoods
  - Affordability
- Living Environment
  - Working Lands
  - Natural Systems
  - Sustainability
- Community Circulation
  - Transportation System
  - Connections
  - Trail Opportunities
- Placemaking
  - Distinctive
  - Attractive
  - Culturally Rich
- Economic Vitality
  - Community Infrastructure
  - Services
  - Workforce
  - Future Economy
- Leading for the Future
  - Government Operations
  - Efficiencies
  - Community Resiliency

Public Workshop #2

- Identifying Bolton's Goals & Priorities
- Materials and Information to Present
- Lessons from Workshop #1
- Format of Workshop #2
- Date:

Next Steps

- Draft Community Profile
- Draft Vision, Goals, & Strategies
- Public Workshop #2: Identifying Goals & Priorities
- Next Meeting Date

Smart Growth Comprehensive Plan
CPC Meeting #6 Summary
April 22, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

Meeting Overview

The group indicated they were fine with the summary from the last meeting.

Updates

There are signs of progress with getting a child care entity to come into town. There was discussion around the topic of child care in terms of how it impacts community and economic development. There was also discussion of regional context, such as what BOCES and SUNY Adirondack are doing. Linked with this there was discussion about how it is important it is to get young people to move into and take part in this community, including as part of supporting the economic base.

Recap Emergency Services Roundtable & Discuss Findings

Within the recap of the emergency services roundtable, it was recounted that understanding is that sometimes at peak periods, there is not a strong head on the public water system. If there is a draw on the water supply, such as for a fire response, it causes to turbidity within the system. This led to discussion by Ms. Suozzo, P.E., on characteristics of the water and sewer system. For the water system, there is annual flow monitoring.

For sewers, there are definite needs for evaluation on how to manage finite capacity. There is a limited additional increment of supply on the order of 15,000 gallons. There is consideration for instituting a moratorium on new connections. There is could be a benefit to expanding the system, but there is a need to deal with existing system constraints first. The conveyance system sometimes surcharges.

Discussion on Community Profile Development

On discussion of past plans as part of the dialogue regarding development of the profile, it was suggested the hamlet sustainability plan, formulated using an Adirondack Smart Growth Grant, should be obtained. Mr. Beldon identified Lake George Watershed Action Plan as a regional study, but there were capacity issues that arose around the organization charged with implementing it.

In setting up for the land-use assessment and zoning audit, Mr. Gilmour probed the group for its experiences with zoning and other land-use codes. He asked if there were any challenges?

It didn't seem that there were many 'use, challenges. Outside of residential development, there are some applications for business uses and light amusement type uses. There is not industrial development.

It was noted most developments really push allowable standards for housing construction to the limit. Land is typically constrained. Land is also expensive, which means people are really trying to take advantage of the properties that they are seeking to develop.

It was acknowledged parking is a challenge/ a problem. The zoning is hard to adhere to. It seems there is benefit in a model where property owners are left to figure out how they're going to deal with solving their parking needs. Linked with this, it was noted there should be efforts to improve sidewalks so people have an ability to obtain mobility by walking places and not having to drive.

The discussion extended into efforts by the Planning Board to obtain easements on frontages when there are development applications. There has been pushback. Yet, they seek easements for future sidewalk extensions or widenings. It was noted there isn't a continuous sidewalk from the school, which is identified as a need.

There was discussion around the need for a parking plan. An opinion was offered that a shuttle won't work.

One commentor noted the zoning code is inadequate at 30 years old. It is sometimes hard to interpret. There are frequent requests for relief and people really push the boundaries of what's allowed. This leads to a potential need to have stronger standards for holding the line on what's important. sometimes there is a quick resort to the pursuit of a variance, rather than adherence with code standards.

It was noted there is not a lot of collection of recreation fees.

The community is registered with NYS DEC's Climate Smart Communities (CSC) program. The Town Planner would be available to help parties in town select actions to pursue in order to move towards obtaining a CSC Bronze certification. Mr. Belding would also like to establish Bolton as a NYS Energy Research & Development Authority (NYSERDA) registered Clean Energy Community. He could assist with helping advance actions in order to move forward within that incentive grants based program.

It was noted the County's resources mapper has a lot of information that can be used in community profiling.

<u>Project Timeline & Public Workshop #2: Identifying Goals & Priorities</u>

It is an objective to have this meeting be a large convocation which can gather seasonal residents as well as people year round. A location and date will be advanced at the next meeting.

Next Meeting – June 10, 2024

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002328

Town of Bolton Landing Smart Growth Comprehensive Plan

Emergency Services Stakeholder Roundtable

April 22, 2024 3:30 to 4:45 p.m.at Bolton Town Hall

Attendees:

- Chris Belden, AICP, Town of Bolton, Director of Planning & Zoning
- James Galante, Town of Bolton, Chief of Police
- William (Griff) Lambert, Chief of Town of Bolton Landing Fire Company
- Erick Neuffer, Member, Town of Bolton landing Fire Company

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

Police

This discussion covered the Town of Bolton and Warren County emergency services environment and its relationship to future planning and development in Bolton. There was an open format discussion with a series of questions posed. The discussion was used to identify emergency service needs, opportunities, as well as possible priority projects over the next five to ten years.

The police operate generally 08:00 a.m. to 10:00 p.m. Hours may be extended in peak seasons and go until 02:00 a.m. They respond to approximately 230 to 250 calls per year. The local services align with efforts of the NYS Police/ and the Warren County Sherriff.

The staff outside of the Police Chief (who is the one full time staffer) receive their certifications with other agencies they work with, or have worked with. Some are retired officers. There are four part-time sworn officers and another who works as a Court Officer.

The Town Police work out of Town Hall within a small office. They have two patrol vehicles that are kept at the DPW garage. The space in Town Hall is constrained, at roughly 15 by 17 feet. This limited space is used to accommodate all police needs for office space, records keeping, evidence storage, and other purposes. The Police Chief recommends there will be a need to find more space soon.

There are not particular prevalent or highly violent crimes the police are focused on or concerned about.

NEW YORK STATE OF OPPORTUNITY. Department of State

This document was prepared with funding provided by the New York State Company of State. Contract: C1002328

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

Bolton Volunteer Fire Company

The Bolton Volunteer Fire Company has a roster of 34 individuals. The average age is 55 years. There was concern for an aging fire corps; however, they recently five or six additional younger volunteers have joined the force. They initiated their trainings through the New York State run certification process.

Services are within the Town of Bolton Landing's boundaries. Mutual aid supports the Bolton Volunteer Fire Company. It was noted the Town of Lake George has a ladder truck, which is a type of apparatus that this community could benefit from. However, Lake George will respond automatically wBolton assists activities on Northway exits 23 and 24.

The Fire Company is governed by a five member fire commission, and operates from a building in Bolton Landing. The land which the firehouse is on is owned by the school, but it is available to the Fire Company as long as it is maintained as a fire house. There are offices and training spaces on upper floors.

There are three main bays at this fire station. There is an issue that the bay door openings are 6 to 8 inches too low for typical fire apparatus. This means equipment has to be special ordered to fit within these bay doors. There is interest in establishing a new station.

Response to calls range from 130 to 180, with an average of approximately 150 call per year. The Company is busier in summer and peak months.

The apparatus they have is depicted on the Company's webpage. The large vehicles are pumpers and response trucks. Among equipment, the Fire Company also has a mini pumper, which is four-wheel-drive, other four-wheel-drive utility trucks, and a brush truck. The Fire Company has a rescue boat that is stored at the DPW facility when not in use. An airboat/ ice rescue boat, plus a rubber rescue boat are stored in the same manner.

The sheriff and the DEC rangers patrol the Lake, but the Bolton Fire Company is a primary responder. They use Norowal Marina.

It was noted the County provides fire inspections. The inspections include those provided for multifamily and commercial properties.

Ambulance Services

While years ago ambulance service was a part of the Fire Company, it has been established as a separate nonprofit. The Bolton Emergency Medical Squad (EMS) is now a separate nonprofit that is funded through an ambulance taxing district. The Bolton EMS lease space from the Fire Company. Bolton EMS have two ambulances.

The Bolton EMS service is delivered through a combination of volunteers and paid staff. This helps ensure there is always coverage available. If there was an EMS call on an island, the Fire Company provides transport from the mainland and then the EMS crew takes over.

Other Discussions

The police and fire entities participated in some regional hazard planning. It was acknowledged there are wildfire risks in Bolton.

The steep and windy roads/driveways provide a risk for emergency services. No specific locations were identified as areas of high risk due to high incidences of accidents or severity of accidents.

Traffic calming was discussed to determine whether locations may benefit from physical alterations of roads or aspects of the transport system. It was noted that one-way vehicle speeds are managed by the Police through the deployment of an electronic reader board in the southern gateway into the Hamlet. It is used successfully so drivers see their high speeds and consciously slow down.

Regarding emergency response challenges that could be addressed through Planning Board coordination or Town regulations (zoning code, subdivision, streets, driveway standards, etc.), the Fire Chief noted there needs to be adequate width on access drives in order to get vehicles into properties. The Fire Company needs the ability to close to structures and to turn around. The steep/narrow driveways often make this challenging.

Smart Growth Comprehensive Plan
Draft CPC Meeting #7 Summary
July 17, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Ike Wolgin
- James Galante

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via weblink)

Ms. Suozzo, P.E., and Ms. Dansbury had provided their regrets that they could not attend this meeting.

Meeting Overview & Updates

The project website is being updated. The Town can link with it on their website. It contains hyperlinks to all of the local and regional plans that are germane to this community planning.

The Town received notification in May or June that it is now registered by New York State Homes & Community Renewal as a Pro-Housing Community.

There has been success obtaining grants for modernizing sewer facilities. The Town is preparing an application to the NYS Environmental Facilities Corporation for additional sewer facilities improvements underwriting support that is focused on the need for pump station upgrades.

The group requested one clarification to the meeting summary for CPC Meeting #6 for April 22, 2024.

Discussion on Draft Community Profile

There will be hardcopies provided to members.

There was a request for consideration of the draft vision statement on page 26. The same page contains guiding principles that fit under the proposed vision for each of the six subject elements or major headings of the proposed comprehensive plan. People were generally comfortable with the draft vision presented.

There was a request to confirm that the figure presented for the drinking water treatment facility is correct. (*Editor note – the figure used of One Million Gallons Per Day jives with what is presented in the 2023 Annual Drinking Water Quality Report of the Town*).

Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

Laberge Group was asked whether there can be checks of assessment data used in the Land Use Map, or if there are ways to reconfigure the sub-categories of data. The interest is for this Map to provide more clarity in what it depicts. Laberge Group noted that one finding arrived at from this current depiction is there are large numbers of large parcels, outside parkland or other conserved lands, and around the hamlets and more densely settled areas, that have one house on them, or which are vacant.

The discussion included some dialogue about the population, demographics, housing and economic analysis with the report by 4Ward Planning. This included questions about the data sources and quality concerning rental vacancies.

2003 Plan Goals & Recommendations Matrix.

This tool is proposed for helping identify what has been accomplished and which goals remain relevant. Members are asked to return their evaluations by August 9, 2024.

There was discussion regarding what has been attempted in the past for making zoning updates. Mr. Gaddy expressed that a lot of resources went into this, but major refinements were not implemented.

The group discussed the interest in regulating development on steep slopes. This topic was explored at the first public workshop.

Project Timeline & Public Workshop #2: Identifying Goals & Priorities

It is an objective to have this meeting be a large convocation which can gather seasonal residents as well as people year-round. The Committee is interested in effective outreach and awareness of the planning.

It will test proposed goals and recommendations, including key projects.

The date selected is Friday, September 13, 2024 from 4:00 to 7:00 p.m. at the Town Hall. Mr. Belden seeks a press release and will aid outreach. At the last major meeting over 100 persons attended – it should be able to get a sizable turnout.

The meeting design will be advanced at the next meeting.

Next Meeting – August 21, 2024

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002328

Smart Growth Comprehensive Plan
Draft CPC Meeting #8 Summary
August 21, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Holly Dansbury
- Meg Diehl
- Barry Kinkaid
- Gena Lindyberg
- Ike Wolgin

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development (briefly via weblink)

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via weblink)

Ms. Suozzo, P.E., and Mr. Galante provided regrets they could not attend this meeting.

Meeting Overview & Updates

It was noted there is a new public school Superintendent.

The YMCA of Glens Falls is interested in collaborating on childcare service planning. There was discussion about the need for a business plan.

A full time staff planner was added to Dept. of Planning & Zoning. They will assist Planning Director.

There was a severe rain and wind storm the day before the last meeting. Mr. Gilmour asked about how long power outages lasted. In some places these lasted up to three days.

There is a property arrangement being implemented between the Town and Lake George Land Conservancy. It will help provide for trail connections between Cat and Thomas Mountains. Discuss about this led into more discussion about planned improvements at Edgecomb and Veteran's Parks.

Meeting Summaries & Project Development

The Meeting #7 summary will be presented at Meeting #9.

Laberge Group will provide the modified Meeting #6 summary to Mr. Belden and put it on-file.

The Project website will contain the draft plan. The public can be directed to review it. There may be other updates provided.

Discussion on Draft Community Profile

Mr. Gilmour noted there has not been significant additional feedback received on the Draft Community Profile.

At the prior meeting there was discussion of the characteristics and capacity of the Town's drinking water infrastructure. Laberge Group checked statements made. They link with the Town's Annual Drinking Water Quality Reports that are online on the Town web page. Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

There was discussion about the Town-owned Senior Center, ways it is managed used, and the levels of use. Descriptions about it can aid in characterizing and contextualizing senior services. There should be content in the Plan addressing how to advance needs of senior citizens.

Goals & Strategies.

At CPC Meeting #7, Laberge Group distributed a 2003 Plan Goals & Recommendations Matrix. Members were asked to return them by August 9, 2024. Five copies were submitted. Laberge Group used these to identify support for objectives, where there may be lag addressing objectives, and to define possible ways to restructure incomplete actions that were still considered important. Laberge Group compared CPC feedback with other public input, such as from the community survey, or the earlier public workshop.

There was support for the goals presented. The group felt these generally match the proposed Vision. There was a request to wordsmith Placemaking– #9, concerning density in hamlets.

The strategy recommendations flow from goals. The strategies were compiled based on feedback so far, including perceptions of Committee members on progress with strategies in the 2003 Plan, and their continued relevancy (or not). Laberge Group identified at least one goal that corresponds with each strategy. There is also identification of the source of strategies, in terms of whether these are new, or link with the existing 2003 Comprehensive Plan. There is indication on whether a strategy is drawn straight from the current plan, or whether it was substantially changed in its current iteration. Overall, the CPC was comfortable testing the goals and strategies presented at Public Workshop #2.

Public Workshop #2: Goals & Priorities

This meeting is organized as a walk-in gathering for seasonal residents as well as year-round residents. It will occur on Friday, September 13, 2024 from 4:00 to 7:00 p.m. at Town Hall.

There was review of a memo outlining the proposed meeting organization. Laberge Group will bring sign-in sheets. There will be a series of stations. Attendees can provide input at these displays. This way, the meeting will be used to test proposed goals and recommendations, including key priorities and possible projects.

There was a lot of discussion about capital planning and grants and funding efforts of the Town, as these inform what are relative priorities. There are extensive sewer needs. There is inflow/infiltration, meaning water entering sewer lines, which ends up using sewer treatment capacity. A federal award is being used to cure aspects of that. Still, the wastewater treatment plan will need upgrades, which are estimated to cost many tens of millions of dollars. There have been funds awarded from NY State that are going to upgrade a pump station by Rogers Park. The Town is also working to mitigate Edgecomb Pond Dam and address sediment in Finkle Brook.

Since one Hamlet Goal was revised, the corresponding statement that tests that type content would also require adjustment.

An opinion was expressed that cellular communications upgrades remain an important priority for the community.

Laberge Group will provide Mr. Belden with a flyer, press release and calendar notice that can be used to assist publicity for this meeting. There are homeowners associations that can be altered. The Town will notify agencies like warren County Planning and organize for representatives from area non-profits to attend and conduct displays/ tabling. They will also organize some food and drinks.

The Public Workshop #2 meeting results will be examined at the next CPC meeting.

Next Meeting – Public Workshop #2 Sept. 13, 2024 & CPC 9 October 2, 2024

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002328

Town of Bolton Comprehensive Plan Update
Public Workshop #2
Summary of Results



The Town of Bolton Comprehensive Plan Committee (CPC) held a public engagement workshop on Friday, September 13, 2024 from 4pm-7pm at Bolton Town Hall. The workshop was an "open house" format, where participants were invited to drop-in any time and provide input on various topic stations setup around the room.

Laberge Group staff and members of the CPC were in attendance to facilitate and answer any questions. The meeting was designed to gain insight into the community vision for Bolton, obtain geographically referenced comments on maps regarding issues or needs in key locations, identify assets and challenges facing the Town, plus assess alternative priorities and ways to address them. Attendees were encouraged to place their ideas and opinions on poster boards using post it notes and sticker dots in order to develop a representation of the community's values, beliefs and preferences.

Overall, 45 persons attended the workshop, with 35 who signed-in. This document describes findings from feedback received. It breaks down the input garnered at seven feedback stations.

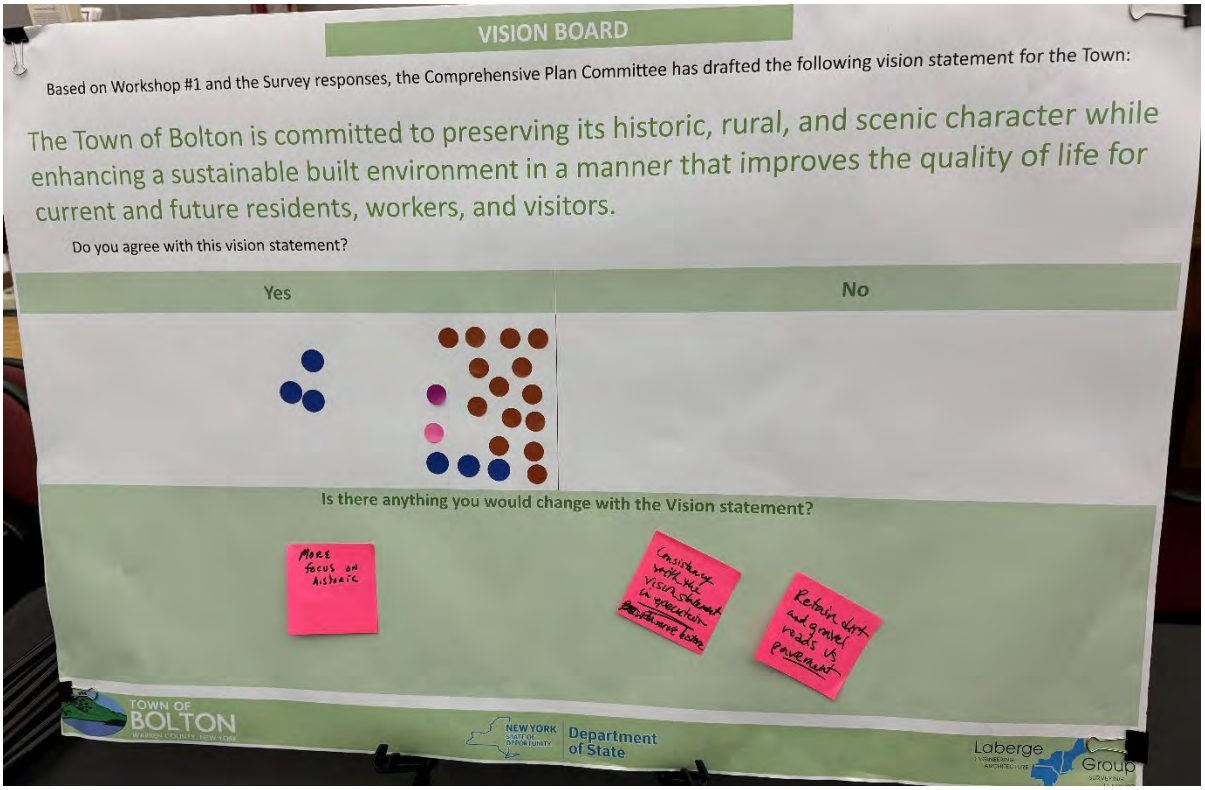
In general, participants expressed they value Bolton's unique character and setting and want a sustainable built environment. They associate importance with sidewalks and trails, seek enhancements to these types of mobility and outdoor recreation offerings, support actions to create a mix and affordability of housing, and economic vitality through bolstered water and sewer capabilities, advancement of child care options, plus they support leading for the future though environmental protection.

Vision Board

This station prompted visitors to comment on the Plan's vision. Instructions were: Based on Workshop #1 and Survey responses, the Comprehensive Plan Committee drafted this vision statement for the Town:

> ***The Town of Bolton is committed to preserving its historic, rural, and scenic character while enhancing a sustainable built environment in a manner that improves the quality of life for current and future residents, workers, and visitors.***

Do you agree with this vision statement? Is there anything you would change with the Vision statement?"



All participants who voted **agreed** with the vision for Bolton. Participants also commented:

- More focus on historic/ consistency with vision statement expectation – preserve historic; and
- Retain dirt and gravel roads vs pavement.

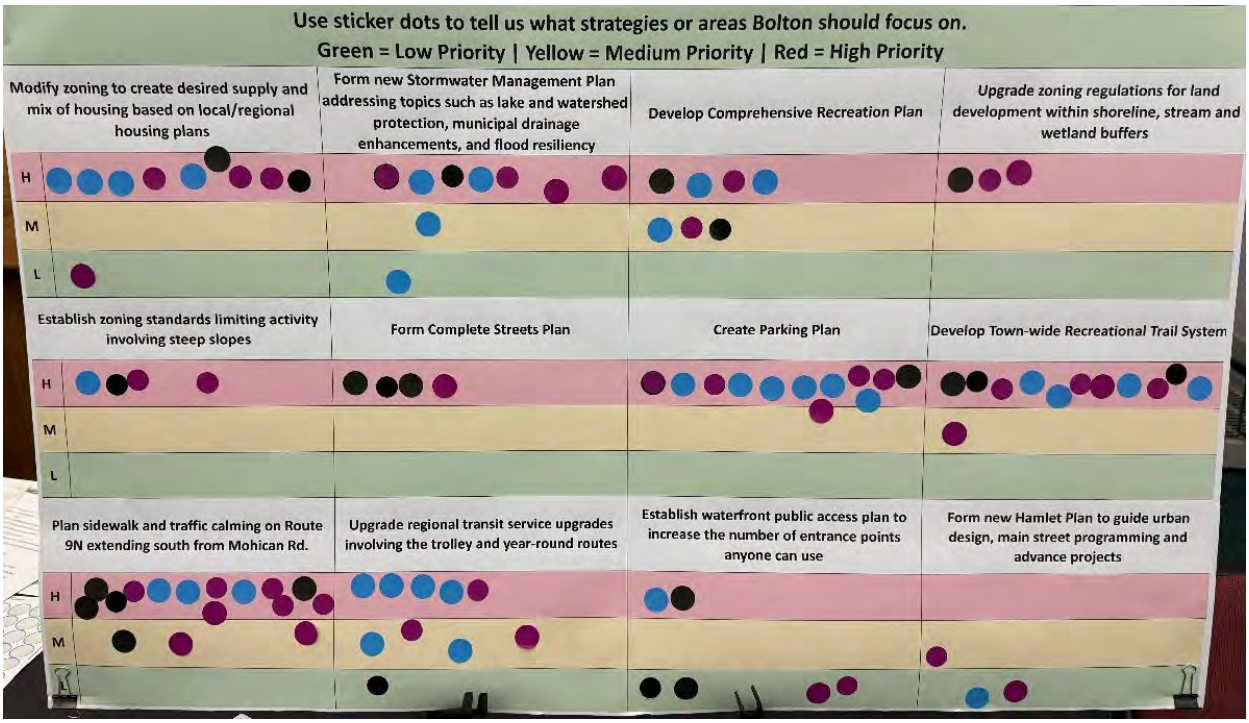
Proposed Principles & Goals

This station asked what attendees think about the proposed main principles of the comprehensive plan which were displayed on the boards under six headings: Housing Choices, Living Environment, Community Circulation, Place Making, Economic Vitality, and Leading for the Future. A participant was encouraged to use sticker dots to vote if they particularly supported a goal and they could provide comments using post-it notes to aid in deriving findings. A variety of responses and comments were presented around the needs for Bolton which are summarized by topic within the table that follows:

Housing Choices	**Living Environment** Multiple people signaled they agree with this principle and associated goals
- Reasonable priced housing for families, new families, seniors & young single people (*multiple overlapping entries*). - Housing for seniors needs to also be accessible to allow for aging in place. - Housing for summer workers is lacking. - Short term rental policies so locals can buy homes and live in Bolton. - Use existing structures to remake into housing opportunities. - Housing choice is needed for young families and seniors who want to remain in Bolton.	- Prohibit ridgetop development/ don't allow on top of hill/ blend-into hillside (*multiple overlapping entries*). - Expand Septic capacity/ Extend Town septic further south (*multiple entries*). - Improve water lines. - Improve town water quality. - Tie this to the Recreation Hub Plan. - Balance environmental protection with land available for housing. - Flood/storm resilience. - Knotweed (invasive plant) is taking over (*this concern was affixed by Bixby Beach in the Hamlet Board below*).
Community Circulation Multiple votes supported the goal for complete streets development	**Place Making**
- More public transportation – potentially year round/ creative options/ trolley needs (*multiple overlapping entries*). - Form jitney service for seniors, workforce. - Parking. - Expand parking on purchased lands in back streets and change business district parking to one-sided parking for pedestrian safety and vehicular mobility. - Bike lanes and bike racks. - On expanding public access to waterbodies, a commenter supports more access to beaches, but not for more boats.	- Support for updating zoning for community growth and goals (*multiple overlapping entries*). - Adopt Dark Sky Ordinance/ Develop Dark Sky Astronomy Park @ Transfer Station (*overlapping/ related entries*). - Prohibit Ridgetop Development (*this cross-cutting issue shows-up under different principles*). - Initiate Schroon River Bike Trail. - Reopen old part of Bolton Historic Museum. - Enforce environmental design on new construction.
Economic Vitality	**Leading for the Future**
- Child care to support school. - Develop, adopt, and enforce best management practices for large volume commercial/sewer users. - Sewer/Water is a major issue (*cross-cutting issue).* - Parking passes for residents/tourists pay. - More recreation programs. - Review and adopt Recreation Hub Plan for Bolton – continue parcel acquisition.	- Consider alternate revenue sources – bed tax, user and parking fees (*multiple votes/overlapping entities/ and cross-cutting issue*) – summer/seasonal/ parking fees/ resident exemptions/maybe residents can purchase discounted season passes. - Improve energy efficiency Conservation (*multiple votes*). - Improve Septic System.

Comprehensive Plan Strategies

This station asked respondents to indicate which strategies the Town of Bolton should focus on and whether a respondent thought/felt a particular strategy is a high, medium, or low priority.



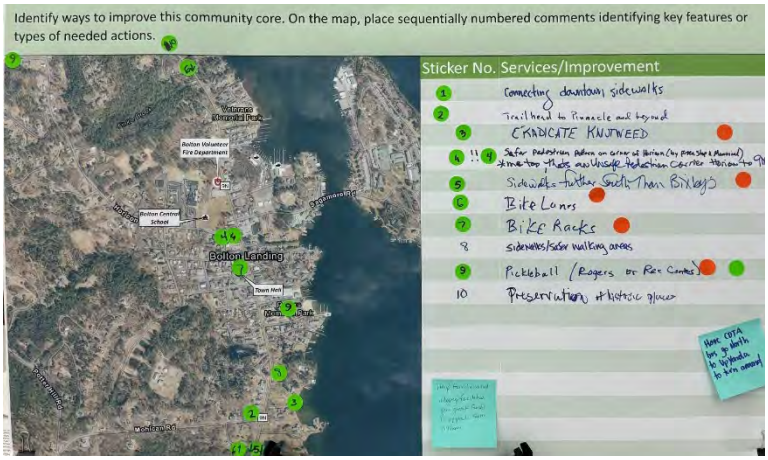
Most strategies were identified as a high priority. The following are findings and commentary based on the responses:

- The single highest response under any item displayed related to planning sidewalk and traffic calming on Route 9N extending south from Mohican Road, with 13 high priority rankings and three medium rankings (*the same notion was expressed on other boards*).
- A relative priority based on responses is to create a parking plan (12 high priority rankings).
- There were 11 high priority rankings supporting development of a town-wide recreation trail system, plus one medium ranking. This seems to identify importance of hiking in this community. While it is inferred, it may show that the HUB Study is influential and has legs.
- There were mostly high priority assignments for changing zoning to create a desired supply and mix of housing (nine high and one low). Fewer people responded regarding other potential zoning changes covering standards limiting activity on steep slopes or within shoreline, stream and wetland buffers, but when they did these items were ranked high.
- There is support for transit upgrades, but on a more medium priority basis or timeframe (five high rankings, four medium, and one low).
- 2/3 of respondents saw it as lower priority to increase the number of waterfront public access points.
- The goal that had the least responses and proportionately more low priority assignments was "Form new Hamlet Plan to guide urban design, main street programming and advance projects".

Places & Spaces - Bolton Hamlet Area

This board asked users to "Identify ways to improve this community core. On the map, place sequentially numbered comments identifying key features or types of needed actions." Respondents keyed their thoughts and ideas to a numbered sticker which they placed on a map of the Town. If there was an additional comment for that location, respondents were encouraged to comment. Others could add a sticker on the board to indicate agreement with a comment.

- Notions in support of multimodal transport (*multiple comments*), with interests such as:
    - Sidewalks:
        - Create walking areas;
        - Connect downtown sidewalks;
    - Provide bike lanes/ bike racks;
    - Establish a safe pedestrian drop-off area at base of Horicon Ave.;
    - Have CDTA transit authority bus/trolley service extend north to Up Yonda Farm;
- Recreation:
    - Establish trailhead to Pinnacle and beyond;
    - Develop pickleball courts at public recreation lands off Edgecomb Road; and
- Preserve historic places *(no specific point/ location identified)*.



Another board '*Places & Spaces – Route 9 Corridor (South)*' captured geolocated recommendations on an aerial map depicting broad areas around the Route 9N corridor extending from Cotton Point Road in the south to Veteran's Park in Bolton Landing.

This Board resulted in the capture of similar types of comments on development of the roadway, such as:

- Extended/ wider shoulders along the whole corridor.
- Establish sidewalks from the Huddle northerly.
- Provide pedestrian crosswalks by the Algonquin/ Chicks Marina.

Another idea presented was for dredging the Finkle Brook delta. This commentor was concerned for growth of this sandbar and its influence on navigation and recreation. They felt the Town has contributed to instituting physical stormwater practices/ measures upstream to slow flows and capture sediment and this physical work is important to lake environment management.

Economic Vitality

Users were asked to rate alternative economic development strategies and add related thoughts.



Participants most often expressed in favor of evaluating expansions of water and/or sewer and improving telecommunications, plus there was strong support for workforce housing incentives and forming a working group for advancing childcare. There was not much interest in planned improvements at NoRoWal Marina, but it was noted it is an essential part of off-street parking supply (*it may be that many in the community are not aware of Town control of this facility and economic development efforts around it*). Users also seemed to indicate there is a limited need for interventions to establish or expand commercial businesses.

Additional Comments

Some participants supplied written comments on topics of interest, as follows:

- Cut down/ round edges of curbing so vehicles get closer to curb and don't cut tires along Rte. 9N
- Open transfer station Tues. or Thurs.
- Establish area at transfer station for dropping-off items that may be taken by others for re-use.
- Concerned for loss of family-owned motels. Strict septic regulations without funding options like grants to help these businesses become compliant is resulting in the sale of lodging properties to private homeowners and investment companies. Without weekly turnover of guests, you will not need as many shops, restaurants, and marinas. It is again becoming Millionaire's Row; however, the millionaires will leave if there are not restaurants and shops.
- Without regulations, homes are being purchased for short term rentals.
- Housing prices are out of reach for first time home buyers and seniors looking to downsize.
- Concern for fewer students in the school system.
- Lack of volunteers for emergency services.
- The business district also suffers due to the lack of year round residents.
- Bolton Landing should consider restrictions of Short Term Rental owners – commentor wrote about efforts in Town of Hague to regulate this type use.
- Bolton hamlet – traffic issues and remedies:

- To address bottle-necks on 9N, where delivery trucks take-up lane space – establish on-street "loading-zone" signage advising the availability of these from 7–am daily (in order to facilitate deliveries). These spaces would be available for visitors to park at all other times - as has been done in Lake Placid for many years.
- To address narrow travel lanes in hamlet: erect "flashing warning sign" at Bixby Road
  - "Narrow Lanes Ahead"
  - Watch for pedestrians!
  - Retract mirrors!
- Parking: partner with school (signage Public Use: June, July, August), blacktop lower field parking lot (encourage employers to direct their employees to use this lot).
- Sidewalks: There once was parking along east side of 9N from Rogers Park, south, but DOT eliminated that during reconstruction 10+ years ago (to "maintain even lanes"). At that time a few parking spots were created on west side of 9N along wall by Evergreen townhouses. That location is unsafe, barely enough space for cars, with no room for passengers to exit! Request State to realign driving lanes from Bixby Road north to Rogers Park to allow parking along east 9N, where sidewalks exist. This will increase parking plus make it safer for those who use those spaces.

Participants also made the following observations or asked questions to facilitators during the event:

- Regulate non-resident vacation rentals (*multiple comments*).
- Establish a gateway by Sembrich to help define this landmark, cultural and open space resource.
- Sembrich grounds can be pleasant place for people to take recreational walks.
- There is need for housing for families / there are households encountering housing stress.
- Are there ways to optimize utilization of courts for pickleball at Rogers Park?
- Establishing childcare influences whether young families locate in this community.
- There seems to be escalating demand for beaches and other Town public parks/ facilities.

JOIN US TO SHAPE BOLTON'S FUTURE!

TOWN OF BOLTON COMPREHENSIVE PLAN

PUBLIC WORKSHOP #2

FRIDAY, SEPTEMBER 13, 2024

4:00 - 7:00 PM

BOLTON TOWN HALL,
4949 LAKE SHORE DRIVE

Please join us for a Community Open House Event where you can share your ideas about the future of the Town of Bolton.

This community engagement will be used to refine goals, set strategies, and prioritize actions.

<u>During this workshop participants can:</u>

- **Comment on Planning Goals for Bolton**
- **Provide Input on Map displays**
- **Discuss Resource Needs and Priorities**
- **Help Assess Capital Investment and Policy Objectives**

Chris Belden, AICP, Town Director of Planning & Zoning| *Belden.C@town.bolton.ny.us*
David Gilmour, AICP| Laberge Group| *dgilmour@Labergegroup.com*

This project is funded by a NYS Department of State Smart Growth Planning Grant

Town of Bolton Hosts Comprehensive Plan Workshop on Goals & Strategies at Town Hall on Friday, September 13, 2024 from 4 to 7 PM

All interested persons are invited to help shape Bolton's future by participating in Comprehensive Plan Public Workshop #2 at Bolton Town Hall. This event builds on Workshop# 1, which was held in September, 2023, and explored needs and opportunities and tested support for objectives in the current 2003 Town Comprehensive Plan.

Input will be gathered by asking participants to confirm issues important to them and by commenting on alternative goals, strategies, and projects to help the Town overcome challenges to quality and sustainable growth. Based on feedback received, the Comprehensive Planning Committee expects to review and present a full draft plan this fall. Then, the Committee will refine and deliver the proposed Plan to the Town Board, so the Town Board can hold a hearing and consider the Plan for adoption early in 2025.

Funding for establishing a new Town of Bolton Comprehensive Plan is provided using a Smart Growth Grant from the New York State Department of State, contract C1002328. Smart growth is an approach to community planning that integrates economic, equity, environmental and energy principles to facilitate a livable sustainable community. For more on the NY State Smart Growth Planning Program visit: *https://dos.ny.gov/nys-smart-growth-program*

Persons interested in learning more about the project and the regional and community plans that were consulted as part of shaping this project can visit the project website at: *https://labergegroup.com/Bolton/*. Information on local planning is also available from Christopher Belden, AICP, Town of Bolton Director of Planning & Zoning in the Town Planning Office at *Belden.C@Town.Bolton.NY.us*, by calling during business hours at (518) 644-2893, or by visiting the Planning/ Zoning website at: *https://www.boltonnewyork.com/departments/planning-zoning.html*

Town of Bolton

Smart Growth Comprehensive Plan
Comprehensive Planning Committee (CPC) Meeting #9

Wednesday, October 2, 2024 at 5:00 p.m.

Agenda

I. General Updates

- Review CPC #7 Meeting Notes from July 17, 2024
- Review CPC #8 Meeting Notes from August 21, 2024
- CPC Updates
  - Current developments that intersect with this planning
  - Review Project schedule

II. Review Public Workshop #2 – Held on September 13, 2024

- Review Comments & Findings – See attached discussion document 'Workshop #2 - Summary of Results'.
- Other content interests, findings, or adjustments based on input obtained?

III. Review Draft Plan Implementation Program & Schedule

- See the attached 'Proposed Bolton Comprehensive Plan – Implementation Program & Schedule' of 9/26/24

IV. Next Steps

- Draft Plan, CPC review, and prepare for CPC's Public Hearing #1
- CPC #10 - Monday, October 28, 2024 at 5:00pm via Zoom.

NEW YORK STATE OF OPPORTUNITY. Department of State

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

Smart Growth Comprehensive Plan
Draft Comprehensive Plan Committee (CPC) Meeting #9 Summary
October 2, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- James Galante
- Gena Lindyberg
- Ike Wolgin

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning
- Colleen Nelson, AICP, Planning & Codes Coordinator

Laberge Group:

- David Gilmour, AICP, Senior Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via comm link)

Meg Diehl and Susan Wilson provided regrets they could not attend this meeting.

Meeting Overview & Updates

Mr. Belden, AICP, introduced Colleen Nelson, AICP, Planning & Codes Coordinator, who was recently hired as a new Town planning staff.

There were no changes to CPC #7 Meeting Notes from July 17, 2024

There were no changes to CPC #8 Meeting Notes from August 21, 2024.

In a review of the schedule, Mr. Gilmour noted that the body preparing the comprehensive plan must hold one or more public hearings and other meetings, as it deems necessary, to assure full opportunity for citizen participation. Additionally, the governing body must hold a public hearing on the proposed plan prior to its adoption.

Mr. Gilmour has noted to Mr. Belden that preparation for NY State Environmental Quality Review Act (SEQRA) administration can begin at the level of the Town Board before they are referred the Plan. Laberge Group has started preparing SEQRA documents which it will provide to Mr. Belden so the process can be setup by the Town Board.

Review Public Workshop #2 – September 13, 2024

There were not any changes suggested for the seven page discussion document 'Workshop #2 - Summary of Results' that was provided to the CPC. The CPC members discussed there were not a lot of surprises in terms of the input received.

Review Draft Plan Implementation Program & Schedule

There was presentation and discussion on a 14-page plan implementation strategies document. This draft developed for the CPC's consideration contains all proposed goals and correlating strategies. These are

arranged in tabular format under the six Guiding Principles. When a strategy is identified to align with a Key Project the table of actions will be annotated to indicate a KP-number corresponding with Key Project description that will be provided within the Comprehensive Plan. Each Strategy is assigned a recommended timeline for implementation.

There was detailed discussion around some of the strategies. Mr. Gilmour request for comments on the strategies document within two week. Each Strategy is assigned a recommended timeline for implementation.

Next Meeting – October 28, 2024 via Zoom. The purpose will be to review a draft plan and set a public hearing.

This document was prepared with funding provided by the New York State Department of State.
Contract: C1002328

Town of Bolton

Smart Growth Comprehensive Plan
Comprehensive Planning Committee (CPC) Meeting #10

Wednesday, October 28, 2024 at 5:00 p.m. via Zoom

Join Zoom Meeting: https://us02web.zoom.us/j/82149311629

Meeting ID: 821 4931 1629

One tap mobile
+19292056099,,82149311629# US (New York)
+16469313860,,82149311629# US
Dial by your location
• +1 929 205 6099 US (New York)

Agenda

I. General Updates

- Review CPC #9 Meeting Notes from October 2, 2024.
- CPC Updates

II. Review Draft Plan

- Go over comments on Comprehensive Plan – 'Draft Implementation Program & Schedule' of 10/1/24
- Discuss Draft Comprehensive Plan of 10/25/2024
  - Key Projects
  - Other parts
- Schroon River Environments
- Septic Inspections
- Draft Future land Use & Key Projects Map
- Other(s).

III. Process

- Confirm process and timeline for refining draft plan
- Set Public Hearing – Proposed as Wed. Nov. 20
  - Determine start-time.
  - Public hearing press release
  - Post plan and hearing notice on Project website.

NEW YORK STATE OF OPPORTUNITY. Department of State

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

IV. Next Steps

- Public Hearing #1
- Setup SEQRA

Town of Bolton - Smart Growth Comprehensive Plan
Comprehensive Plan Committee (CPC)
Meeting #10 Summary - October 28, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- Meg Diehl
- Gena Lindyberg
- Susan Wilson
- Ike Wolgin

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Christopher Spencer, Planning Services Manager (until 5:45 P.M.)

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1

This meeting was held via Zoom and stated at 5:00 P.M.

Mr. Gilmour indicated Notes for CPC #9 Meeting from October 2, 2024 were not ready.

The purpose of this meeting was to review a preliminary draft plan distributed to the CPC that is dated October 25, 2024. It was an objective to confirm whether refinements are needed in order for the CPC to publicize the plan and conduct CPC public hearing #1 which will be scheduled for November 20, 2024.

A Future Land Use & Project Draft Map was distributed to the CPC as part of the documentation shared for consideration. The Chair has requested depictions of key projects and would like to emphasize the urgency of needs for zoning changes not realized but identified in the 2003 plan. There were comments on implementation strategies supplied by Mr. Belden in October that are reflected in the draft being reviewed.

Ms. Wilson asked for descriptions to be added for the Town's Septic Inspection Program. There are also Lake George Park Commission (LGPC) standards for inspections that apply. The Draft Plan should also address development limitations established in buffers adjoining Class AA streams that are within LGPC jurisdiction. The CPC confirmed the Town's stormwater management program is unique from the LGPC stormwater standards, but it matches those of the LGPC. The local stormwater framework is an important aspect of environmental protection within the Lake George watershed.

The CPC discussed changes to some principles and goals. These particularly related to the section on the living environment. Strategies for environmental protection should be broader than a focus on visual environment protection.

There was a request to make sure that priority zoning changes are distinctly called-out (they should be their own key project). There are concerns identified which the Planning Board has long been trying to address, with some of these consisting of zoning changes suggested in the 2003 comprehensive plan which have not been implemented. There are subject plans which have attempted to address many of these items. It would be advantageous to get the Town to establish committees to address these topics. An Implementation Committee is important.

There was discussion of formatting and text changes.

Describe the local land use program of the Town under the auspices of the Adirondack Park Agency. There are eight communities with these powers.

Veteran's Memorial Park Map Replacement - Mr. Belden will provide Laberge Group with an more recent Local Waterfront Revitalization Plan program map. This more up to date version depicts a master plan showing different improvements and upgrades planned at Veteran's Memorial Park.

Enhance discussion regarding dark sky protection. Make it a separate Key Project.

Road salt initiative – It was requested to enhance the text descriptions and emphasize potential for cooperation on improvements and instituting better practices.

Cellular telecommunications/ internet access improvements will be defined as a Key Project. This was previously discussed with the CPC.

Schroon River Environments – The CPC Chairman would like more discussion in the Plan about this area that is a part of the Hudson River watershed. The Chair confirmed Lamb Hill Road is not gravel. There are large sections of gravel within East Schroon River Road, which may limit development potential. Considering this area for plan purposes, there are strong recreation opportunities, including possibility to tie trails plans here with regional mountain biking facilities, such as exist in Brant Lake, where this a mountain bicycling park and hub. The Land Conservancy may have interests in advancing open space protection in this area. It was noted some beneficial housing development potential may exist in this area. Mr. Gilmour would seek to reinforce a need to build outside 500-year floodplain to ensure future resiliency.

School – CPC members discussed the importance of the public schools in this community and that this organization faces challenges. There is interest in bolstering the prescriptions for collaboration between the Town government and School Board and administration, with community engagement/ involvement for developing pragmatic options that benefit the community.

The plan can reflect that the cemetery located in the Huddle Hamlet is reaching capacity. The Town is working with cemetery officials to screen/ find properties that may be used for a cemetery.

Overall, the CPC provided substantial comments. Laberge Group was asked to push ahead with edits in order that the next-stage revised plan is posted on the project website well in advance of the hearing that will be scheduled on Wednesday, November 20 at 6:00 pm. Laberge Group will work with a subgroup to prepare edits. Laberge Group will generate a press release and make a brief PowerPoint presentation on the project at the beginning of the hearing. It was acknowledged there needs to be the development and presentation of a smart growth matrix as required by the NY State Department of State.

The meeting ended at 6:44 P.M.

Town of Bolton
COMPREHENSIVE PLAN COMMITTEE
Wednesday, November 20, 2024
6:00 p.m.
Town of Bolton Town Hall

Present:
John Gaddy, Chairman
Holly Dansbury
Barry Kincaid
Ike Wolgin
Susan Wilson, Town Board Liaison
Chris Belden, AICP, Town Planning Director
David Gilmour, AICP, Senior Planner, Laberge
April Brun (virtually), NYSDOS

Absent:
Megan Diehl
Gena Lindyberg
David Smith
Kathleen Suozzo

Speakers (7):
Henry Caldwell
Chris Navitsky, Lake George Waterkeeper
Jennifer Carson
Chad Shippee, BCS Superintendent
Glenn Long, Bolton Museum Director
George Goodwin
Zandy Gabriels

Other Attendees (8):
Anthony Hall, Lake George Mirror
Caleb Eich
Sandi Aldrich
Kate Van Dyck
4 Others (not signed in)

The meeting was called to order at 6:01 P.M.

John Gaddy started the meeting by welcoming everyone to the public hearing. He asked attendees interested in speaking to speak into the microphone, state your name and address, be respectful with your comments, and to limit comments to about 5 minutes. He asked David Gilmour, Planner at Laberge Group, to go through a prepared presentation.

David Gilmour went through a presentation that introduced the CPC members, overview of the process, organization of the plan and its purpose. He highlighted that there are key projects and an implementation plan. He indicated that the town following this implementation plan would help realize the goals and objectives outlined in the plan. He mentioned how the plan is funded by a grant from the NYS Department of State Smart Growth Planning Grant Program. David identified that the vision statement, key projects, and strategies outlined in the plan meet the 15 Smart Growth Principles outlined by NYSDOS. David mentioned that the town has conducted public surveys, held pop-up events, and held two public workshops. This is the first public hearing on the draft plan. Once the CPC is ready, they will submit the plan to the Town Board who will hold another public hearing before adoption. We anticipate adoption by early 2025.

Henry Caldwell (4651 Lake Shore Drive) stated that this was an impressive document. He mentioned that there is a lot mentioned about the wastewater treatment plant (WWTP) but what's not mentioned is the odor, especially around Heritage Village. He recognizes that the town needs lots

of costly upgrades at the WWTP, but something should be done about the odor coming from the plant. The plan discusses a lot about the historical resources in Bolton. The town has lost the building where the first town meeting was held, the Sagamore is seeking to demolish the historic Nirvana Farms buildings to construct condos. We are not doing anything to prevent the demolition of historic buildings. Mr. Caldwell stated that more needs to be done with enforcement and that they need to get an enforcement official. He stated that the fireworks at the Sagamore every week in the summer is too much. He mentioned some concerns with short-term rentals. Lastly, he stated that some day Edgecomb Pond will run dry due to drought and the town needs to be prepared for that (as the pond is the water source for the Bolton Water District).

Chris Navitsky (Lake George Waterkeeper) stated that his office would like to congratulate the town and offer appreciation for the town undertaking this effort. He indicated that he would be submitting written comments by the deadline. However, he did have some items he wanted to highlight tonight. Mr. Navitsky stated that managing ridgeline development is important and is already something highlighted in the 2003 Comprehensive Plan. He stated that there are more visible homes on hillsides within the Town of Bolton than all 7 communities around the lake combined. He appreciated the attention given to the needed wastewater improvements, which would benefit the economic vitality and reduce nutrient loading in the lake – especially around Bolton Bay. The LGA is ready to continue assisting the town. Mr. Navitsky mentioned that the Waterkeepers Office had assisted with development of a 2016 Finkle Brook Sedimentation Assessment – he insisted that this report is ready to be utilized. Lastly, he encouraged the town to include low-impact development standards for upload development, buffer protections, and to implement road salt reduction practices.

Jennifer Carson has been a teacher with the Bolton School since 1995. Her main concern is with providing safe routes to school. Currently, there is no safe place to walk along Horicon Avenue, it is especially dangerous in the wintertime. She also raised speeding concerns near Veterans Park and mentioned that maybe the crosswalk by Veterans Park should be moved.

Chad Shippee (Bolton Central School Superintendent) stated that the school has been evaluating adding steps on school grounds to offer safer connections for school kids. He stated that he would love to work with the town on this and other issues, such as shared use of their parking lot.

John Gaddy stated that in recent years there has been improved coordination between the school and town.

Glenn Long (Bolton Historical Museum Director) doesn't feel as though the document has much about cultural resources in town. He would like to see more about the growth, development, and integration of cultural and historic resources into the community.

George Goodwin (33 North Point Road) served on the 2003 Comprehensive Plan Committee. He stated that he is concerned about invasive species (such as Japanese Knotweed), he believes more needs to be done. He has concerns about development across from The Algonquin about the lights that cast down onto his property. Concerned about cars parking near the road in the same area.

John Gaddy stated that some work is being done to improve bicycling and that the town is working updating lighting standards in town.

Zandy Gabriels (12 Green Isle Lane) Agree with other comment that more needs to be done to control odor at the WWTP. He stressed that there should not be concern over the daily capacity of the WWTP, especially if I/I improvements are realized. Town needs a new fire house, he believes this should be stressed in the plan. Housing has been suggested in this plan, he would recommend that the town see how APA/Town Zoning can be changed to allow greater density on certain parcels. He suggested that more steps be included to more clearly explain how to implement these projects. He also suggested that more time be considered to allow for public comment. Lastly, Mr. Gabriels suggested that attention be given to reversing the declining environmental status of our streams.

John Gaddy encouraged residents to continue providing comments on the plan.

Barry Kincaid mentioned how a substantial amount of time was spent discussing the needs of the WWTP and other wastewater improvements.

John Gaddy stated that he was interested by how many issues came up and he suggested that maybe more specific language could be added to strategies. These insights were very helpful. The chairman asked if there were any additional public comments. Hearing none, the chairman adjourned the meeting.

The meeting was adjourned at 6:52 P.M.

Minutes respectfully submitted by,

Chris Belden, AICP, Director of Planning

TOWN OF BOLTON
WARREN COUNTY, NEW YORK

Smart Growth Comprehensive Plan

COMPREHENSIVE PLAN COMMITTEE (CPC) PUBLIC HEARING #1

Town of Bolton, Warren County, NY

Town Hall: Wed., Nov. 20, 2024 – 6:00 p.m.

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

NEW YORK STATE OF OPPORTUNITY. Department of State

Contract: C1002328

ACKNOWLEDGEMENTS

The Town Comprehensive Plan Committee (CPC) is engaging the community on local needs and interests and guiding formation of the proposed Comprehensive Plan.

Planning & Zoning Department

- Chris Belden, AICP, Director of Planning,

  Zoning Administrator, & Code Enforcement Officer

Comprehensive Planning Committ

- John Gaddy, Chairman
- Holly Dansbury
- Megan Diehl
- James Galante
- Barry Kincaid
- Gena Lindyberg
- David Alcan Smith
- Kathleen Suozzo
- Susan Wilson, Town Board Member
- Ike Wolgin

Town Board

- Ron Conover, *Supervisor*
- Susan Willson, Deputy Supervisor, *Town Board Member*
- Robert G. MacEwan, *Town Board Member*
- Brendan Murmane, *Town Board Member*
- Wanda Cleavland, *Town Board Member*

Overview

- Meeting Objective
- Plan Purpose & Project Status
- Planning Process & Organization of the Plan
- Vision Statement
- Smart Growth Principles & Bolton's Guiding Principles
- Goals & Strategies, Key Projects, Implementation Table
- Next Steps

Meeting Objective

Comprehensive Plan Committee (CPC)
Public Hearing #1

New York State General Town Law, Section 272-A - Town Comprehensive Plan

Part 6. Public hearings; notice.

In the event the Town Board directs a special board to prepare a proposed comprehensive plan, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment.

Comprehensive Plan Purpose

Comprehensive Plan: aka, Master Plan

Serves as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of a town comprehensive plan

Includes materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town.

Organization of this Plan

- **Vision**
- **Planning Context & Six Components:**
  1. Housing Choices;
  2. Living Environment;
  3. Community Circulation;
  4. Placemaking;
  5. Economic Vitality; and
  6. Leading for the Future
- **Within Each Part:**
  - ✓ Profiling
  - ✓ Goals
  - ✓ Strategies
- **Key Projects**
- **Implementation Plan**

Plan Process

Prepared with grant funding from the New York State Department of State (NYSDOS) Smart Growth Program

- CPC Formation & Kick-off
- CPC met 10 times
- Review 2003 master plan, subject and regional plans
- Master Plan Survey – Summer 2023
- Public Workshop #1 (September 2023) – Strengths, Weaknesses, Opportunities & Threats Analysis
- Stakeholder Meetings & Roundtable
- Pop-up Event
- Public Workshop #2 (September 2024)
- Prepared Principles, Vision, Goals and Strategies
- Draft Plan (Currently with CPC)
- Public Hearings (Today and anticipated in Winter 2025)
- Town Board referral, Review & Plan Adoption (2025 anticipated)

Project Status

Summer/Fall 2023

- Public Engagement with Survey
- Community Profile & Trends
- Public Workshop #1
- Three CPC Meetings

Winter 2023 – Early Summer 2024

- Draft Vision, Goals
- Strategies Exploration
- Public Workshop #2 - Goals & Strategies
- Five CPC Meetings

Fall/ Winter 2024

- Draft Plan
- Refer to Town Board (***Adoption targeted in 2025***)

Vision Statement

The Town of Bolton is committed to preserving its historic, rural, and scenic character while enhancing a sustainable built environment in a manner that improves the quality of life for current and future residents, workers, and visitors.

Smart Growth Framework

- Mixed Land Uses
- Range of Housing Opportunities & Choices
- Development & Redevelopment in Existing Communities
- Distinctive, Attractive Communities with Strong Sense of Place
- Focused Density
- Clean Energy
- Climate Change
- Resiliency
- Green Infrastructure
- Social Diversity & Integration
- Regional Planning & Coordination
- Walkable/Bikeable Neighborhood Design
- Variety of Mobility Choices
- Well-Planned & Well-Placed Public Spaces
- Community & Stakeholder Collaboration in Planning

Bolton's Guiding Principles

Housing Choices: *Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.*

Living Environment: *Safeguard the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.*

Community Circulation: *Promote a safe and diversified transportation system to serve the needs of all residents and visitors.*

Place Making: *Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.*

Economic Vitality: *Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.*

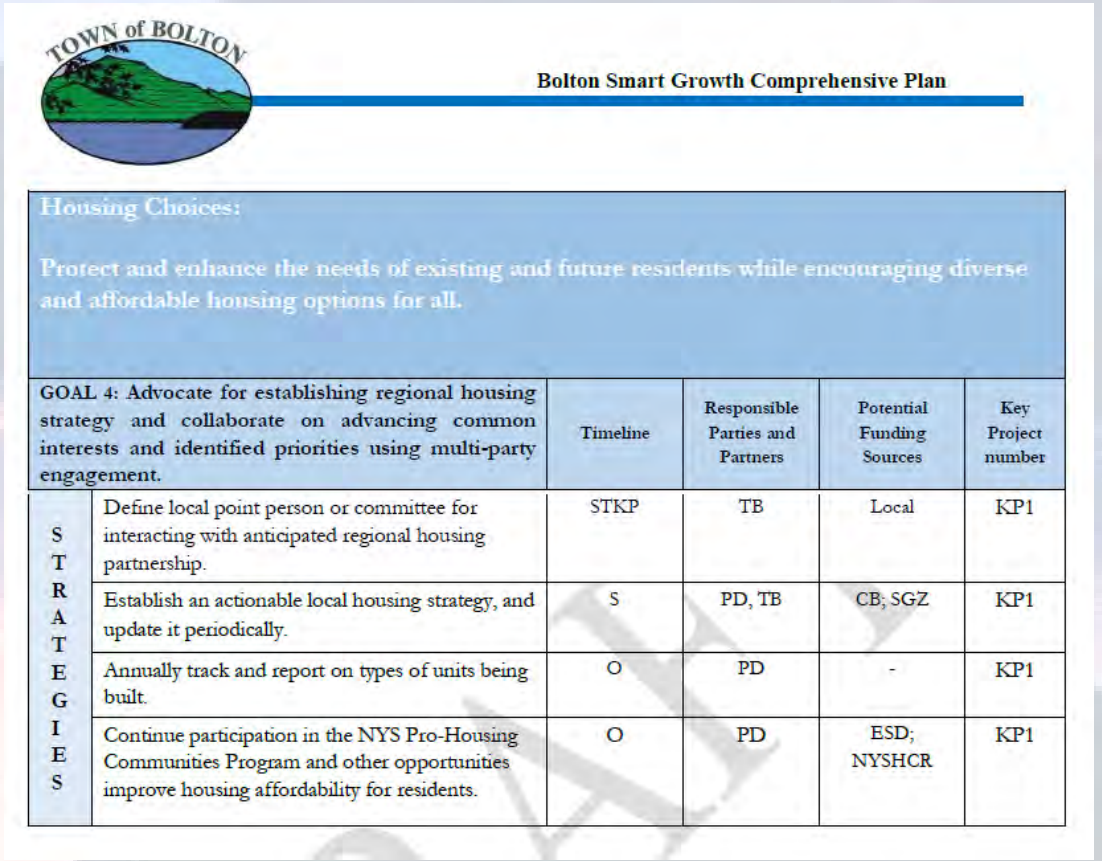
Leading for the Future: *Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*

Key Projects

- Advance Housing Action & Affordability
- Regulate Hillside Development
- Leverage Sewer & Storm Sewer Investments to Maintain Clean Water
- Upgrade the Town's Drinking Water System
- Bolster Edgecomb Pond Dam (& Manage Finkle Brook Levy)
- Form a Complete Streets Plan & Adopt Easement Dedication Policies
- Advance Workforce Mobility Innovation & Seasonal & Year-Round Regional Transit Improvements
- Plan & Execute Trails Connections & Comprehensive Recreation Improvements
- Promote Commercial Development
- Bolton Gateway Project
- Dark Sky Conservation/Lighting Regulation
- Enhance Telecommunications/Broadband
- Implement Priority Zoning Updates
- A Focus on Bolton's School

Implementation Table

- Links to Vision, Goals and Strategies
- Addresses possible actions over 10 years.
- Implementation plan/matrix and schedule:
  - Actions timing (Ongoing, Short-, Mid-, or Long-term)
  - Identifies a party or parties that could lead organizing action on a project, policy change or other strategy;
  - Lists possible partners for aiding deliberation/ implementation;
  - Outlines potential resources or funding which may be accessed to assist strategy implementation;
  - Links with Key Project(s), as applicable.



TOWN of BOLTON

Bolton Smart Growth Comprehensive Plan

Housing Choices:

Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.

	GOAL 4: Advocate for establishing regional housing strategy and collaborate on advancing common interests and identified priorities using multi-party engagement.	Timeline	Responsible Parties and Partners	Potential Funding Sources	Key Project number
STRATEGIES	Define local point person or committee for interacting with anticipated regional housing partnership.	STKP	TB	Local	KP1
	Establish an actionable local housing strategy, and update it periodically.	S	PD, TB	CB; SGZ	KP1
	Annually track and report on types of units being built.	O	PD	-	KP1
	Continue participation in the NYS Pro-Housing Communities Program and other opportunities improve housing affordability for residents.	O	PD	ESD; NYSHCR	KP1

Next Steps

- CPC will consider Hearing comments & Plan refinements
- When ready, CPC will refer Draft Plan to Town Board
- Town Board
  - Considers the Plan
  - Provides State Environmental Quality Review Act (SEQRA) administration
  - Holds it's Public Hearing (*Target for Public Hearing #2 is winter 2025*)
  - Referrals – County Planning, et al
  - Adoption by Resolution in 2025

Format for Hearing/ Commenting Today

- Please use the Sign-in Sheet
- The CPC is developing a detailed comment record
- Please plan to speak for up to five minutes
- May follow-up with written public comments until Monday, December 2nd
- Please recognize decorum

Location Maps



Laberge Engineering Architecture Group Surveying Planning

Aerial Map
Town of Bolton,
Warren County, NY



Laberge Engineering Architecture Group Surveying Planning

Bolton Hamlet Area
Town of Bolton,
Warren County, NY

Comprehensive Plan Committee Public Hearing #1 on the Draft Comprehensive Plan for the Town of Bolton – Wednesday, November 20, 2024 at 6:00 pm

Bolton Town Hall, 4949 Lake Shore Drive, Bolton Landing, NY

All interested persons are invited to help shape Bolton's future by participating in the Comprehensive Plan Committee (CPC) Public Hearing #1 on the proposed Town of Bolton Comprehensive Plan on Wednesday, November 20, 2024 at 6:00 pm at Bolton Town Hall, 4949 Lake Shore Drive, Bolton Landing.

The proposed plan is posted for viewing on the comprehensive plan project website at: *https://labergegroup.com/Bolton/* (*note – Bolton is case sensitive in this hyperlink*). A printout of the plan is also available for viewing at the Town Hall during routine office hours.

Written comments on the draft comprehensive plan may be submitted to the Town Clerk until Monday, December 2, 2024, or by email directed to Christopher Belden, AICP, Town of Bolton Director of Planning, at: *Belden.C@Town.Bolton.NY.us*.

Information on local planning is also available from contacting Mr. Belden, AICP, at the above email, by calling at (518) 644-2893, or through an appointment. Besides the background on the comprehensive plan project website, there is also information on Town Planning that is available by visiting the Town's Planning & Zoning website at: *https://www.boltonnewyork.com/departments/planning-zoning.html*

Funding for establishing a new Town of Bolton Comprehensive Plan is provided using a Smart Growth Grant from the New York State Department of State, contract C1002328. Smart growth is an approach to community planning that integrates economic, equity, environmental and energy principles to facilitate a livable sustainable community.

Going forward after this hearing, the CPC will be expected to refer a proposed Comprehensive Plan to the Town Board. The review process for the proposed comprehensive plan is expected to continue into 2025. As part of the review and approval of a proposed comprehensive plan, the Town Board will also conduct a hearing on the Comprehensive Plan.

NEW YORK STATE OF OPPORTUNITY. Department of State

This document was prepared with funding provided by the New York State Department of State. Contract: C1002328

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Post Star** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(518) 792-3131**.

Notice ID: 6ne0oX46qtfRjcgNn4D7 | **Proof Updated: Oct. 30, 2024 at 09:54am EDT**
Notice Name: Comprehensive Plan - Public Hearing Notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Chris Belden
belden.c@town.bolton.ny.us
(518) 644-2893

FILING FOR

Post Star

Columns Wide: 1
Total Column Inches: 3.44
Number of Lines: 34

Ad Class: Legals

11/09/2024: General Legal	22.60
Publish Fee	20.00

Subtotal	$42.60
Tax	$0.00
Processing Fee	$0.00
Total	**$42.60**

NOTICE OF PUBLIC HEARING BOLTON COMPREHENSIVE PLANNING COMMITTEE – November 20, 2024, at 6:00pm

Please take notice that the Bolton Comprehensive Planning Committee will host a public hearing on the Draft Comprehensive Plan Update on Wednesday, November 20, 2024, at 6PM in the Bolton Town Hall (4949 Lake Shore Drive, Bolton Landing, NY 12814). Draft materials have been made available for review at https://labergegroup.com/Bolton/. This plan was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Anyone interested may provide input on the Draft Plan. Public comment can be provided in person at the above indicated date, time, and address. Alternatively, written comments can be submitted via email to belden.c@town.bolton.ny.us or direct mail to the Chris Belden, AICP, Director of Planning, at the address indicated above, on or before the public hearing.

PUB: NOVEMBER 9, 2024
######

Town of Bolton

Smart Growth Comprehensive Plan
Comprehensive Planning Committee (CPC) Meeting #11
Wednesday, February 26, 2025 at 5:00 p.m. at Town Hall

Agenda

I. General Updates
- Review CPC #10 Meeting Notes from October 28, 2024.
- CPC Updates.

II. Revised Draft Plan Preparation
- Go Through Memo: Comprehensive Plan – Response to Comments
- Review Public Hearing #1 Public Comments - November 11, 2024
- Review Submitted Written Comments
- Discuss Map Edits, including Future Land Use Map
- Other edits/ related items, as identified.

III. Process
- Confirm steps and timeline for Plan readiness and referral to the Town Board.

IV. Project schedule and Town Board Milestones
- SEQRA
- Referrals
- Town Board Plan review and schedule Public Hearing #2.

NEW YORK STATE OF OPPORTUNITY. Department of State

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Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

Town of Bolton - Smart Growth Comprehensive Plan
Comprehensive Plan Committee (CPC)
Meeting #11 Summary – February 26, 2024

Attendees

Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- Meg Diehl
- Gena Lindyberg
- Jim Galante

Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

Laberge Group:

- David Gilmour, AICP, Senior Planner
- Sergio Ramirez, Planner

NYS Dept. of State

- April Brun, Coastal Resources Specialist 1

This meeting was held in-person and started at 5:00 P.M.

The purpose of this meeting was to discuss comments on the draft Comprehensive Plan received at the public hearing on November 20, 2024 as well as during the public comment period that lasted through December 31, 2024. The main meeting objective to confirm the refinements to provide to the next iteration of the Draft Plan. A memorandum 'Comprehensive Plan – Response to Comments' was distributed which overviewed the treatments recommended by the Laberge Group.

A summary of CPC Meeting #10 which was held on October 28, 2024 was accepted as it was prepared.

The Chair asked CPC members to identify themes or topics which they believe are important because they encountered significant feedback, or attention, during the planning process.

- Many people want involvement in community affairs. There are opportunities to encourage dialogue, make connections, and overcome silos;
- Public safety services are valued. There is recognition how resource allocations assist seniors, including actions like wellness check, and provide for overall community health and wellness;
- There is broad support for fostering housing options – there is awareness of significant needs;
- People want livability and support enhanced potential for young families being able to stay here as well as move here;
- There is interest in improving wastewater infrastructure and resources are being allocated for this purpose;
- Town staff is available to assist with planning and advancing action.
- There is a need for strong implementation efforts around the plan – having an implementation committee will be important in keeping a focus on the Plan once it is adopted;
- There is some sense of urgency. It is important to be able to define and advance priorities once the plan is adopted.

David Gilmour, AICP, facilitated discussion on the main subjects addressed in the memo, collecting the thoughts and guidance from the members. Under the discussion of housing planning, it was noted that Franklin County has done a commendable job with multisector involvement in forming housing options. The implementation matrix will be reorganized so that objectives are stratified under each element, going from short to long-term.

The Future Land Use Map was discussed and Laberge Group received feedback on edits to be made. Chris Belden took some time to address sewer management. It was noted that the Town acquired funding for pump stations, is addressing multiple objectives, and is pursuing funding for further wastewater planning.

Upon collecting everything said, it was agreed Laberge Group will address the topics discussed and supply a new draft of the Comprehensive Plan.

There was discussion of the steps that will follow from the presentation of a revised Draft Comprehensive Plan. The next draft of the plan will be referred to the Town Board. They will need to review and schedule Public Hearing #2, plus refer it to the County and Adirondack Park Agency.

The meeting ended at 6:22 P.M.

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.
Contract: C1002328