

# TOWN OF BOLTON COMPREHENSIVE PLAN AND HAMLET STRATEGIC PLAN



**MAY 2003**

**T H E   S A R A T O G A   A S S O C I A T E S**



**LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.  
SARATOGA SPRINGS ■ NEW YORK CITY ■ BOSTON**



## POLICY STATEMENT

As defined in Section 272-2 of General Town Law, 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 Comprehensive Plan and Hamlet Strategic Plan was adopted by the Town of Bolton Town Board on May 6, 2003, and shall be the policy of the Town of Bolton to reference the Comprehensive Plan and Hamlet Strategic Plan for all rezonings and infrastructure projects planned by the Town and proposals from other government agencies. A copy of this plan has been provided to county and state agencies to assist with their plans and projects in the Bolton area.

For each budget year, the *Implementation* section of the Plan will be referenced and actions, new laws and regulations will be incorporated into the Plan for the coming year.

**TOWN OF BOLTON**  
**COMPREHENSIVE PLAN**  
**&**  
**HAMLET STRATEGIC PLAN**



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***“WE CAN EITHER BE VICTIMS OF CHANGE OR WE CAN PLAN FOR IT, SHAPE IT, AND EMERGE STRONGER FROM IT.”***

Ed McMahon, Balancing Nature and Commerce in Gateway Communities



**TOWN OF BOLTON  
COMPREHENSIVE PLAN  
&  
HAMLET STRATEGIC PLAN**

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## **EXECUTIVE SUMMARY**

### **INTRODUCING THE COMPREHENSIVE PLAN**

**H**ave you ever considered what Bolton may be like five years from now? How about ten years? Growth in communities may at times be slow, while at other times development pressures arise so quickly that communities become overwhelmed if effective Comprehensive Plans and land use policies are not in place. The Town of Bolton grew by almost 20% over the last decade, adding more than 260 residents and 207 new residential and commercial structures.



Bolton has been able to absorb this population increase with minimal impacts to the community due to effective land use policies and a dedication to planning. However, because change can come quickly, Bolton must routinely sit back and analyze where it has been, where it is now, and where it would like to be in the next five to ten years.

Under New York State Law, the comprehensive plan is the vehicle that lets communities evaluate their situation and plan for the future. Through a comprehensive plan residents set a vision for their community's future and then outline the policies and projects required to achieve that vision.

As economic, demographic, and social conditions change over time, the comprehensive planning process provides a moment in time to re-examine community priorities and either stay the present course or change direction.

### **THE PLANNING PROCESS**

**T**he Town of Bolton has been actively involved in community planning issues over the years and has a number of highly skilled and



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dedicated volunteers that have helped Bolton preserve its 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, most recently, the 1986 “Town of Bolton Master Plan Update.”

Although the 1986 plan was never adopted, it did inspire continued involvement in Bolton’s planning issues, and resulted in the formulation of the Master Plan Review Committee in 1999. This review committee was formed to evaluate the 1986 Master Plan and provide recommendations on adoption.

In the end, the committee decided that the 1986 Master Plan should not be adopted, and that a new comprehensive plan be developed to identify more relevant long term goals and general directions for the Town.

The Town applied for, and was awarded, a grant from the New York Small Cities Program for the preparation of this Comprehensive Plan and Hamlet Strategic Plan. Central to the process was the

Comprehensive Planning Committee (CPC), made up of residents with a variety of interests derived from their roles as community volunteers, professionals, and interested citizens. The committee convened on a monthly basis during the planning process and guided the development of the plan to respond to a wide range of interests.



The Comprehensive Planning process began with an inventory and analysis of existing conditions throughout the Town and the Hamlet, followed by an extensive public outreach process. This included a series of public meetings held at the Town Hall, and a survey sent to all Town residents. The Inventory and Analysis, along with the results of the public meetings and community surveys

are located in the Plan Appendices under a separate cover. In addition to these formal public outreach methods, all of the CPC meetings were open to the general public. Next, specific policies and actions were developed to address problems and issues that were defined as part of the inventory, public meetings, survey, and general public input. After the policies and actions were developed, strategies and tools to meet the objectives of the vision were refined.

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The CPC released a Draft Comprehensive Plan and Hamlet Strategic Plan (the “Draft Plan”) in June 2002 for public review and comment. The CPC then presented the Draft Plan to the Bolton Town Board on June 4<sup>th</sup>, 2002. A public hearing was then held on July 2, 2002 and the 60-day public comment period was initiated. During the public hearing, a presentation of the Draft Plan was given, and the public was given the opportunity to comment on the Draft Plan. Due to overwhelming public interest, a public informational meeting was held on September 19, 2002 and the public comment period was extended to October 31, 2002.

The CPC revised the Draft Plan based on the comments received during the comment period and public hearing. The CPC then forwarded a copy of the Final Plan to the Bolton Town Board for their review and adoption in accordance with §272-a of Town Law. The complete transcripts and summary of the Public Hearing comments and all of the written public comments and their summary are located in Appendix D of the Plan Appendices.

### THE PLAN APPROACH:

#### *PRESERVATION THROUGH BALANCE*

**B**olton has undergone numerous changes throughout the years following the first permanent settlement of the Town. Over the years, Bolton has progressed from a largely self-contained economy based on farming and forestry to one that included the manufacturing of products shipped to external markets via water. By the mid-nineteenth century Bolton became the destination of choice for the wealthy, with grand hotels and estates. That period soon gave way to more nature-oriented establishments such as campsites, mountain clubs, and backwoods camps.

Today, Bolton’s economy is predominantly oriented toward tourism and recreation, with the number of tourists visiting the community



increasing every year. Many of the once large estates have been subdivided, and Bolton’s waterfront is now well developed with a multitude of residential properties. NY 9N runs north and south along the lakefront and is lined with

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small motels, restaurants, and shopping establishments primarily to accommodate the influx of tourists and seasonal residents.

The increases in tourism and development are beginning to place pressures on the physical and natural environments, which are critical components of Bolton's distinctive rural character. Because it is Bolton's natural beauty and distinct character that attracts visitors and makes Bolton a great place to live, steps should be taken to ensure that they are preserved. These steps, however, must not hinder Bolton's ability to continue to grow and be competitive. The key is *to balance growth with preservation*.



### VISION OF THE COMMUNITY PLAN:

#### *“MAINTAIN BOLTON'S DISTINCTIVE RURAL CHARACTER”*

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 (groceries, restaurants, etc.).
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.

The intent was to define broad goals that identified the major components of the rural character in Bolton. Based on these broad goals, the CPC then developed specific goals for each of the following topic areas:

1. Future Land Use Concepts,
2. Hamlet Strategic Plan,
3. Rural Character,

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4. Open Space and the Environment ,
5. Parks and Recreation,
6. Economic Sustainability,
7. Housing, and
8. Infrastructure and Community Services.



### GOALS AND RECOMMENDATIONS

**B**elow is a listing of the specific Goals and the Recommendations developed by the CPC to achieve the intended Goals. These recommendations are just that—*recommendations*. The intent is to provide the Town with an array of options to address the issues and concerns that were identified during the comprehensive planning process. Not every recommendation offered in this plan needs to be implemented, nor should the format of the plan imply that any recommendation be considered more important than another. For each topic area and when appropriate, the following recommendations have been classified as Project- or Policy-related recommendations.

### FUTURE LAND USE CONCEPTS

After analyzing the Inventory and Analysis, the Community Survey results, and Community Meeting input, recommendations on Bolton’s future land use patterns were developed. The Plan recommends that the land use concepts depicted on Map 1 FUTURE LAND USE CONCEPTS (in the full plan) be considered when the Town develops policies intended to direct future land use patterns. These concepts include:



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1. **Mixed Use:** The areas identified as Mixed Use currently contain an array of uses including residential, community services, retail, restaurants, and other entertainment and tourism amenities. Continuing with this mixed-use approach will ensure that the necessary services and amenities are located within close proximity to the dense residential areas and the majority of the tourist accommodations. Furthermore, these areas are the logical nodes for such uses, in that it protects the more rural residential areas from potentially incompatible uses.
2. **Residential/Lodging/Waterfront Access:** These areas contain the majority of the tourist accommodations and are strategically located between the Mixed Use areas (with the exception of Trout Lake), thus allowing for easy access to the tourism amenities afforded by the Mixed Use areas. However, these areas are far enough from the more dense Mixed Use areas of development to provide visitors as well as residents with a more rural and relaxing setting. Continuing with the current development pattern is recommended to preserve the unique setting for both residents and visitors.
3. **Residential & Home Based Business:** This area encompasses the majority of the residentially developed and developing areas of the Town. Continuing with this pattern while allowing for only home-based business and cottage industries will help preserve the rural character of the community.



### *HAMLET STRATEGIC PLAN*

The purpose of the Hamlet of Bolton Landing is to serve as the economic/cultural/civic/ceremonial center for all other parts of the community. As the community continues to grow, the Hamlet center can provide opportunities to complement the high quality of life found throughout the Town.

**PLAN GOAL:** PRESERVE AND ENHANCE THE UNIQUE QUALITIES OF BOLTON LANDING FOR THE BENEFIT OF THE COMMUNITY AS A WHOLE

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### RECOMMENDATIONS:

- Enhance Pedestrian Connections
- 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



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### *RURAL CHARACTER, OPEN SPACE, AND THE ENVIRONMENT*

While Bolton boasts a large amount of undeveloped land, only a small percentage (not including state land) is protected from future development. The challenge is to balance effective open space preservation, environmental protection, and the preservation of the scenic and 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.

**PLAN GOAL:** PROTECT, MAINTAIN, AND REESTABLISH 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.



### **RECOMMENDATIONS:**

- Educate Town Residents About the Value of Natural Resources
- Work Closely with Organizations to Efficiently Protect Open Space
- Preserve Cat Mountain and the Edgecomb Pond Watershed
- Consider a Town-Wide Watershed Protection Plan
- Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan
- Continue to Implement the Town Stormwater Management Law and the Improvement Projects Outlined in the Stormwater Management Plan
- Research Recent Advancements in Alternative On-Site Wastewater Treatment System Technology
- Coordinate with Niagara Mohawk to Protect the Visual Qualities of Co. Rt. 11.

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- 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
- Consider Various Methods for Ensuring that Existing On-Site Wastewater Treatment Systems Are Functioning Properly



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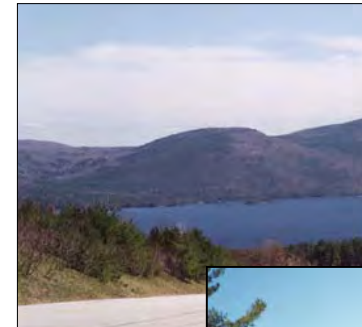
### ***PARKS AND RECREATION***

With two waterfront public parks, the Conservation Park, access to over 10,000 acres of state land, Up Yonda Farm, and various water-based recreational amenities, Bolton is well positioned to be an outdoor recreational leader in the region. However, the recreational resources should continually be assessed and expanded to ensure optimum enjoyment by residents and visitors alike.

**PLAN GOAL:** 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.

#### **RECOMMENDATIONS:**

- Prepare a Town-Wide Parks, Recreation, and Open Space Master Plan
- Support and Implement the Proposed Projects at Rogers' & Veterans' Parks
- Expand the Facilities at Conservation Park
- 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





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### *Economic Sustainability*

Bolton is heavily dependent on tourism and outdoor recreational based industries such as lodging accommodations, marinas, specialty stores, outdoor outfitters, and restaurants. However, a more diverse and seasonably balanced economy could help to ensure Bolton's long-term economic success and sustainability.

**PLAN GOAL:** 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.

### **RECOMMENDATIONS:**

- Capitalize on an Expanded Tourist Season
- Seek to Establish and Attract Non-Tourism-Based Commercial Businesses in Bolton
- 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



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### *HOUSING*

The residential settlement pattern in the Town has contributed to the community's unique setting. However, the cost of living in Bolton is substantially more expensive when compared to surrounding communities and Warren County as a whole, because the high demand from visitors, seasonal workers, and second homeowners is driving up the cost of free market housing. In addition, the percentage of Bolton residents over the age of 54 has been steadily rising and this trend is predicted to continue in the next 10 to 20 years. As a result, the Town may begin to see a demand for senior and assisted living residences. The challenge of the plan is to create housing opportunities for all residents and seasonal employees, regardless of income bracket, who reside or wish to reside in the community.

**PLAN GOAL:** 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.

### **RECOMMENDATIONS:**

- 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



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- Accommodate the Housing Needs of the Rental Market
- Provide Links to Financial and Technical Assistance Programs for Motel/Cottage Operators.

### ***INFRASTRUCTURE AND COMMUNITY SERVICES***

The challenge in Bolton is to continue to provide community services of all types in a coordinated manner that does not necessarily and haphazardly deplete the Town's financial resources. Organizing efforts on an annual basis can help ensure that individual needs are met.

***PLAN GOAL:*** CONTINUE TO PROVIDE HIGH QUALITY MUNICIPAL SERVICES TO EVERY RESIDENT IN THE COMMUNITY THAT PROTECTS THE NATURAL ENVIRONMENT, REGARDS RESIDENTS' NEEDS, AND PROTECTS THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY.

### ***RECOMMENDATIONS:***

- Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District
- Enact Short-Term Parking Solutions
- Develop a Town Website
- Work on Developing a Telecommunications Strategy for the Lake George Region
- Explore Methods to Improve the Effectiveness of the Town's Zoning Ordinance, Stormwater Management Law and Telecommunications Ordinance.
- Conduct a Thorough Review and Amendment of the Zoning Ordinance



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- Restructure the Format
- Develop a Citizen's Guide
- Require Pre-Application Meetings
- Hire a Part-Time Enforcement Officer
- Hire a Part-Time Planner
- Educate Landowners
- Encourage or Require that Planning and Zoning Board Members Attend Land Use Planning Seminars Expand the Availability of Sewer Infrastructure
- Establish a Working Relationship with the NYSDOT

### PLAN IMPLEMENTATION

It is important to recognize that some of the Plan Recommendations are intended to be implemented immediately, while others can be accomplished over a ten-year period. Although the Town may prefer to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of funding resources, staff, and volunteers.

As the Town contemplates an implementation strategy, certain logic should be followed to allow the Town to implement the numerous recommendations. These include:

- ◆ formulating and implementing those **regulations** necessary to shape the development and preserve the rural character of the Hamlet, and the Town as a whole,
- ◆ selecting and completing **projects** which catalyze development, and
- ◆ creating **programs** which sustain the recommendations into the future.

To help guide the effort of implementing the various recommendations, the Town should form an implementation committee or Comprehensive Plan Oversight Committee, made up of Town Staff, the Town Supervisor, the Chairs of the Planning and Zoning Boards, and interested members of the

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public. Task Forces for each Plan Category (i.e., Housing and Parks and Recreation) should be formed. The Task Forces would be charged with refining the ideas and recommendations set forth in the Plan and making recommendations to the Comprehensive Plan Oversight Committee as to the priorities of the Plan that should be addressed.

The following steps are necessary for the complete implementation of the Comprehensive Plan:

1. Town Board adoption of The Comprehensive Plan and Hamlet Strategic Plan as a policy statement
2. Town Board adoption of the Local Waterfront Revitalization Plan
3. Development and adoption of the “Citizen’s Guide to Town of Bolton Land Use and Development Regulations”
4. Revision and adoption of the zoning ordinance and map
  - a. Develop recommendations in zoning language and amended zoning map
5. Capital Budget - addition of catalytic projects list in a five-year schedule
  - a. Prioritize projects and programs
  - b. Determine annual budget allocation/commitment
6. Create Task Forces for project implementation



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### BEYOND IMPLEMENTATION

*“WE CAN EITHER BE VICTIMS OF CHANGE OR WE CAN PLAN FOR IT, SHAPE IT, AND EMERGE STRONGER FROM IT.”*

Ed McMahon,

*Balancing Nature and Commerce in Gateway Communities*

**B**olton is in the process of planning for a long-term sustainable future. In order to ensure sustainability, a course of action must be clearly defined and consistently followed over a generation. Staying the course will require dedication to the Goals and Recommendations outlined in this plan. Bolton has historically been a leader in taking the necessary steps to preserve environmental, community, and cultural resources vital to ensuring a sustainable future. The Goals and Recommendations set forth in this plan are logical extensions of Bolton’s planning principles. While not every recommendation may be implemented, if the Plan is utilized as a tool to guide growth and ensure preservation, Bolton will continue to lead the pack in sustainable planning and will enjoy continued success.

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### **I. INTRODUCTION**

#### **A. A COMPREHENSIVE PLAN FOR BOLTON**

Through the years Bolton has come to symbolize rest and relaxation, summer vacations, the Adirondacks, and outdoor recreation. Most importantly though, Bolton has come to represent the best of Lake George. From the grand hotels that dotted the shoreline in the late 1800s to the great estates of the early 1900s, Bolton has always been a popular destination. Although most of those hotels and estates are now gone, Bolton remains one of, if not the most popular destination on Lake George.

The natural beauty and distinct rural character that is so prevalent in Bolton is what attracts both visitors and residents. The citizens of Bolton have always been concerned about the environment and the character of their community. Over the years, numerous studies and plans have been prepared to address the environment and the changing needs of the community. With this foresight, Bolton is now a regional leader in environmental protection and the preservation of rural character. In keeping with this tradition of sound planning, Bolton prepared this Comprehensive Plan and Hamlet Strategic Plan to ensure that the community remains an attractive place for both residents and tourists, and its economy remains competitive locally, regionally, and nationally.

The committee of volunteers that has overseen this plan continually sought input and advice from all components of the community. Every recommendation included herein has been carefully reviewed and extensively discussed by the committee. The resulting plan will not be a panacea for all of the challenges facing Bolton in the new century. The resulting plan does however, represent a community-wide effort to identify and address critical issues and opportunities facing Bolton at a particular point in its history. At its core, this plan is intended to be a useful guide to public and private actions taken on behalf of the Town. In that way, this 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 in which to live and visit.

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### **B. THE COMMUNITY PLANNING PROCESS**

Planning activities, such as a comprehensive plan, play an important role in setting a course for the future as they address a variety of aspects of community life. Specifically, a comprehensive plan:

- Provides a strategic occasion to formally consider the need for town-wide changes in development patterns on a basis that is community-based and community-driven;
- Systematically identifies and creates a public record of community assets, opportunities, and needs;
- Produces a vision for the future of the community that is shared across a variety of community perspectives and interests including neighborhoods, businesses, institutions, and environmental interests;
- Outlines specific actions to achieve that shared vision;
- Establishes a framework for community-wide collaboration on plan implementation.

The Town of Bolton has been actively involved in community planning issues over the years and has a number of highly skilled and dedicated volunteers that have helped Bolton preserve its rural character and unique natural setting. In 1970, with assistance from Metcalf and Eddy a planning firm from New York City, the “Master Plan Report-Town of Bolton, NY” was prepared. Following this Master Plan, Warren County assisted the Town in the preparation of the “Town of Bolton Background Studies” report in the late 1970’s. This report was developed to assist in the update of the 1970 Master Plan. In 1985, “The Town of Bolton Hamlet Preservation Program” was prepared to guide planning and development in the Hamlet of Bolton Landing. In 1986, the Frederick J. Holman Associates prepared the Town of Bolton Master Plan Update. Although this plan was never adopted, it did inspire continued involvement in Bolton’s planning issues. Finally, in 1999, the Master Plan Review Committee was formed to review the 1986 Master Plan and provide recommendations on adoption. The committee decided that the 1986 Master

#### INTRODUCTION



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Plan should not be adopted, and that a new Master Plan be developed to identify long term goals and general directions for the Town. The next step was to identify and secure funding to assist in the preparation of an updated Comprehensive Plan.

The Town applied for, and was awarded a grant from the New York Small Cities Program for the preparation of the Comprehensive Plan and Hamlet Strategic Plan. Central to the process was the Comprehensive Planning Committee (CPC), made up of residents with a variety of interests derived from their roles as community volunteers, professionals, and interested citizens. The committee convened on a monthly basis during the planning process and guided the development of the plan to respond to a wide range of interests.

The Comprehensive Planning process began with an inventory and analysis of existing conditions throughout the Town and the Hamlet, followed by an extensive public outreach process. This included a series of public meetings held at the Town Hall, and a survey sent to all Town residents. The Inventory and Analysis, along with the results of the community surveys and public meetings are located in Appendix A-C respectively of the Plan Appendices under a separate cover. In addition to these formal public outreach methods, all of the CPC meetings were open to the general public. Next, specific policies and actions were developed to address problems and issues that were defined as part of the inventory, public meetings, survey, and general public input. After the policies and actions were developed, strategies and tools to meet the objectives of the vision were refined.

The CPC released a Draft Comprehensive Plan and Hamlet Strategic Plan (the “Draft Plan”) in June 2002 for public review and comment. The CPC then presented the Draft Plan to the Bolton Town Board on June 4<sup>th</sup>, 2002. A public hearing was then held on July 2, 2002 and the 60-day public comment period was initiated. During the public hearing, a presentation of the Draft Plan was given, and the public was given the opportunity to comment on the Draft Plan. Due to overwhelming public interest, a public informational meeting was held on September 19, 2002 and the public comment period was extended to October 31, 2002.

The CPC revised the Draft Plan based on the comments received during the comment period and public hearing. The CPC then forwarded a copy of the Final Plan to the Bolton Town Board for their review and adoption in accordance with §272-a of Town Law. Refer to Appendix D of the Plan Appendices for copies and summaries of the Public Hearing transcripts and written comments received during the public comment period.

### **INTRODUCTION**





## C. DEVELOPING A PLANNING APPROACH FOR BOLTON

### *“Preservation Through Balance”*

In the initial years following the first permanent settlement of the Town, the development dynamics in Bolton were little different from those in many of the small communities of the Adirondacks. Over the years, it has progressed from a largely self-contained economy based upon farming and forestry to one that included the manufacturing of products shipped to external markets via water. By the mid-nineteenth century, the Adirondacks were gaining a reputation as a destination for the wealthy. The high society began flocking to the grand hotels of the time to socialize on the impressive porches, dine on fresh trout and venison, and enjoy the magnificent natural surroundings. Bolton was and still is home to some of these great establishments. Before long however, the desire for greater privacy gave way and campsites, mountain clubs, and back wood camps were being established around and beyond the flourishing hotels.

Today, Bolton’s economy is predominately oriented toward tourism and recreation, with the number of tourists visiting the community increasing each year. Many of the once large estates have been subdivided: first developed into resorts in the 1950’s, and then into private homes beginning in 1970’s with views of the Lake. Bolton’s waterfront is now well developed, with a multitude of residential properties. NY 9N runs north and south along the lakefront and is lined with small motels, restaurants, and shopping establishments primarily to accommodate the influx of tourists and seasonal residents. As development pressures persist, more residential homes are being built along the hillsides and ridgelines.

The increases in tourism and development are beginning to place pressures on the physical and natural environments, which are critical components of Bolton’s distinctive rural character. Because it is Bolton’s natural beauty and distinct character that attracts visitors, and makes Bolton a great place to live, steps should be taken to ensure that they are preserved. These steps however, must not hinder Bolton’s ability to continue to grow and be competitive. The key is *to balance growth with preservation.*



## II. GOALS AND RECOMMENDATIONS

### A. VISION OF THE COMMUNITY PLAN

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 (groceries, restaurants, etc..).
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.

The intent was to define broad goals that identified the major components of the rural character in Bolton. Based on these broad goals, the CPC then developed specific goals directed to specific topic areas.

### B. RECOMMENDATIONS

The plan recommendations are listed under the topic areas of: *Hamlet Strategic Plan, Rural Character, Open Space and the Environment, Parks and Recreation, Economic Sustainability, Housing, and Infrastructure and Community Services*. For each topic area, a discussion on the information gathered from the Inventory and Analysis, the Community Survey and the public meetings are provided, followed by the Plan Goal and Recommendations. Where appropriate, recommendations have been divided into two categories; Projects and Policies.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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The recommendations set-forth in the Plan are just that, *recommendations*. The intent of offering these recommendations is to provide the Town with an array of options to address the issues and concerns that were identified during the comprehensive planning process. Not every recommendation offered in this plan needs to be implemented, nor should the format of the plan imply that any recommendation be considered more important than another. An Implementation section has been provided at the end of the Plan to assist the Town in identifying which recommendations should be implemented and in which order.

The Town prepared a Local Waterfront Revitalization Plan (LWRP) in 2001. Although the LWRP's focus is on waterfront lands, some of the recommendations relate to broader Town issues. Toward this end, certain LWRP recommendations were further developed and incorporated into the Comprehensive Plan for the purposes of further addressing these important issues.

### ***FUTURE LAND USE CONCEPTS***

After the analysis of the Inventory and Analysis, the Community Survey Results and Community Meeting input, recommendations on Bolton's future Land Use patterns were developed. The Plan recommends that the land use recommendations depicted on Map 1 FUTURE LAND USE CONCEPTS be considered when the Town develops policies intended to direct future land use patterns. Note that this map *does not* imply any zoning changes, only concepts as they relate to the recommendations set forth in the Plan. These concepts include:

- ◆ **Mixed Use:** The areas identified as Mixed Use currently contain an array of uses including: residential, community services, retail, restaurants and other entertainment and tourism amenities. Continuing with this mixed use approach will ensure that the necessary services and amenities are located within close proximity to the dense residential areas and the majority of the tourist accommodations. Furthermore, these areas are the logical nodes for such uses, in that it protects the more rural residential areas from potentially incompatible uses.

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- ◆ Residential/Lodging/Waterfront Access: These areas contain the majority of the tourist accommodations and are strategically located between the Mixed Use areas (with the exception of Trout Lake), thus allowing for easy access to the tourism amenities afforded by the Mixed Use areas. However, these areas are far enough from the more dense Mixed Use areas of development to provide visitors as well as residents with a more rural and relaxing setting. Continuing with the current development pattern is recommended to preserve the unique setting for both residents and visitors.
- ◆ Residential & Home Based Business: This area encompasses the majority of the residentially developed and developing areas of the Town. Continuing with this pattern while allowing for only home-based business and cottage industries will help preserve the rural character of the community.



**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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**MAP 1**

**FUTURE LAND USE CONCEPTS**

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**



# TOWN OF BOLTON






## Comprehensive Plan and Hamlet Strategic Plan

### MAP 1

### FUTURE LAND USE CONCEPT

Note: This map does not imply any zoning changes, only concepts as they relate to the recommendations set forth in the plan.

-  **MIXED USE**
  - Residential
  - Marinas & Access Services
  - Entertainment / Tourism Amenities
  - Services
-  **RESIDENTIAL/LODGING/  
WATERFRONT ACCESS**
  - Residential
  - Tourism Accommodations
  - Marinas & Access Services
-  **RESIDENTIAL & HOME BASED  
BUSINESSES**
  - Residential
  - Home Occupation
  - Cottage Industries

-  Land Conservation Districts  
(No Proposed Land Use Changes)
-  New York State Land
-  Lakes & Ponds
-  Rivers & Streams
-  Parcel Boundaries



June 2002

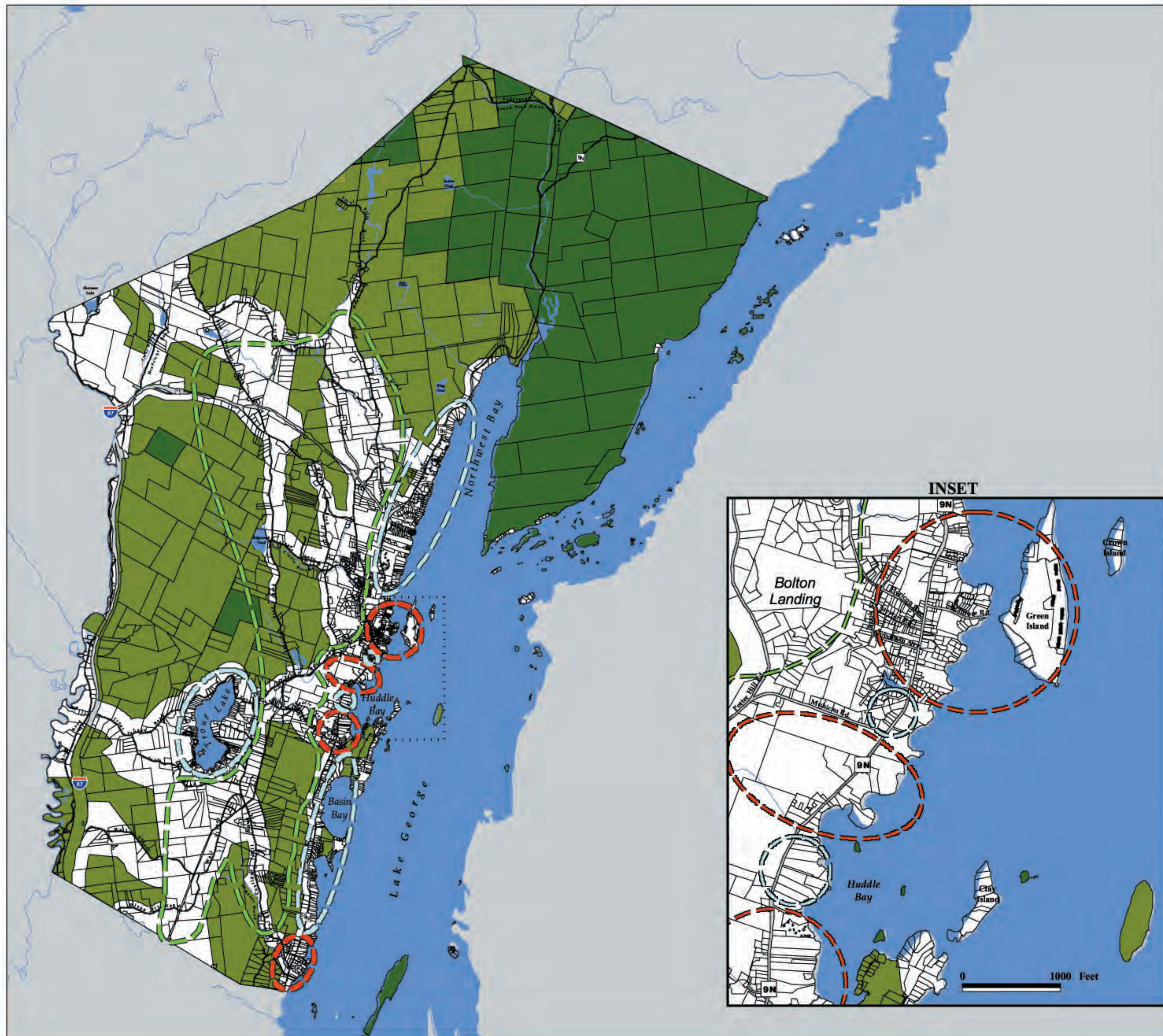
1 0 1 Miles

### THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.  
NEW YORK SARATOGA SPRINGS BOSTON

This map is computer generated using data acquired by The Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

## TOWN OF BOLTON, NEW YORK





## ***HAMLET STRATEGIC PLAN***

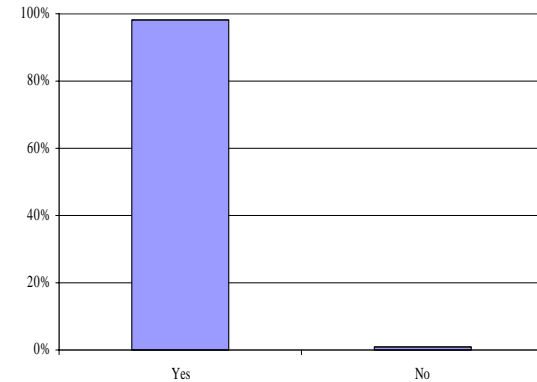
Vital community centers have several common characteristics. These include (1) a physical setting which is compact and walkable, (2) a center that functions as the social, cultural, and economic center of the community, and (3) a center that provides diverse “layers” of activity that are both seasonal and daily. The Hamlet of Bolton Landing serves as this center and, as such, the focus is to maintain these attributes, as well as preserve its purpose and plan ahead for the next ten-year period. Toward this end, the purpose of the Hamlet of Bolton Landing is to serve as the economic/cultural/civic/ceremonial center for all other parts of the community. As the community continues to grow, the Hamlet center can provide opportunities to complement the high quality of life found throughout the Town.

### ***Survey Results:***

**Based on your experience or in your opinion, is it important to preserve the unique qualities of Bolton Landing?**

According to the chart to the right, 98% of respondents feel that the unique qualities of Bolton Landing should be protected. This figure solidifies the importance of Bolton Landing’s character to the residents of the community.

**Figure 1  
Hamlet’s Qualities**

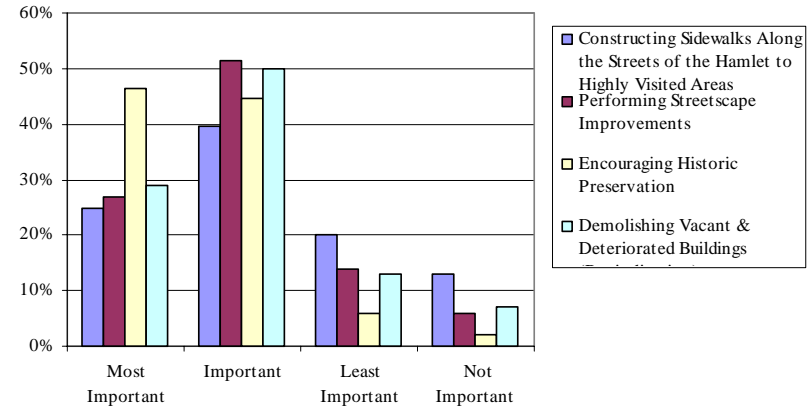




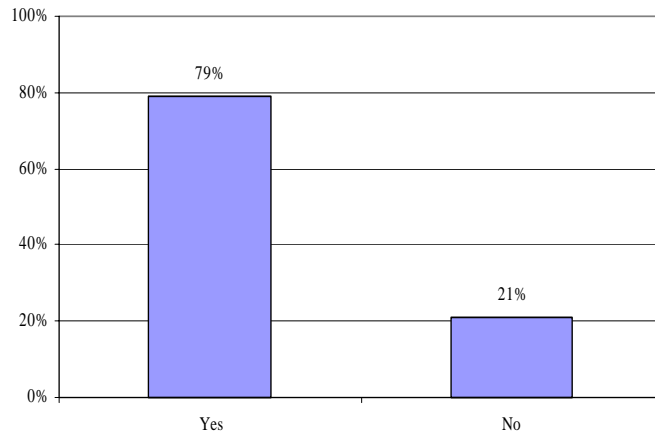
**In your opinion, how do you rate the following Town priorities?**

Over 90% of respondents believe that the Town should be encouraging historic preservation. Furthermore, a majority of respondents (79%) feel that vacant and deteriorated buildings should be demolished for revitalization purposes, and that streetscape improvements (i.e., tree planting, sign control) should be performed in the Town. The construction of sidewalks to highly visited areas in the Hamlet is also considered a Town priority by more than 60% of respondents.

**Figure 2  
Historic Priorities**



**Figure 3  
Signage**



**Do you think Bolton should establish and enforce regulations for simplified and consistent signage?**

An overwhelming 79% of respondents feel that there should be enforced regulations for consistent signage in Bolton.





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### *Community Meeting Results:*

#### **What is the defining feature of the Town?**

There were, of course, several different defining features including the quality of life; the small town charm; the quaintness of the town; the sense of community; and the fact that commercial development has been contained in the Hamlet, allowing for pedestrian access to stores and services.

#### **What do you like about Bolton and what needs to be protected?**

Those attending the meeting were concerned about the protection of the built environment, the pedestrian-friendly atmosphere in the hamlet, the character of the Town, the local ownership of businesses, and the fact that there are no “big box” stores in the Town. Furthermore, the attendees would also like to see the Town protected from becoming automobile dependent.

#### **What current/future concerns need to be addressed in the Town?**

Meeting attendees believed that chain/franchise establishments and franchise architecture should be restricted from the community, and that architectural guidelines and or standards be established to protect the character of the Town and especially the Hamlet. The neighborhoods in the Hamlet setting should also be protected and pedestrian connections expanded and enhanced.

### *Plan Goal:*

Preserve and enhance the unique qualities of Bolton Landing for the benefit of the community as a whole.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### *Recommendations*

#### **Projects**

Continual reference should be made to Map 2 “Hamlet Strategic Plan Concepts,” which graphically illustrates some of the following recommendations:

- ***Enhancement of Pedestrian Connection:*** Sidewalks are crucial in creating a sense of community and in establishing the character of a small town such as Bolton. An efficient and safe pedestrian system will also encourage people to walk instead of drive to their destinations, which is important in maintaining the character of a small community. The Hamlet of Bolton Landing is fortunate in that it currently has a good sidewalk system in place. However, additional sidewalks and pedestrian friendly infrastructure are required in key areas to preserve Bolton’s distinct character, and to ensure that the Hamlet continues to remain safe for pedestrians.

Specific recommendations for improvement as shown on Map 2 include:

- ◆ The construction of sidewalks between Bolton Landing and the Algonquin, and between the Hamlet and Veterans’ Park, and the extension of the existing sidewalk from the Sagamore to Rt. 9N.
- ◆ The construction of sidewalks in specific areas within the back streets of the Hamlet.
- ◆ A pedestrian connection to Up Yonda Farm.
- ◆ A direct connection between the sidewalk on Stewart Ave. and Horicon Ave. to facilitate pedestrian connections to the school.
- ◆ Pedestrian-scaled lighting, and other amenities such as plantings, trash receptacles, and benches should be constructed along the sidewalks proposed to Veterans’ Park and the Algonquin, where there is allowable space.



**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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**MAP 2**

**HAMLET STRATEGIC PLAN CONCEPTS**

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**



# TOWN OF BOLTON

## Comprehensive Plan and Hamlet Strategic Plan



### TOWN OF BOLTON, NEW YORK

- Gateway Improvement District
- Underutilized Parcels
- Vacant Parcels
- Existing Sidewalks
- Proposed Pedestrian Connections
- Proposed Sidewalk Extensions
- Tax Parcel Boundaries
- Proposed Hamlet Density Increase (1 unit / 5,000 s.f.)

MAP 2

### HAMLET STRATEGIC PLAN CONCEPT MAP

200 0 200 Feet

June 2002



### THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.  
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## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- ◆ The installation of highly visible and clear crosswalks and pedestrian crossing lights in appropriate areas throughout the Hamlet.

- ***Infill Development:*** While there are minimal opportunities for additional development within the Hamlet, certain parcels and properties have been identified as vacant or underutilized as depicted on Map 2. The development/redevelopment of the identified parcels could allow the Hamlet to “expand” in an efficient manner. Furthermore, developing vacant and underutilized parcels helps to minimize the amount of incompatible development outside of the Hamlet and in the more rural parts of the community.



- ***Economic Assistance for Housing and Business Structural Improvements:*** The preservation of the Hamlet is partially dependent on the condition of the homes and businesses, and the ability of property owners to maintain them. Rundown and dilapidated structures in the Hamlet tend to detract from the overall character of the community. In an effort to promote the upkeep of houses and commercial structures in the Hamlet, (and throughout the remainder of Town), the Town could collaborate with Warren County to develop a program to educate home and business owners of the funding sources available for structural improvements. This information can also be compiled and posted on the Town’s website which is discussed in more detail in the Infrastructure and Community Services section of the Plan.



## Policies

- ***Develop and Adopt Hamlet Architectural and Site Design Guidelines and Include Them In a Design Guideline Manual:*** The Town Zoning Ordinance provides Planning Board and Zoning Board of Appeals members the authority to review the architectural designs of proposed projects. This review and approval authority was granted to “...maintain the small village character of the hamlet areas by providing a variety of architectural character while discouraging excessive dissimilarity, inappropriateness or poor quality of design in the exterior appearance of buildings erected.” However, neither Board has written guidelines to assist in the review of new proposals, which may result in design approvals inconsistent with the character of the community. With respect to site design, Town officials must refer to the myriad of Regulations found throughout the Town Subdivision Regulations and the Stormwater and Erosion Control Ordinance. These regulations were developed primarily to mitigate the impacts of stormwater runoff, with very little attention given to how buildings, sidewalks, lighting, and plantings should be located on a site (site organization) and how those features should relate to each other (site design).



The current Zoning Ordinance and supplemental regulations provide little guidance and authority to the Planning Board and Zoning Board of Appeals to ensure the preservation of the small town character of the Hamlet. Therefore, Hamlet Architectural and Site Design Guidelines should be developed to assist both applicants and Town officials in maintaining a balance between development and the preservation of Bolton’s visual appeal and character. These guidelines should be incorporated into a Town-wide Design Manual. The Guidelines contained in the manual should then be incorporated into the Town of Bolton’s Zoning Ordinance.

Bolton Landing has a distinct small town character, with varying architectural styles in use. The first step in creating effective design guidelines would be to develop objectives pertaining to appropriate scale, massing, proportion, fenestration, materials, and color, consistent with an agreed upon “character” of the Hamlet. Once these objectives are in place, the guidelines could then be developed.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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To lessen the initial burden on the property owner and/or developer, different levels of design guidelines may be implemented:

- a) Site Standards - The first, and least restrictive, level should focus on site standards such as landscaping parking lot interiors and along the sidewalk edge. Site standards should also include improved signage controls (discussed later), awnings, and appropriate curb cut spacing. To ensure that these basic levels of site improvements are completed and to entice the developer to move to the next levels, the Town can offer incentives. For example, a density bonus can be offered if the developer agrees to landscape, reduce the sign area, and place the building on the site per the next level of standard.
- b) Building Placement - The ideal building placement within the Hamlet would be at the back edge of the sidewalk with parking behind. Parking in front with the building set back from the street should be discouraged. A compromise would be to place one edge of the building at the edge of the sidewalk with parking on the side. The Town should strive for the optimum building placement and, if unsuccessful, move to the other levels.
- c) Architecture/Facade - The highest level of standard deals with the architecture of the buildings. Ultimately, all retail buildings should complement the existing character of the Hamlet. This can be achieved by controlling the size of the windows, facade material, rooflines, and other architectural features.



Compatible Architecture

The Architectural and Site Design Guidelines should be workable in order to allow the marketplace to function, while at the same time ensuring a high quality of development that does not detract from the character of the community.

As previously mentioned, compliance with the design guidelines can be voluntary with incentives provided by the Town. However, the Town should consider mandatory compliance with the standards for all new development in the Hamlet Business District. The Town could also consider making the guidelines mandatory for all commercial development outside the Business District, but voluntary for residential development outside the District.

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

- ***Adopt Consistent Sign Regulations:*** The Town currently limits the square footage of new signs to four square feet. There are, however, no standards on the design and appearance of new signs proposed in Bolton. The lack of consistent standards has resulted in inconsistent signage, which is visually obtrusive and out of character with the rest of the community. A revised and consistent sign ordinance is needed in Bolton to preserve and enhance the rural character of the community, to encourage the installation of appropriate advertising signs that harmonize with buildings, the neighborhoods, and other signs in the area, and to eliminate excessive, unsightly competition for visual attention through advertising signs.



Inconsistent Signage

The Lake George Park Commission and the Adirondack Park Agency currently have effective sign regulations. There are also numerous communities which have adopted sign regulations to mitigate inconsistent and out of character signage. The adoption of an existing sign ordinance would be the quickest and most efficient method in establishing consistent sign regulations for Bolton. Modifications to an existing sign ordinance, if utilized, will be necessary to ensure the ordinance is appropriate to the community's situation and requirements.



Sign Consolidation

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE







## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- ***Hamlet Gateway Enhancements:*** The streetscape and conditions of structures lining Route 9N at the northern and southern Hamlet gateways, all play significant roles in the perception of the Hamlet to visitors. It is therefore necessary to protect and enhance the character and attractiveness of the Hamlet’s gateways, and to promote a character of development that is consistent with the traditional corridors and major entryways into the Hamlet. These objectives could be achieved through streetscape and building facade improvements, and the creation of Gateway Overlay Districts.



9N Southern Gateway

### **Specific Recommendations include:**

#### ***Projects***

- ◆ Pedestrian connection and streetscape improvements as previously proposed and discussed above.
- ◆ Facade improvements to buildings such as the Town Fire Hall and the maintenance building at Veterans’ Park.
- ◆ Construction of a “Welcome to Bolton Landing” sign along CR 11.



Building Facade Detracts From Gateway Image

#### ***Regulatory***

- ◆ A Gateway Overlay District could also be considered to ensure new development is designed in a manner so as to protect the Town’s sensitive gateways into the Hamlet. New development proposed in the Overlay District could be required to comply with the specific site and architectural standards that were proposed for the Hamlet.

## POLICIES AND RECOMMENDATIONS FOR BOLTON’S FUTURE





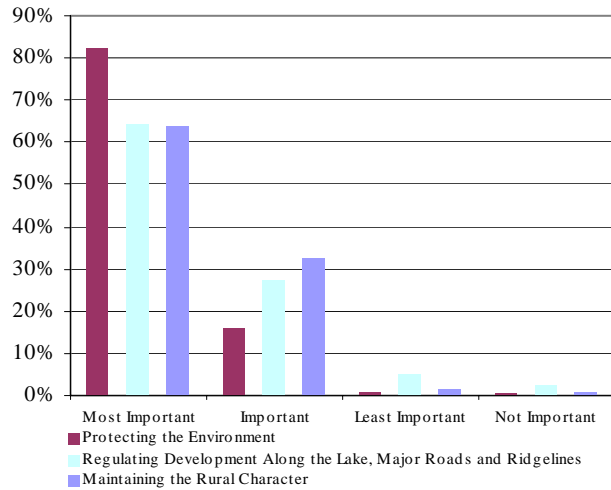
## ***RURAL CHARACTER, OPEN SPACE, AND THE ENVIRONMENT***

Bolton has a unique rural character that sets it apart from other Adirondack Communities. The vast areas of open space and the natural, undeveloped character of the Town combine to create a pleasant and enjoyable atmosphere. In addition, 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 local residents and visitors.

Due to the natural beauty and character of Bolton, a high number of tourists visit each year, and 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 resulting in adverse impacts to the rural character of the Town and the undeveloped nature of the landscape. Furthermore, while Bolton boasts 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.



**Figure 4  
Town Priorities**



**How important is open space protection to you?**

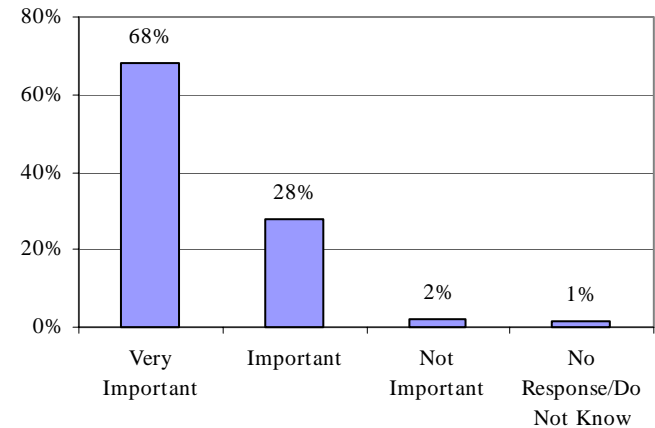
According to the survey results depicted to the right, a combined 96% of the respondents are strongly in favor of open space preservation. This is an outstanding percentage of the respondents, demonstrating the residents’ commitment to open space preservation.

**Survey Results:**

**In your opinion, how do you rate each of the following Town priorities?**

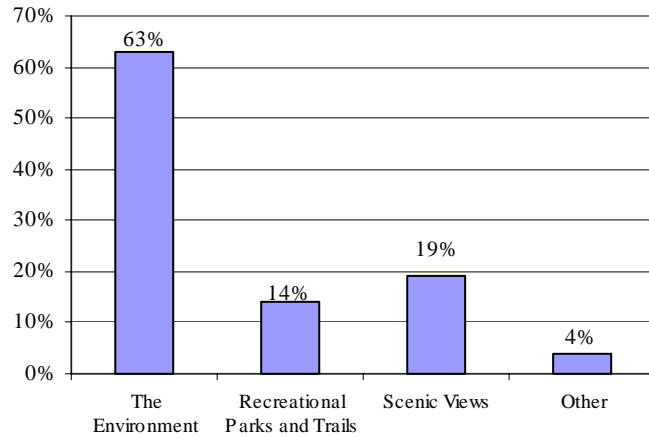
As depicted on the graph to the left, there is strong support among the respondents for the protection of the environment and the regulation of development in highly visible areas along the lake, major roads, and ridgelines. In addition, an overwhelming majority of respondents believe that maintaining the rural character of the town is most important.

**Figure 5  
Open Space**





**Figure 6**  
**Aspects of Open Space**



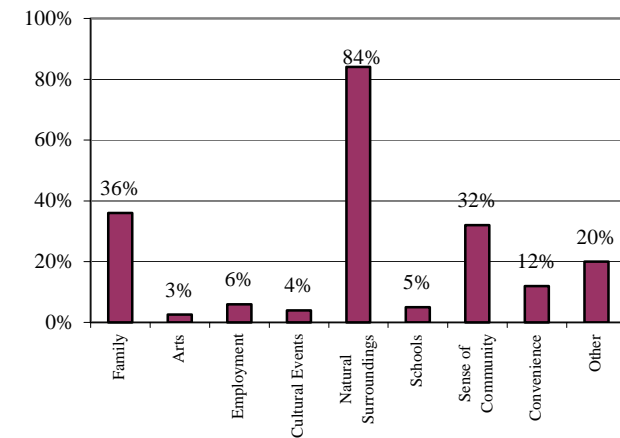
**What aspect of open space is most important?**

As depicted on the graph to the left, 63% of respondents consider environmental resources to be the most important aspect of open space protection. This response demonstrates the town’s overwhelming dedication to the protection of the environment through the preservation of open space.

**What attracted you to Bolton?**

An impressive 84% of the respondents stated that they moved to Bolton because of the natural surroundings. This response once again reveals the residents’ desire for continued environmental protection.

**Figure 7**  
**Bolton’s Attractiveness**

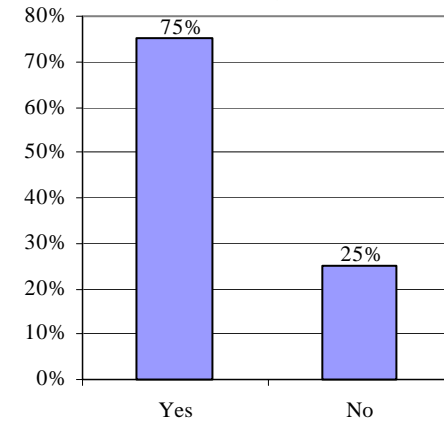




**Should Bolton’s present zoning ordinance be strengthened to reduce the amount of visible development along the hillsides?**

According to the survey, 75% of the respondents agree that existing Town regulations should be strengthened in an effort to reduce visible development along the hillsides.

**Figure 8  
Zoning**



***Community Meeting Results***

**What is the defining feature of the Town?**

The quality of life, scenery, the rural setting (trees, unpaved roads, open spaces), and the sense of seclusion were all listed as defining features of Bolton by meeting attendees.

**What specific Environmental Resources of the Town should be protected?**

Meeting attendees stated that the lake and water quality, stream corridors, open spaces/forested lands, scenic views, corridors, and steep slopes should all be protected.





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### *Plan Goal:*

Protect, maintain, and reestablish the quality of Bolton’s natural setting, open spaces, and ecosystems (e.g., forests, streams, ponds, wetlands, and other sensitive resources) to preserve the distinctive rural character and ensure a sustainable future for the Town, its residents, and wildlife.

### *Recommendations*

#### **Regulatory**

- ***Enact Conservation Subdivision Regulations:*** Although the Town has subdivision regulations, they are oriented toward the more traditional approach to development. Conservation subdivision design involves collaboration between the planning board and the applicant at the earliest stage of design, and offers the single most cost-effective way for municipalities to conserve their natural lands and other significant resources. The approach is density neutral and simply addresses the form of development. A brief description of the conservation subdivision process is provided below.

Conservation Subdivision Design is a term coined by Randall Arendt, to describe a clustered subdivision that uses the open space resources present on the site as the starting point for design (in the same way that a golf-course community is designed).

The four-step conservation subdivision design process is quite simple. On the site plan map:

1. Identify conservation areas and sensitive resources (wetlands, open space, lakes, ponds, streams, stone walls, etc.) – potential development areas follow once the conservation areas and sensitive resources have been “greenlined.”
2. Locate house sites.
3. Align streets and trails.
4. Draw in the lot lines.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN



Conventional Subdivision 15  
new lots

In addition to the environmental and viewshed benefits of allowing homes to be sited in a creative way, a network of conserved open lands can be created in the process (wildlife corridors and, possibly, public hiking trails using stream corridors, etc.).

A conservation easement is the legal tool that ensures that conservation lands set aside as a result of this process remains undeveloped. Conservation lands may be owned by an individual landowner or several landowners in the new conservation subdivision, a homeowner's association, the Town of Bolton, or a land conservancy.



Subdivision Through Conservation Design 15 new lots

The Town currently has Subdivision Regulations. If enacted, the Conservation Subdivision Regulations would augment or replace the existing regulations.

It is recommended that the Conservation Development District encompass all lands outside of the Hamlet of Bolton Landing.

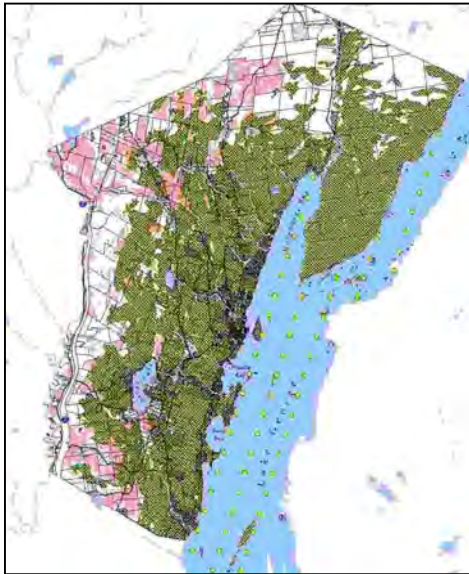
## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

■ **Establish a Scenic Overlay District (S.O.D.):** The Town should establish an overlay district encompassing highly visible areas, in an effort to mitigate against impacts of visible development along hillsides, ridgelines, and the shoreline of Lake George. Figure 9, below, is a viewshed map depicting areas (shaded green) within the Town of Bolton which are visible from different points on Lake George. (Note that this viewshed analysis does not take existing vegetation into consideration. That is, if the vegetation is removed from in front

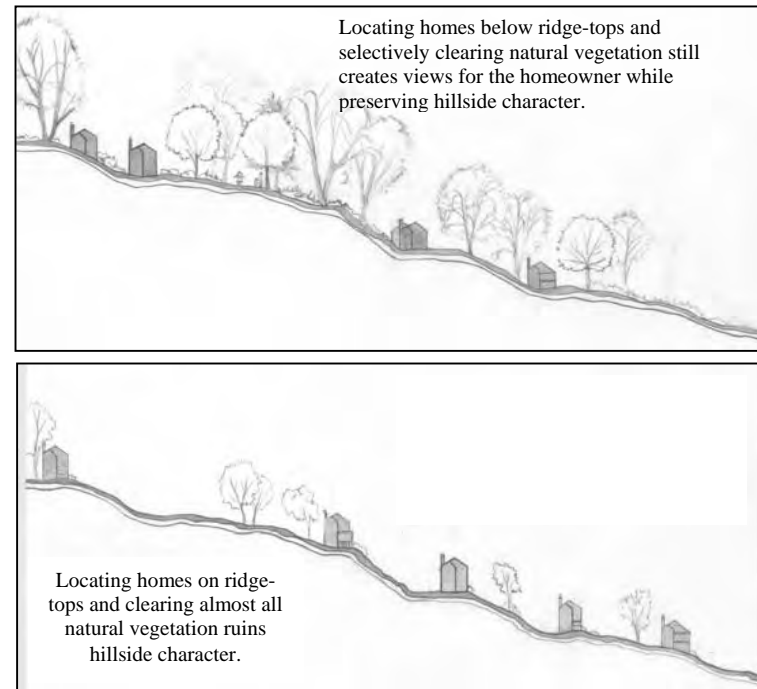


**Figure 9**  
**Viewshed Map**

of a structure within the identified areas, it is likely that the structure would be visible from the lake.) As a starting point, the Town may wish to consider these areas for inclusion in the S.O.D. For further clarification/refinement, the Town should work with the Warren County Planning Department to identify

other areas that are visible from highly traveled roadways, parks, or other areas important to the community.

In instances where development is proposed in areas that are highly visible from the lake they should receive a higher level of review. To assist both the Planning Board and the applicant, the scenic



**Figure 10**  
**Development Guidelines**

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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overlay portion of the Design Guideline Manual (proposed and discussed in detail below) should be used. The handbook would provide an introduction to the purpose of the regulations, the requirements, and examples of acceptable materials and design practices. For example, as depicted in Figure 10, the Manual would illustrate the placement of the house so that it is partially screened by existing vegetation and/or topography. The handbook could also illustrate lighting practices to avoid nighttime glare. The Manual should be updated as new and improved methods and materials are introduced.

- ***Develop District-Specific Architectural and Site Design Guideline Manual To Maintain the Traditional Rural Pattern & Character of Development:*** Bolton is defined by its rural patterns of development and architecture. Consequently, it is critical that when development/redevelopment occurs, it is coordinated with the overall character of the Town. In an effort to achieve this goal, the Town could develop a Design Guideline Manual to maintain its traditional pattern and character of development in all areas of the community. The intent is to ultimately create one manual that would contain Architectural and Site design guidelines for various aspects of the community. Potential districts could include:
  - *Hamlet District:* This district consists of the core commercial and residential areas in Bolton Landing and the Huddle, while not including shoreline lots (as discussed in the Hamlet Strategic Plan Section).
  - *Shoreline Hamlet:* Land along the shoreline within the Hamlet of Bolton Landing and the Huddle bounded by Lake George to the east and Rt. 9N to the west.
  - *Shoreline Rural:* Land along the shoreline outside of the Hamlet and the Huddle.
  - *Rt. 9N Gateway Corridors:* Lands along Rt. 9N outside the Hamlet Commercial/Residential Districts.
  - *Up-Land Rural and Scenic Overlay District:* Areas outside of the above described districts and/or within the proposed Scenic Overlay District.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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The Character of Shoreline Development Tends to be Different Than Up Land Development

As specific design guidelines are created for these areas, some may be mandatory (standards), while others may be optional recommendations (guidelines). As the town develops the guidelines for each of these districts, some may become standards based on the importance of the guidelines to the overall goals of the community.

While zoning regulations define the kinds of activities for which properties can be used and how many buildings are allowed per each acre of land, they do not ensure that new development will blend into Bolton's rural character. Architectural and Site Design Guidelines will guide both the applicant and the Town, and ensure that future development will not detract from the character of Bolton.

- ***Review the Town's Current Vegetative Clearing Regulations:*** Trees and other vegetation serve as screens against noise, act to stabilize soil, and reduce erosion and run off, as well as function as a refuge for wildlife. Vegetation also plays an important role in the aesthetics of communities, by screening development from public areas such as lakes, parks, and highly traveled and scenic roads. The Town's current vegetative clearing regulations should be reviewed to determine if there are any contemporary methods available that would more effectively preserve Bolton's valuable vegetation and, in turn, the aesthetic resources that contribute to Bolton's important rural character.

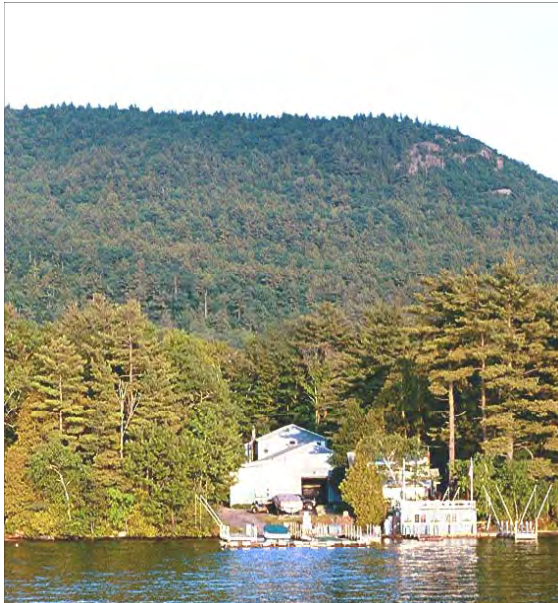
### POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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Lack of Vegetative Screening and Compatible Architectural Standards

the most widely used and effective tools available is the special area protection regulations. An increasing number of communities are focusing their tree and vegetation protection activities on what might be called “special areas,” lands with important aesthetic or environmental values that call for special protection. An advantage to this approach is that it is sometimes easier to gain political support for strong protection measures

Should the Town wish to revise or enact a new vegetation and tree protection ordinance, it should choose one that best suits the community’s needs. There are various tree and vegetation ordinances in use today, including specimen and special trees, woodland protection/percent tree cover, distance/buffer requirements, and special area protection. Specimen and special trees ordinances target the protection of specific species of trees or sizes (diameter) of trees. Woodland protection/percent tree cover regulations focus less on individual trees and more on entire stands or woodlands. Distance/buffer requirements are other widely used techniques for determining what to protect by establishing distance or buffer requirements. Finally, one of



Good Example of Screening While Allowing for Filtered Views

### POLICIES AND RECOMMENDATIONS FOR BOLTON’S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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in areas with unique values, such as hillsides and ridgelines that are highly visible from water bodies, parks, scenic roads, and other public and scenic areas.

This plan proposes the use of the “special areas” type preservation ordinance for Bolton based on the need to preserve the shorelines, hillsides, and ridgelines from the visual impacts associated with new development. If it is determined that the current regulations need revision, the revised regulations should be developed in combination with the proposed Scenic Overlay District and the Architectural and Site Design Guidelines discussed above to assist in preserving the scenic qualities of Bolton.

The effectiveness of any regulation is deeply rooted in consistent enforcement. In addition to reviewing the current clearing regulations, the Town could evaluate the present enforcement procedures to determine if additional enforcement is necessary, and if so, how to accomplish it.

- ***Consider Various Methods for Ensuring that Existing On-Site Wastewater Treatment Systems are Functioning Properly:*** The Town currently has an on-site wastewater treatment system (OWTS) inspection program whereby every residential system is approved and inspected at the onset of construction. This helps ensure that new systems are installed properly; however, there are numerous systems which were installed before the program was started. Many of these systems may no longer be treating the effluent properly, thus resulting in the degradation of nearby water resources. To aggressively address the issue of failing septic systems, the Town should implement a more thorough inspection program.

Specifically, the Town may require that when a residential property changes hands or when the floor area of the principal structure is proposed to be increased, the septic system would have to be inspected and brought up to compliance with the current New York State Department of Health (NYSDOH) standards, if necessary. A similar method for ensuring that septic systems remain in compliance has been used in the nearby Town of Queensbury with great success.



## Projects

- ***Educate Town Residents About the Value of Natural Resources:*** Protecting the environment can be achieved in many ways. A relatively inexpensive, yet far-reaching technique is through a public education process. Public outreach and education programs can take a variety of forms and often communities can solicit grant funds to achieve this goal. To be effective, a public education program must reach all residents, from school groups to senior citizens. The topics could include water quality protection, erosion control, and selective clearing, for example. Consider teaming with other agencies and organizations such as the Department of Environmental Conservation, NYS and Warren County Soil and Water Conservation Services, the Adirondack Park Agency, the Lake George Land Conservancy, and the Lake George Association to name just a few. These agencies and organizations can offer technical and/or funding assistance to develop brochures and other materials that can be widely distributed.

- ***Work Closely With Organizations to Efficiently Protect Open Space:*** Bolton Landing is fortunate to have several thousand acres of undeveloped land. The Lake George Land Conservancy has helped protect hundreds of acres in the Town. However, while it is good to preserve large tracts of land to help preserve the character of the community, it is also beneficial to consider connections between the protected lands for recreation and/or wildlife migration.



Open Space with Waterfront Trail

The Town should continue to preserve open space. However, the Town could work more closely with the Lake George Land Conservancy to more efficiently protect open space areas and begin to create unobstructed links between the protected areas and natural vegetation corridors along water courses. With these links and a heterogeneous distribution of the preserved lands throughout the community, open space in the Town will effectively benefit both the residents and the natural environment in Bolton.



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- ***Preserve Cat Mountain and the Edgecomb Pond Watershed:*** Cat Mountain is located south-southwest of and partially in the watershed of Edgecomb Pond. Edgecomb Pond is the public water source for the Town of Bolton. Furthermore, Edgecomb Pond empties into Finkle Brook, which ultimately empties into Lake George. The majority of the mountain is held under private ownership, and although extremely steep in certain sections, the property does exhibit some development potential. Any development on Cat Mountain or elsewhere in the Edgecomb Pond watershed could impact the Town's drinking water quality. In order to prevent potential adverse impacts on the Town's water supply, the Town should consider preserving Cat Mountain and the remainder of the Edgecomb Pond watershed.

The Town could preserve Cat Mountain by seeking to acquire the property or by working with the landowner and the Lake George Land Conservancy (LGLC) to protect the property through the use of a conservation easement. If these two methods are not achievable, Cat Mountain and the entire Edgecomb Pond watershed could be designated as and protected by a Watershed Overlay District. Any new development within the district would have to conform with specific regulations enacted to protect the Town's water source.

If Cat Mountain is acquired, perhaps by the LGLC or protected through a conservation easement, the land could be incorporated in the Town's recreational assets. Appropriately designed trails and recreational areas could be constructed and links could be made to the Town-wide trail system (proposed in the Parks and Recreation section) as well as to the adjoining state land.

- ***Prepare a Watershed Protection Plan:*** If the funds are available, the Town could consider preparing a Town-wide Watershed protection plan to effectively deal with all of the Town's water resources and identify necessary improvements and projects on a broader level, instead of dealing with watershed issues on a case-by-case basis.
- ***Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan:*** Bolton's historic buildings, landscapes, and estates all contribute to the Town's unique character and identity. While some have been preserved through historic designation or easement, many buildings, landscapes, and estates important to Bolton's character remain unprotected.

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





***“Preservation is Recycling on a Large Scale.”***



Historic preservation preserves buildings and cultures, provides educational opportunities, and also encourages a balance between retaining historic environments and appropriate growth. Historic preservation also improves the quality of life of residents and of future generations. Aside from the intangible benefits, historic properties provide opportunities for community revitalization and economic development. Historic rehabilitation projects leverage private investment, create jobs, and expand the tax base. For example, the federal preservation tax incentive program offers owners of historic commercial, office, industrial, or residential rental properties an income tax credit up to 20% of rehabilitation costs. Historic resources represent a substantial investment of capital, natural resources, and expended energy. Preservation is recycling on a large scale. Historic properties also provide the infrastructure for heritage tourism. In fact, tourism is New York’s second largest industry and historic places are some of the top tourist attractions.

Because there are numerous and varying technical and financial assistance programs available to communities and property owners interested in historic preservation, the Town should prepare a concise and targeted historic preservation plan. This plan will research and identify those buildings, landscapes, and estates in need of preservation, and identify and consolidate the variety of information on financial assistance programs (including local, state, and federal programs), as well as technical assistance programs available to protect those identified historic resources.

- ***Continue to Implement the Town Stormwater Management Law, and the Improvement Projects Outlined in the Stormwater Management Plan:*** The Town of Bolton Stormwater and Erosion Control Management Ordinance will only be effective if the requirements are continually complied with and actively enforced.



Lake Sedimentation

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With regard to capital projects, the Town, in association with both the Lake George Association and the Lake George Park Commission, has completed three studies for Finkle, Indian, and Huddle Brooks. Although completing these three studies is an important step toward water quality protection, the following capital projects have yet to be funded:

- *Mohican Road Drainage Improvements.* It was determined in the Stormwater Management Plan that drainage along this road is negatively affecting the adjacent property owners and lands along the waterfront. In addition to sedimentation traveling along the roadway, the stormwater is washing away sand that is placed by the town at Bixby Beach and causing sedimentation along the adjacent property owner's land. To address these issues, the Town should undertake improvements along Mohican Road to reduce the amount of sedimentation runoff. This may include installing a trench basin along the base of Bixby Beach Road to catch the first flush of stormwater and reduce the amount of sand that is being washed away.
  
- *Future Study of Northwest Bay Stream Corridors.* Although the streams draining into Northwest Bay are not posing any serious sedimentation problems at this point, it has been noted that future development in these areas may increase the amount of sedimentation emptying into Northwest Bay. The Town should continue to monitor development in these areas, and if a significant amount of development (residential and road construction) occurs in these areas, should undertake watershed plans with the intent of developing remedial plans.
  
- *Construct Salt Storage Shed.* As mentioned above, the town applies a salt/sand mixture to its roadways during the winter months. Currently, salt that is purchased is stockpiled in an open pile across from the highway garage. As



## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE







## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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was pointed out in the Stormwater Management Plan, some of the salt in the uncovered pile is washed away and drains into the lake. The Town should construct a salt storage shed to alleviate this problem.

- ***Research Recent Advancements in Alternative On-site Wastewater Treatment Systems Technology:*** Alternative systems might be necessary to replace identified failing septic systems along the shoreline or in other parts of the Town where, due to site limitations, a conventional system would not be feasible. There are numerous sources of information available on alternative treatment systems, especially on the internet. A small informational package describing alternative systems could be developed by the Town to educate landowners about the different options available for treatment. This information could also be incorporated into the above proposed guidelines for on-site systems.
  
- ***Coordinate with Niagara Mohawk (National Grid Company) on Preserving the Scenic Character of Co. Rt. 11:*** Power lines can dominate a road corridor and detract from the scenic qualities of the area. In an effort to protect and enhance the scenic qualities of Co. Rt. 11, the Town could consider coordinating with Niagara Mohawk on relocating existing power lines on Co. Rt. 11 out of the viewshed of travelers. The Town could also coordinate with Niagara Mohawk on the siting of new power lines along that corridor to ensure visual impacts are mitigated to the maximum extent practicable.



## PARKS AND RECREATION

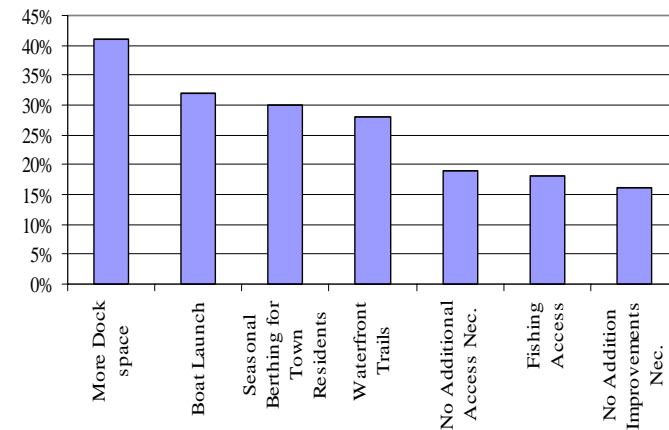
With two waterfront public parks, the Conservation Park, access to over 10,000 acres of state land, Up Yonda Farm, and various water-based recreational amenities, Bolton is well positioned to be an outdoor recreational leader in the region. However, the recreational opportunities in the Town are underutilized. Although the lakefront parks have been upgraded and continue to be assessed, there is untapped potential in the other areas of the Town. These underutilized resources should be assessed and expanded to ensure optimum enjoyment by residents and visitors alike.

### Survey Results:

#### Is additional lakefront access necessary for Town residents and visitors?

As depicted on the chart at right, 42% of all respondents believe that more public dock space is necessary in the Town, 32% recommend that additional boat launching facilities should be provided, and 31% suggest the need for seasonal berthing for Town residents. According to the respondents, waterfront trails and fishing access is of lesser importance. A majority of respondents, however, do feel that additional overall improvements to lakefront access are necessary.

Figure 11  
Access

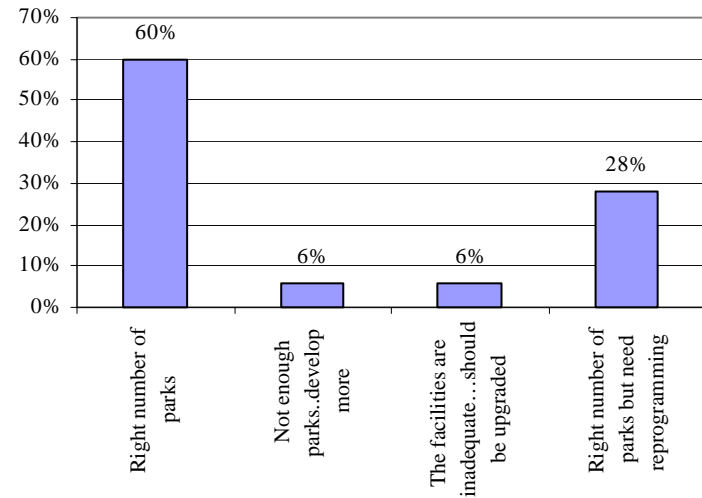




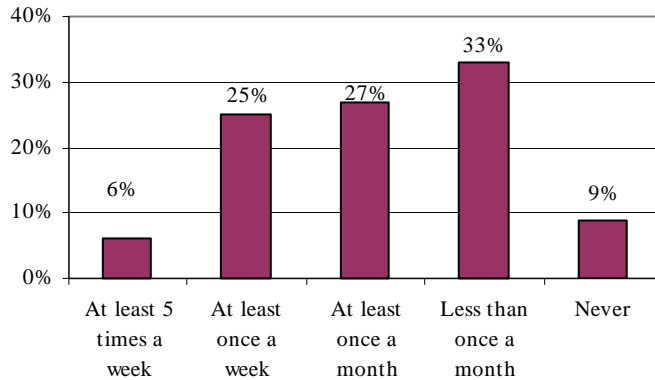
**What is your overall impression of parks in Bolton?**

According to 60% of the respondents, Bolton has the right number of parks; however, 28% of respondents feel that Bolton’s parks need reprogramming to reflect changes in recreational needs (i.e., skateboarding, rollerblading, ice skating).

**Figure 12  
Parks**



**Figure 13  
Park Visitation**



**How often do you visit any of the Town Parks?**

An impressive 58% of the respondents utilize the Town’s parks on a monthly basis, with 6% visiting the parks at least five times a week, and 25% at least once a week. This response identifies the important role that Bolton’s parks play in the recreational needs of residents.

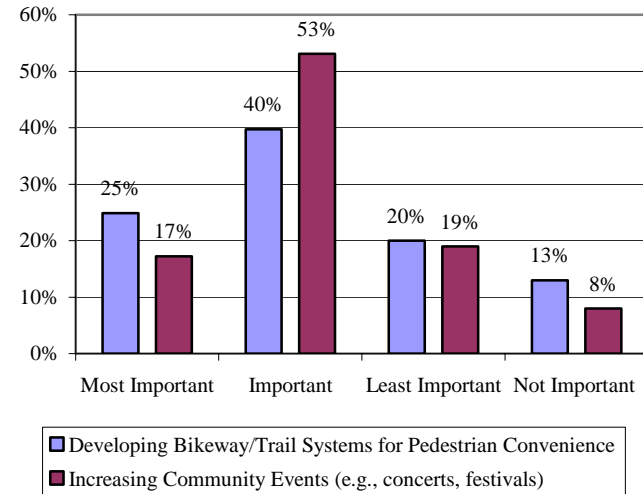




**In your opinion, how do you rate the following Town priorities?**

A combined 70% of respondents voice support for increasing community events, and 65% of respondents would be interested in seeing a recreational trail system developed throughout the community.

**Figure 14  
Town Recreational  
Priorities**



***Community Meeting Results:***

**What current/future concerns need to be addressed with regard to recreational needs?**

There should be more Town-sponsored activities (e.g., concerts in the park), cultural events, and year-round activities, as well as better organization and promotion of events, construction of public recreational paths, increased access to Trout Lake, Lake George, and the Schroon River, more Town dock space, sidewalks to Veterans’ Park, better planning when it comes to designing parks, and mitigation of the noise issue related to jet skis and snowmobiles. Attendees also mentioned that businesses who cater to family entertainment should be encouraged, a public events area should be constructed, and the Town should pursue cooperation with the school to utilize the recreational fields for Town activities.





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### *Plan Goal:*

Bolton's recreational resources should be continually assessed, modified, and improved in order to ensure that the expectations, abilities, and interests of all residents and visitors, are met to the fullest extent practicable.

### *Recommendations:*

#### **Projects**

- ***Prepare a Town-Wide Parks, Recreation, and Open Space Master Plan:*** Master Plans were developed for both Rogers' and Veterans' Parks. While these plans will be sufficient for the next five years, the Town should consider developing a more comprehensive Town-wide approach to managing the parks and recreational needs of the community. The parks and recreation Master Plan would identify Town recreation goals, describe existing recreational resources, assess the Town's recreational needs, recommend improvement strategies, and highlight priority implementation items. The Master Plan could include the two waterfront parks, the Conservation Park, access points to Trout Lake and the Schroon River, as well as Lake George (including the Huddle, Bixby Beach, Lower Breerton Rd., Rainbow Beach, and the Northwest Bay State Boat Launch), state lands within the Town, the Town-wide recreational trail system proposed below, and land under conservation easements. The Master Plan should be developed in coordination with the state, the Lake George Land Conservancy, Up Yonda Farm (Warren County), and other relevant and interested stakeholders.
- ***Support and Implement the Proposed Projects at Rogers' and Veterans' Park:*** In 2000, the Town of Bolton applied for and was awarded an Environmental Protection Fund Grant for improvements at Veterans' Memorial Park. These improvements, which are scheduled to commence in the spring of 2002, include the development of a park Master Plan, dock expansion, the enhancement of pedestrian connections between the park and Bolton Landing, and the correction of stormwater runoff problems associated with the park. In addition, the Town



## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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submitted an Environmental Protection Fund Grant Application in August of 2001 seeking funds for improvements at Rogers' Memorial Park. The improvements include the design and construction of new public recreational docks as well as improvements to a pier to accept the Lake George Steamboat Company cruise ship Lac Du Saint Sacrament. The projects at Rogers' and Veterans' Parks are integral components to realizing the goals and objectives outlined in the Town's LWRP, and to fully realize the waterfront as a community focal point and as a gateway for visitors arriving by water. These projects should continue to be fully supported by the Town.

- ***Expand the Existing Facilities at Conservation Park:*** Conservation Park is an important asset, providing recreational and educational opportunities to the community. An expansion of the existing building will provide more space for recreational and educational activities, as well as public events, social gatherings, and private parties. Support of the proposed community center is also vital. The expansion of the existing trail network and the construction of a wetland interpretation trail/boardwalk along the pond would also prove valuable to the community. Additional improvements to the Park could be additional restroom facilities, a picnic area, and other recreational amenities. These proposals should be considered in advance, and incorporated into the proposed Town-wide parks and recreation Master Plan proposed above.



Conservation Park

- ***Develop a Town-wide Recreational Trail System:*** More and more communities are realizing that community-wide trail networks are important assets, as they provide residents and visitors with recreational amenities, as well as connections with recreational and commercial destinations within the community and region. If given the choice, many people will choose to bike or walk if the connections are safe, comfortable, and enjoyable, and if the destinations are clearly linked by a network of trails. Combined, these trail networks can help create a vibrant and well-connected community.

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The Town of Bolton is fortunate to have over 10,000 acres of state land with several miles of hiking trails. However, these trails are located quite a distance from the Hamlet, most only attainable via automobile. Therefore, the Town should study the feasibility of developing a Town-wide multi-use trail system, which would afford residents and visitors the opportunity to recreate within their community and would provide a feasible alternative to driving. The trail network could utilize private, Town-owned and state lands. Private lands with existing conservation easements should be considered.

To facilitate this proposal, a committee of Town residents should be established, with representatives from Up Yonda Farm (Warren County), the Lake George Land Conservancy, the Town's Park and Recreation Department, and other interested and relevant stakeholder groups. The committee would be charged with researching the feasibility of developing the trail network, identifying potential funding resources, negotiating easements with landowners, and assisting in building and maintenance of the trails. The Committee would also work with the Lake George Land Conservancy in identifying land for acquisition necessary to building the trail network. A summer program for youth, such as the AmeriCorps, could be established to help in the building and maintenance of the trail network.

- ***Develop a Paddling Trail:*** There are no comprehensive navigational resources for canoers and kayakers on Lake George within the Town of Bolton. To promote recreational non-motorized boating, the Town would like to establish a water trail linking access sites and camping opportunities. A map representing the trail and sites (e.g., Northwest Bay), and containing information about the region's unique cultural and natural heritage, will help to guide the paddlers. The trail will encourage low impact use of the shore lands and educate paddlers of the importance of protecting the natural resources of the Lake.



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- ***Improve and Enhance Access to Trout Lake:*** Access to Trout Lake is currently afforded through a small strip of land on the north end. This existing access point is insufficient to meet the needs of Town residents who do not own waterfront property and would like an alternative water resource to Lake George. Therefore, the Town should consider expanded opportunities for public access to Trout Lake for Town residents.

The existing site is too small to provide meaningful access to meet the needs of all users. Furthermore, expansion of the current site is not feasible due to the configuration and lack of available adjacent land and parking space. It is therefore proposed that an alternative site for access be located. The purchasing of an alternative site may be cost-prohibitive due to the high cost of shoreline property. An alternative would be access over private property through easements.

In identifying an alternative site, the Town should keep in mind that the role of an additional access site is more than just a launch for canoes and other boats. Water access sites are settings for “place-specific activities” such as swimming, picnicking, shore fishing, and wildlife observation. The Town should chose a site that can safely and effectively provide for these opportunities without conflicts among the different users. The Town should also carefully discuss whether or not it is appropriate to allow for the launching of power boats, due to the relatively small size of the Lake and the number of residences that line the shoreline.

Planning for waterfront access should also take into consideration the potential adverse impacts on adjoining landowners. Strongly separating the access site from adjacent properties through appropriately styled fencing or planting screens and locating and orienting the access site away from adjacent homes are examples of precautions that might help reduce conflict between public water access users and abutting waterfront property owners. In addition, the Town should begin a dialogue with shoreline owners in an effort to identify their concerns with increased public access so the Town can formulate an access plan that will provide adequate access to Town residents while having minimal impacts on existing residences. Finally, and of no lesser importance, the environmental impacts from increased public access should be closely assessed during the planning process.

- ***On-Road Bicycle Networks:*** There are several scenic roadways throughout Bolton that would be ideal for bicycle routes. Currently there are no designated routes within Bolton. However, the Adirondack/Glens Falls Transportation Council (A/GFTC) is in the process of

### POLICIES AND RECOMMENDATIONS FOR BOLTON’S FUTURE







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updating their Long Range Plan, and the Bicycle section in particular. The A/GFTC plan is looking to designate all state routes in rural Warren County as potential bike routes and to assign a bicycle Level of Service (LOS) to each segment as appropriate.

To date, no bicycle routes have been formally proposed by A/GFTC within the Town of Bolton; however, they are currently reviewing some routes proposed by the Town. These routes include all of CR 11; Federal Hill Road north to Sawmill Road; Sawmill Road east to North Bolton and CR 41; either southwest on Churchill Road or continue on CR 41 to NY 9N; CR 27 to Bolton Landing; Bolton Landing to Mohican Road to Potter Hill Road to Wall Street; Wall Street Ext. to East Schroon River Road; all of Schroon River Road; and NY 9N from CR 11 north. Padanarum Road should also be considered as a bicycle route since it offers a country setting with hilly terrain and beautiful views. Refer to Map 1 for further reference on the potential routes.

In combination with the bicycle route designation, signage should be placed along the designated routes to clearly identify them as bike routes. In addition, mapping of the routes packaged in a brochure format with descriptions of the routes would provide the necessary information to guide bikers along their course. The undulating topography, scenic vistas, and country roads of Bolton make it an ideal place for biking.

- **Scenic Overlook Along CR 11:** The scenic resources of the Bolton area are abundant. Many of the roadways in the community are heavily wooded with minimal open views of the lake. However, as one drives to the higher elevations there are views of the lake and the Adirondack Mountains. One such view is located along County Route 11, facing east, near Riverbank Road. This site is an excellent location for a scenic overlook and the town would like to create a vehicle pull-off.

The scenic overlook should include a paved pull-off and parking area for vehicles and interpretive signage related to the history of Lake George and Bolton. The overlook may also include a map display with labeling describing the mountains, islands, and ecological features.

## POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## ECONOMIC SUSTAINABILITY

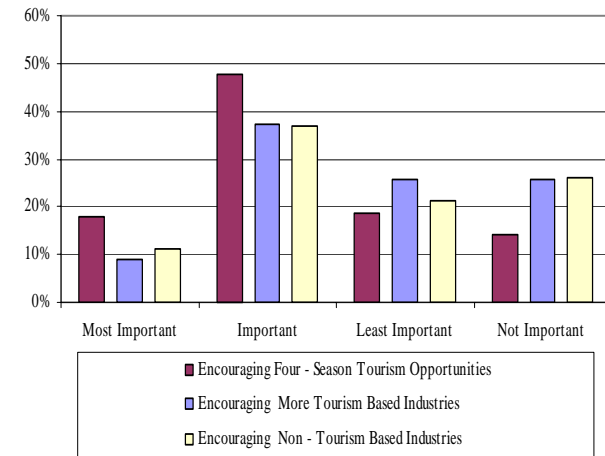
Bolton is heavily dependent on tourism and outdoor recreational based industries such as lodging accommodations, marinas, specialty stores, outdoor outfitters, and restaurants. The late spring, summer, and early fall months are when Bolton’s businesses make the majority of their profits. After Labor Day, most businesses curtail their hours of operation and are then closed completely by the end of the fall season. The remaining businesses seem to adequately serve some of the basic needs of the year-round residents and the occasional tourist during the off season. However, a more diverse and seasonably balanced economy could help to ensure Bolton’s long-term economic success and sustainability.

### Survey Results:

#### In your opinion, how do you rate the following Town priorities?

Based on the chart to the right, a majority of respondents believe that it is more important to encourage four–season tourism opportunities in the Town. However, a slightly lower percentage of respondents believe that both tourism and non–tourism-based industries should be encouraged.

**Figure 15  
Economic Choices**

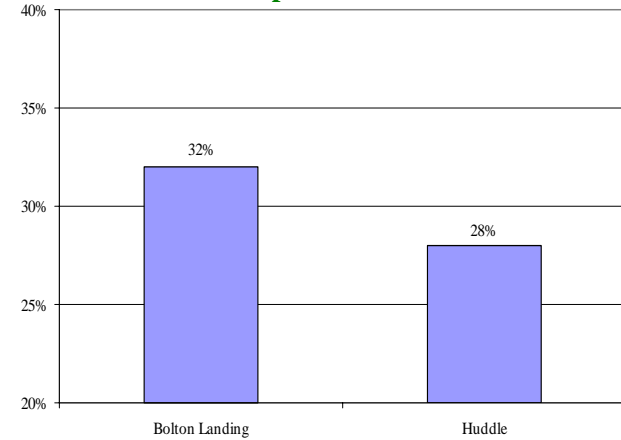




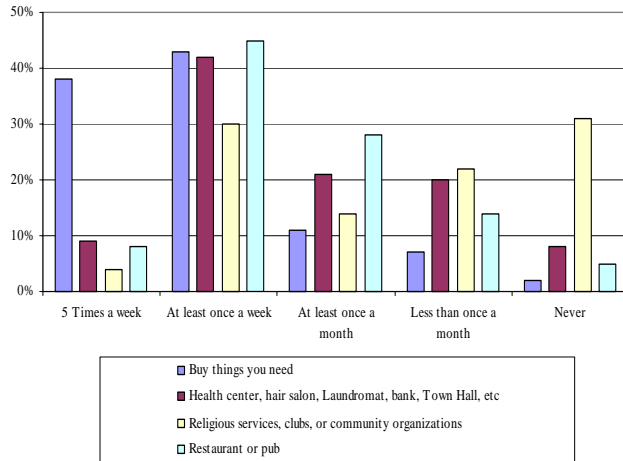
**Do you think commercial development and growth should be encouraged in Bolton Landing or the Huddle?**

Only 32% of the respondents believe that commercial development and growth should be encouraged in Bolton Landing, with even less support for commercial development and growth in the Huddle.

**Figure 16  
Development and Growth**



**Figure 17  
Business Districts**



**How often do you visit the Business Districts (Bolton Landing and the Huddle) to...?**

Almost 40% of the respondents visit the Business Districts at least 5 times a week to purchase groceries, household goods, clothing, and other items. Slightly more respondents visit the districts at least once a week for their shopping needs. Whereas, approximately 42% of respondents visit the districts weekly to utilize the health center, hair salon, laundromat, the Town Hall, and other business and services. Bolton’s restaurants and pubs are perhaps more widely utilized on a weekly and monthly basis at 45% and 79%, respectively.





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### *Community Meeting Results:*

#### **What role do the Business Districts play in the community?**

The meeting attendees were all in agreement that the districts play a huge role, by attracting visitors to Bolton and providing income, jobs, and revenue for the Town. The districts were further described by the attendees as the centers of the community, offering recreation, entertainment, and goods and services to residents and visitors.

#### **What role does tourism and economic development play in the community?**

The meeting attendees stated that tourism and economic development play a very important role in supporting the community, by providing the largest percentage of income and by helping keep taxes low.

#### **Concerns about the role of tourism and economic development in the community?**

Overall, the Town residents were concerned about the ramifications of a changing population base (more seasonal residents and retirees), which may result in more seasonal homes, and increased assessed property values. The meeting attendees also expressed concern about the types of new business that should be encouraged. Most were in agreement that “honky tonk” type businesses and fast food establishments should not be sited in Bolton and I-87-influenced development should also not be encouraged.



### What's missing in the business districts that would benefit the community?

Residents suggested additional businesses such as banks, movie theaters, and other typical main street businesses. Others suggested that the community would benefit from light and cottage industries, more year-round employment opportunities, and additional space for offices and retail.

### *Plan Goal:*

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.

### *Recommendations:*

#### Projects

- ***Capitalize on an Expanded Tourist Season:*** Bolton's short summer season results in an unbalanced tourism economy for the Town. By capitalizing on Bolton's, as well as the region's, numerous recreational resources, the limited tourism season has the potential to be extended. The Plan offers the following recommendations to bring about an extended tourist season:
  - ◆ ***Develop, Enhance, and Promote the Outdoor Recreational Opportunities Available in Bolton.*** With the thousands of acres of State and Town land available for recreational purposes, the Town of Bolton is well-positioned to be a leader in outdoor recreational tourism in the Adirondacks. The Town could provide for two types of recreational uses, "active" and "passive." Active recreational uses include hiking, biking, skiing, boating, and fishing, while passive recreational uses include wildlife viewing, photography, environmental education, and seminars. These wide-ranging recreational choices can appeal to multiple market segments. In order to capture those market groups, a comprehensive outdoor recreation brochure for the Town promoting year-round recreation should be



## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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developed with the help from an area graphics designer. The five principles for creating an integrated tourism experience by the National Trust for Historic Preservation should be used in developing and implementing the outdoor recreation program. These principles are discussed next.

- ◆ ***Create an Integrated Tourism Experience:*** The town of Bolton can continue to be a focal point for travelers interested in outdoor recreation, sightseeing, and rest or relaxation. However, successfully implementing this concept will require more than just the creation and printing of a brochure with a logo. The five principles enunciated by the National Trust for Historic Preservation provide an excellent framework for discussing how to implement an expanded tourism economy without detracting from the high quality of life of local residents and without harming the fragile environment of Lake George. They are as follows:

***Focus on authenticity and quality of experience.*** A unique environment centered on a pristine lake has helped shape the character of the Town of Bolton by attracting a variety of permanent residents and visitors alike. The authentic and high quality experience found in this community has been one of the driving forces of its successful economy. Consequently, redevelopment efforts must avoid "prettification" that is more closely associated with some heavily developed tourist areas. To date, the Hamlet of Bolton Landing has managed to maintain its unique character, even as development and redevelopment has occurred. One method of preserving this character would be through the implementation of the proposed architectural and site design guidelines discussed in the Rural Character, Open Space, and the Environment section.

***Preserve and protect resources.*** Part of the legacy of the Town of Bolton is Lake George and the surrounding wooded hillsides. The protection of these resources is paramount to a sustainable future for not only the Town of Bolton but all communities surrounding Lake George. The authenticity of the experience is strengthened if the natural environment is preserved.

***Make sites come alive.*** A site that is actually used by a community is a much more compelling heritage tourism experience. Fragile or endangered materials and/or facilities should certainly be protected. However, if it is consistent with sound environmental and historic preservation practices, communities should continue to actively use those sites that illustrate their history and/or culture. To take an extreme example, part of the appeal of the great European cathedrals to tourists is that these

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centuries-old structures are still being used for religious services and community gatherings. If traditional places of community life and work can be kept in use, they serve as much stronger attractions to tourists. An example in the Town of Bolton could be the interpretation of the Conservation Corps Site near CR 11 and Northwest Bay Brook, and at the Conservation Park, which was once an important community gathering place.

*Find the fit between a community and tourism.* Tourism succeeds when the resources communicate what is special about the place, its environment, and its way of life. Such places quickly lose their appeal if efforts to accommodate tourists overwhelm the character of the place. Several places in southern Vermont have suffered from this dynamic. At the same time, if Bolton is to benefit from tourism, visitors must feel welcome and comfortable. Through coordinated programs of information dissemination and signage, visitors can be directed to the features or events that make the area special. This will provide visitors with an enjoyable experience, while at the same time, minimize any unanticipated disruptions to community life caused by errant or uninformed visitors.

*Collaborate.* A successful resource-based tourism experience comes from the creation of consistent messages and well-coordinated series of experiences for each visitor. This can only be done through the close collaboration of existing organizations and enterprises. No one single entity could keep track of all the ingredients that make a compelling tourism experience. Even if one entity could undertake every tourist-related activity in the town, the resulting experience may not be as fulfilling. So collaboration is essential if visitors are to have an experience that truly reflects community character.

At the same time, collaboration is essential for effective marketing and promotion. The Town of Bolton experience involves outdoor land- and water-based recreation, shopping, dining, local arts and cultural events, history, and other opportunities to explore the community. Each one of the enterprises that offer these types of activities must be prepared to refer its visitors to other destinations within the town and region. Similarly, the "market presence" of such an experience can only be maximized if the participating organizations and enterprises undertake joint marketing and promotional efforts. For example, a local historical

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society or local restaurant is each more likely to attract new clientele if they are part of an overall “experience” in the community. This would enable each to capture new visitors that they may never be able to reach through its individual advertising budget.

- ◆ ***Coordinate with NYS to Map Trails on State Land:*** The Town of Bolton has a tremendous amount of state forest preserve land in the northern portion of the community. Each of the areas have a number of trails for hiking, mountain biking, and camping open to all residents of New York State as well as visitors. Although the trail system in the Tongue Mountain Range is relatively well mapped, there are other State lands where the trail system is virtually unmapped.

The town is fortunate to have a large amount of State land as an asset offering another type of recreational activity for residents and visitors. To continue to encourage their use, the town should coordinate with the NYS Department of Environmental Conservation to map all trails so that the visitor can become easily oriented to the State lands. The trails should then be classified as to their potential and allowable uses: hiking, biking, cross country skiing, and snowmobiling. An informational pamphlet could then be developed and distributed throughout the region. The information should also be posted on the Town’s Website and ultimately combined with a comprehensive tourism promotional package. The final maps could also be shared with the Adirondack Mountain Club for incorporation into their hiking books.



- ◆ ***Assess the Potential Impacts of an Extended Tourist Season:*** An extended tourist season will not be beneficial to the community if it results in adverse impacts on the resources that attract the visitors. In addition, with increased tourism comes an increased demand for community services. The ability of the Town to provide adequate sewer, water, police, and emergency services, as well as other important services must be taken into consideration as well.

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- ***Research the Necessity and Feasibility of Increasing the Density Within the Hamlet:*** Commercial uses are currently allowed in all zoning districts within the Town, including the RM 1.3-Residential Medium Density District (1 Unit/1.3 ac.), which covers the western half of the Hamlet. Over the years, some home-based business have begun to spring up around the Hamlet and outside of the GB 5000-General Business District (7 units/.1ac). A potential reason for this encroachment on the RM 1.3 District is that the GB 5000 District has, for all practical purposes, reached its development capacity. To allow for continued economic growth in the Town in an efficient, controlled, and compatible manner, the plan proposes examining the lands just to the west of the GB District to determine if the density could be increased to accommodate an expansion of selected commercial uses.

Should the density be increased, the use of architectural and site design guidelines will help ensure that additional development will be in character with and not result in adverse impacts to the surrounding residential uses. Specific allowable uses for this area should be well defined, such as general and professional offices, medical offices, restaurants, small scale retail operations, etc. Restricted uses should also be specifically stated such as auto repair shops, gasoline filling stations, medium – large scale retail, bars or nightclubs, etc.

The potential expansion which is shown on Map 2 “Hamlet Strategic Plan Concepts” may have the following four (4) advantages:

1. Aid in containing the commercial development in or near the Hamlet. Providing a suitable and defined area for additional commercial uses will help limit the amount of commercial development that might occur outside of the Hamlet and in the more rural sections of Town.
2. Prohibit development out of character with the Town’s residential areas. If the commercial development is given a defined area to expand, Hamlet-specific architectural and site design guidelines can then be implemented to ensure that the existing character of the Hamlet is preserved. In addition, giving commercial development a defined area for expansion will lessen the pressure for commercial development outside of the Hamlet and in the more rural sections of the Town where such development would be out of character.



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3. Allow for better utilization of available space. The current zoning allows for one principal building for every 1.3 acres. With the current density, very little additional development is allowed in the Hamlet. Furthermore, there is very little potential for mixed use development (business downstairs, rental units upstairs). Increasing the density will increase the amount of additional units that are allowed in the Hamlet and provide the option for mixed used development which will also allow for additional, much needed rental units.
4. Improve the economic vitality of the community. Bolton is heavily dependent on seasonal tourism businesses. Providing additional room for commercial development may assist Bolton in leveling out its currently unbalanced economy.

The potential expansion follows the boundary of, and is wholly within, the Hamlet land use area as depicted on the APA Land Use and Development Plan Map. The significance of keeping the potential expansion in the Hamlet land use area is that a map amendment from the APA would not be necessary. However, a full understanding of the need to expand, and the potential positive and negative impacts associated with such an expansion should be thoroughly assessed.

- ***Seek to Establish and Attract Non-Tourism-Based Commercial Businesses in Bolton:*** Bolton Landing's economy is closely linked with tourism-based industries. Being dependent solely on tourism reduces year-round services and activities. An economic downturn in the tourism market can be catastrophic for a community solely dependent on tourism. In order to promote a vital economic future for Bolton, the Town should actively attract and promote the establishment of non-tourism based, low-impact commercial activities. To accomplish this task, the Town could consider the following recommendations:
  - ◆ ***Foster the Growth of Home-Based Businesses by Continuing To Encourage Home Occupations.*** It is important that such uses be allowed in ways that are not burdensome to the person operating the home-based business. At the same time, these regulations should protect existing residential neighborhoods from excessive traffic, noise, and parked vehicles. The use of architectural and site design guidelines will also aid in preserving the residential character of neighborhoods hosting home-based businesses.

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- ◆ ***Identify Sites That Can Host Appropriate Light Industry Within the Town Without Compromising Environmental Standards Related to Traffic, Noise, and Visual Impact, etc.*** While some firms may be better located outside the Town, there will be others that are small enough in scale and with minimal or no impacts such that it would be appropriate to have them located in the community. This would enable the Town to encourage the growth of local employers in a way that is consistent with maintaining environmental quality. It will also allow the Town to reap some of the property tax benefits associated with light industrial development in a manner that is consistent with the maintenance of environmental standards.
  
- ◆ ***Encourage the Availability of Essential Goods and Services in the Hamlet Business District:*** Bolton Landing is more or less the commercial hub of the community. As such, many residents buy their goods and services in the Hamlet as opposed to traveling to adjacent communities. To ensure that this tradition continues, the Town Board should encourage the availability of stores providing essential goods and services (e.g., groceries). Any development should be in keeping with the existing hamlet scale and within walking distance of each other in order to serve the walking public.
  
- ***Provide Small Business Assistance:*** In an effort to promote the development of small businesses in the community, the Town should work with the Warren County Planning Department, the Warren County Economic Development Corporation, and the NYS Small Business Development Center in an effort to provide potential and current small business owners with the technical and financial resources necessary to establish and grow successful small businesses.



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- ***Better Utilization of Tourist Accommodations During the Off-Season:*** After the fall season, most tourist accommodations close their doors until spring, resulting in thousands of vacant units during the winter months. The Town should explore methods of better utilizing appropriately constructed tourist accommodation units during the shoulder and off seasons. Due to the current unbalanced tourist season, it is not economically feasible for some accommodations to stay open past Labor Day. Furthermore, many accommodations are not winterized or are otherwise unsuitable for use during the winter months. Therefore, the Plan recommends that small, winterized accommodations be targeted for use during the off-season. A “pilot program” could be established using a few accommodations and be closely linked with the previously proposed Integrated Tourism Experience. Once shoulder- and off-season tourism becomes popular in Bolton, more tourist accommodations might be able to afford the necessary upgrades and costs associated with an expanded tourist season.
- ***Investigate the Potential to Create a Business Improvement District (BID):*** Bolton Landing’s Business District has an array of commercial operations that are all dependent on one another in some form or the other. Economic success of the community is therefore a joint effort and working together to better the Business District is key. Furthermore, there should be a forum in which the business owners can express their needs and desires to the Town. Therefore, the Town could consider creating a BID.

A BID is an organizing and financing mechanism available to property owners and merchants to help determine the future of their commercial areas. In New York State, and throughout the U.S., BIDs are key organizational elements that directly contribute to the success of Downtowns. The advantage of a BID is that it is State-recognized with specified funding, rather than being reliant on membership fees and fundraising.

The overall goal of a BID is to provide for the comprehensive management of the Business District. Specifically, a BID manages and implements capital, maintenance, or marketing plans, conducts overall management, and generally operates to keep all parties at the table. Based on NYS legislation, there are a number of different activities that a BID may undertake, including the following:

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- **Public Improvements** - The BID can finance Downtown public improvements such as parking lots, lighting, attractive garbage receptacles, tree planting, and other streetscape improvements (e.g., brick sidewalks). It is important to note that the amount of financing that can take place is dependent upon the total assessed valuation of the properties within the district boundary.
- **Operations and Maintenance** - The BID can provide for the operation and maintenance of any of the district improvements. In particular, the BID can hire a private security force to increase the comfort of shopping or working in the business district. Snow removal on sidewalks and garbage collection are other potential activities.
- **Promotional and Marketing** - Advertising district promotions and special events are common actions of many BID programs.
- **Business Recruitment** - The BID can identify retail gaps, recruit new merchants to occupy vacant stores, and fill retail niches.
- **Research and Planning** - The BID can collect data on the district, its building owners, commercial tenants, and market conditions to use in its own planning activities.

The BID is based on State law permitting property owners to band together to use the municipality's tax collection powers to assess itself. These funds, which are collected by the municipality and returned in their entirety to the BID, are used to purchase supplemental services beyond those services and improvements provided by the Town.

Since the nature of the BID program is one of self-help, the success of its implementation depends on community consensus on a variety of issues. These include the organizational structure of the BID, its boundaries, most-pressing needs, and the amount to be spent. For example, by carefully considering its boundaries, the BID can establish where the retail and office development should take place. Addressing the 'real' community needs allows BIDs to serve as the pulse of the local economy.

By centralizing the management and coordination of business activities, property owners and merchants can also help make the Business District more competitive in the regional market. If Downtowns are to survive, they must not only improve physically, but also refine their images in the eyes of today's increasingly mobile and discerning shoppers.

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## HOUSING

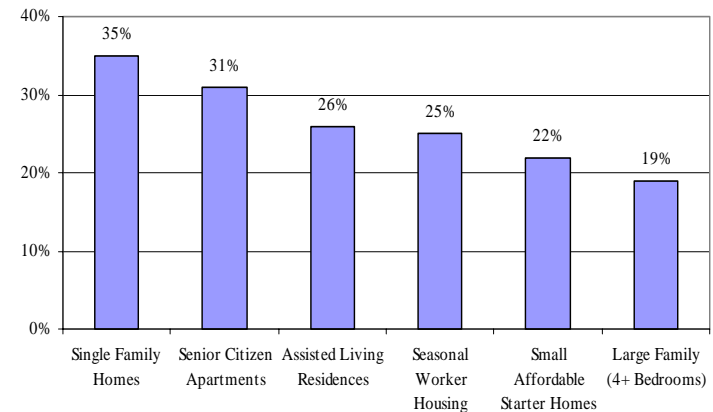
The residential settlement pattern in the town has contributed to the community's unique setting. Development outside of the Hamlet is generally on large wooded lots west of NYS Rt. 9N, with development on smaller lots along the shoreline of Lake George east of 9N. Development in the Hamlet itself is denser. This variation in lot sizes and development patterns offers a diversity of options for residents including more affordable housing choices. However, the cost of living in Bolton is substantially more expensive when compared to surrounding communities and Warren County as a whole as the high demand from visitors, seasonal workers, and second homeowners are driving up the cost of free market housing. In addition, the percentage of Bolton residents over the age of 54 has been rising and this trend is predicted to continue in the next 10 to 20 years. As a result, the Town may begin to see a demand for senior and assisted-living residences. The challenge of the plan is to create housing opportunities for all residents and seasonal employees, regardless of income bracket, who reside or wish to reside in the community.

### Survey Results

**The Town should work to encourage which of the following housing classifications?**

Of the 12 housing choices on the survey, single family, senior apartments, assisted-living residences, seasonal worker housing, and small affordable starter homes received the highest percentage of recommendations. And although the percentage of respondents was low overall, senior citizen apartments and assisted-living residences, aside from single family residences, appear to be in greater demand.

**Figure 18  
Housing**





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### *Community Meeting Results:*

#### **What current/future concerns need to be addressed in the Town?**

Meeting attendees expressed the need for affordable housing, senior housing, and more housing for seasonal workers. Attendees also suggested that additional parts of the Town be served by Town sewer and water, and that the Town should work to maintain low taxes and the overall cost of living. Furthermore, the neighborhoods in the Hamlet should be preserved, dilapidated buildings should be removed or restored, and the Town should research the possibility of providing economic assistance for property owners in maintaining/restoring residences.

#### **Plan Goal:**

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.

#### **Projects:**

##### *Affordable Housing*

- ***Form a Partnership to Address Housing Needs:*** The Town should form a “Partnership” with Warren County and Home Front Development Corporation to proactively address the housing needs of Bolton. Home Front Development Corporation is an organization that provides housing assistance to low and moderate income persons and families, as well as seniors in Warren, Washington, and Saratoga Counties. The corporation specializes in establishing and implementing programs that expand affordable housing choices for low and moderate income persons and families; working in concert with local businesses and





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organizations, and with federal, state, and local agencies for creating rental housing and home-ownership opportunities; acquiring and redeveloping buildings and residences for the purposes of providing safe and affordable housing; sponsoring and encouraging educational activities in an effort to raise awareness of the need for safe, suitable, and affordable housing; and promoting sound planning, development, renewal, and improvements of housing conditions. Together, Warren County and Home Front Development Corporation could provide the Town with necessary assistance to effectively deal with providing equal housing opportunities for all of Bolton's residents.

- ***Provide Economic Assistance Information to Home Buyers:*** There is a wide range of local, State, and federal funding sources available to assist home buyers, and a multitude of methods of applying these funds. To further the accessibility of economic assistance information to potential homeowners, the above-mentioned Partnership could develop a brochure outlining all of the local, State, and federal assistance programs available to potential home buyers. This information could be available at Town Hall, distributed to local realtors, and placed on the proposed Town of Bolton web page, with links to the different housing assistance program websites.
- ***Provide opportunities for Starter Homes:*** To be able to provide affordable starter homes, the homes will have to be built on smaller lot sizes. To accomplish lower lot sizes in Bolton, access to public utilities is needed because it is more difficult to incorporate a septic system with proper drainage on smaller lots. Given these parameters, consider increasing the allowable density of lot sizes in the Hamlet for areas serviced by public sewer and water, and in areas where sewer and water can be extended as previously proposed in the Economic Sustainability Section.
- ***Infill Vacant Lands with Diversity of Affordable Housing:*** As shown on the Strategies for Hamlet Preservation Map, the Hamlet has a number of vacant and underutilized parcels that could be targeted for infill residential development for low to moderate income groups of all talents. Incentives can be provided to potential developers to ensure that the proposed residential development is affordable.

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- ***Create Incentives for Affordable Housing through Land Use Regulations:*** As an incentive to providing a certain percentage of affordable housing units, incorporate an incentive program into the site plan application process. In exchange for the provision of a certain percentage of affordable units, the developers may receive a density bonus to create additional higher end housing units. Due to density restrictions, this proposal is only applicable within the Hamlet Land Use Area as defined by the APA Land Use and Development Plan Map.
- ***Proactively Create Affordable Housing:*** Adjusting land use regulations and providing incentives to private developers is one way in which to provide affordable housing. Another way is for the public sector, such as the Town or a non-profit organization, to proactively provide housing to lower income groups. The Town could start by identifying properties that may be more affordable to purchase because they are in a state of disrepair, in rem, or foreclosed. Once identified, the properties could be purchased, the necessary improvements could be made, and then the properties could be sold to a willing buyer that meets established income guidelines.
- ***Investigate Methods to Allow Accessory Rental Units in the Hamlet:*** In an effort to provide additional rental space in the Hamlet, the Town should consider methods to allow accessory rental units above first floor commercial spaces and/or adjacent to commercial uses. The current zoning requires 5000 s.f. for every principal building in the General Business District. The Town could consider giving density bonuses to business owners to allow for the construction of rental units above or adjacent to their commercial uses, as long as parking can be accommodated.

### ***Rental Housing***

- ***Accommodate the Housing Needs of the Rental Market:*** As discussed in the Inventory and Analysis, there is a shortage of rental units for both year-round residences and seasonal workers. While progress has been made by local businesses in providing housing for seasonal employees, additional efforts are needed to alleviate the rental shortage. The Plan offers the following recommendations:



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- **Rental Housing Task Force.** The Town could formulate a working relationship with Warren County, local businesses employing seasonal workers, and other relative and interested stakeholders and citizens to develop methods for dealing with the rental shortage. The working group could identify parcels and locations suitable for the development of rental units, and assess the feasibility of the Town providing tax incentives to businesses who offer housing for seasonal workers. Furthermore, the working group could consider the various methods in sharing the costs of infrastructure improvements, construction, and property acquisition associated with the development of new rental units. For example, the public (through the use of local, State, or federal grants) could cover the cost of providing the infrastructure and site preparation, while the private sector could provide funding for construction of the housing units. Property acquisition could also be funded through local, State, or federal grants. The working group should also develop a long range plan for dealing with the rental shortage.
- **Better Utilization of Existing Units.** Tax incentives could be offered to tourist accommodation owners who set aside affordable rental units for seasonal workers during the summer season. This proposal could be subsidized through a mandatory or voluntary fee paid to the Town by businesses employing seasonal workers.
- **Prevent Conversions to High-End Housing.** The Town could also offer incentives to tourist accommodation owners who do not convert their units to expensive seasonal or year-round housing units. For those tourist accommodations slated for conversion, the Town could provide incentives to owners who set aside affordable seasonal rental units. This proposal could also be funded through the use of a mandatory or voluntary fee paid to the Town by businesses employing seasonal workers.
- **Regulatory Changes.** As previously proposed in the Hamlet Strategic Plan Section, the Town could consider increasing the density in the Hamlet to allow for the construction of additional rental units.
- **Rental List.** The Town, with assistance from local businesses, rental property owners, and local realtors, could develop an ongoing list of available rental units and landlords. This list could be posted at the Town Hall, the Library, on the proposed Town web page, and could be available at local businesses. Such a list will make it easier for seasonal workers to identify available rental units prior to arriving in Bolton.

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- ***Provide Links To Technical and Financial Assistance Programs for Motel and Hotel Owners:*** The current trend in Bolton and elsewhere in tourist-oriented communities is the conversion of motels and cottages into year-round dwellings. This trend is supported by increasing costs operators are incurring to maintain and upgrade their operations. The second issue is the attractiveness of selling their business due to the rising real estate values, especially along the lake. For those operators who desire to maintain their businesses, the Town could provide links to technical and financial assistance providers. This link could be provide through the Town's future website and/or by developing and distributing informational brochures.



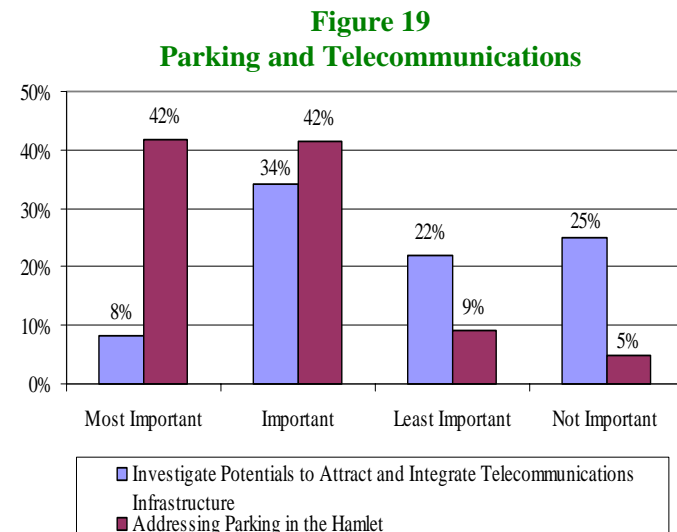
## INFRASTRUCTURE AND COMMUNITY SERVICES

The challenge in Bolton is to continue to provide community services of all types in a coordinated manner that does not necessarily and haphazardly deplete the Town's financial resources. Organizing efforts on an annual basis can help ensure that individual needs are met.

### Survey Results:

#### In your opinion, how do you rate the following Town priorities?

According to the chart to the right, 84% of respondents believe the parking situation in the Hamlet should be addressed, and 42% would like to see the Town investigate possibilities of attracting and integrating telecommunications infrastructure in the community.



In addition to the Town priorities section, the survey included specific questions regarding the parking situation. When asked if the parking in Bolton Landing “is conveniently located” and “easy to find,” almost 60% and 48%, respectively, said “yes.” However, 62% of the respondents felt that the parking is inadequate.



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Bolton residents were also asked about the clarity and effectiveness of the current zoning regulations. A majority of respondents (66%) believe that the zoning regulations are confusing and 92% feel that a “guide” to the regulations would be useful. When asked to rate the Town’s performance in zoning enforcement, 6% of respondents said it was excellent and 42% stated the Town’s performance was satisfactory. In addition, 46% of respondents would be willing to pay for an additional enforcement officer.

### ***Community Meeting Results:***

#### **What current/future concerns need to be addressed in the Town?**

The most widely mentioned concern was the parking situation in the Hamlet. Meeting attendees also expressed their desire for maintaining and improving the Town’s infrastructure (roads, sewer, and water) with an emphasis on protecting the natural resources—specifically water quality. Others were interested in seeing the current water and sewer system expanded to serve other parts of the Town. Improving the telecommunications network with an emphasis on fiber optics was also discussed. Finally, attendees would also like to see improved relationships between the Town and school.

### ***Plan Goal:***

Continue to provide high quality municipal services to every resident in the community that protects the natural environment, regards residents’ needs, and protects the health, safety, and general welfare of the community.



**Recommendations:**

**Projects**

- ***Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District:*** Adequate parking in the Hamlet of Bolton Landing has long been an issue. In fact, the 1970 Master Plan Report for the Town of Bolton, prepared by Metcalf & Eddy, identified parking as a problem in the Hamlet. In addition, a parking study which was conducted as part of the 1985 Bolton Landing Hamlet Preservation Plan demonstrated a net deficiency of 239 spaces. Numerous recommendations to alleviate the parking shortage have been made since the 1970 Master Plan and the 1985 Hamlet Plan, including, but not limited to, the construction of additional parking lots, the reorganization of existing lots, zoning to promote parking, parking meters, public transportation, and the utilization of private lots for public parking needs.

While the implementation of some of the recommendations have aided in alleviating the shortage, parking is still considered a problem. In order to fully understand all the factors which contribute to the parking shortage and formulate targeted and effective recommendations, a parking demand supply study should be conducted. The data gathered in the study should then be evaluated and a parking management program developed.

To facilitate this study, a parking committee made up of Town residents and stakeholders should be established. It is recommended that the committee work closely with the NYS Department of Transportation for technical guidance and potential





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economic assistance. While conducting the study and preparing the management plan, the committee should keep in mind the following key questions:

- What is the parking problem?
  - Is it the lack of spaces based on the combined needs of visitors and residents during the peak season?
  - Is it a safety issue for pedestrians and/or the efficient movement of emergency vehicles through the community caused by a combination of increased traffic and parking along Rt. 9N?
  - Do delivery trucks contribute to the parking and traffic situation?
  - Is it all of the above or MORE?
- Who are the key users of parking spaces (boaters and/or campers, day trippers, tourists, Business District employees, seasonal employees, seasonal residents, permanent residents, etc.)?
- How many months during the year does the problem actually exist?
- What has been done to date to aid in alleviating identified parking problems in Bolton?

By having a full understanding of all the variables which may be contributing to the parking situation, more targeted and effective management policies can be developed to alleviate any identified problems.

- ***Short-Term Parking Solutions:*** Recommendations to aid in alleviating the parking situation in the short term include revising the required 30 ft. setback along Rt. 9N in the GB 5000 District, painting parking lot lines on the Church parking lot, restricting delivery times to less congested times of the day and/or week, and the re-routing of tractor trailers around the Hamlet or the entire Town altogether.

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- ***Develop a Town Website:*** Because the Internet is fast becoming a primary means to disseminate a wide array of information, the Town should develop a Town website. The page should be graphically interesting, easy to read and follow, and essentially serve as a portal into the community. Typical information that may be included on the website should include local history; meeting dates and agendas for the Town Board, Planning Board, Zoning Board of Appeals, and other similar boards or committees; contact names and addresses for Town government officials and staff; important announcements; events calendar; and key links to other area websites, such as the Warren County Economic Development Corporation, the Bolton Landing Chamber of Commerce, and The Darrin Freshwater Institute.

An efficient website can also be used to promote economic and community development and tourism. In addition, the website can provide a link between the community and local and regional governments to increase the efficiency of intergovernmental projects. To assist the Town in completing the website, Niagara Mohawk offers economic and technical assistance through their Digital Towpath Program.

- ***Work on Developing a Telecommunications Strategy for the Lake George Region:*** Working with local communities and Warren County, the Town could play an important role and would benefit greatly in developing a strategy to ensure the County has adequate telecommunications services to meet the needs of existing and emerging industries in the Lake George Region.

The Telecommunications Act of 1996 was designed to foster competition in the telecommunications industry that would in turn lower prices and improve services. Unfortunately, long distances from cities and low population densities delay deployment of advanced telecommunications in rural areas. Telecommunications providers realize a higher return on their investment in urban areas where fixed costs are spread over a larger number of customers and volume is greater. In addition to incurring long-distance charges for routine calls (because of geographically small local calling areas), many rural customers lack even the basics: local access to single-party, touch-tone service with digital switching, or line quality adequate for voice, data, and fax transmission at 28,800 bits per second.

One of the most important opportunities presented by telecommunications technology is that the same communications needs can be met through a variety of applications. For example, relatively rapid continuous transmission of data can be accommodated through standard telephone lines through a digital subscriber line (DSL), via coaxial cable through a cable modem, or through a fiber optic cable. Therefore, it is important to specify what the primary demands users will be making on the system (e.g., simple voice and fax

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transmission, transmission of orders via the Internet, continuous, real-time order tracking by customers through a company's internal MIS system, transmission of large CAD files for manufacturing set-up, etc.). By identifying the primary uses for telecommunications technology, it may then be possible to define a configuration of available technology to meet those needs. Finding effective ways to meet those needs is essential if any area is to remain economically competitive.

The rural nature of much of Warren County has raised the issue of whether firms in the county can be assured that they will have access to the state-of-the-art telecommunications technology. The purpose of the telecommunication study would be to create a strategy to ensure that Warren County and the Lake George Region have adequate telecommunications services to meet the needs of existing and emerging industries in the Region.

- ***Explore Methods to Improve the Effectiveness of the Town's Zoning Ordinance:*** Although the Town's current Zoning Ordinance and supplemental regulations have proven extremely valuable to the community, adjustments could be made to clarify certain aspects, enhance the effectiveness, and increase compliance. The Town's Stormwater Management Law and the telecommunications Tower Ordinance should also be closely evaluated for their effectiveness.
- ◆ ***Conduct a Thorough Review and Amendment of the Zoning Ordinance.*** At the completion of the Comprehensive planning process, the Town should consider the following recommendations while referring to the Future Land Use Concept Map and the Hamlet Strategic Plan Concept Map (previously discussed) for guidance.
  - *District Purpose:* Refine and/or re-define the "purpose" of each Zoning District to be consistent with the Comprehensive Plan.
  - *District Uses:* Refine and/or change the allowable/compatible uses for each district, and clarify the thresholds that trigger APA review over commercial projects.
  - *Design Guidelines:* To assist the Planning and Zoning Boards and the applicants, the Architectural and Site Design Guidelines as proposed in this Plan should be adopted and made part of the Zoning Ordinance.

### POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- *Review the Zoning Map:* Once the ordinance is reviewed and the necessary adjustments are made, the Town should review the Zoning map to ensure the Zoning Districts and District boundaries are consistent with the revised ordinance and the intent of the Comprehensive Plan.
  
- ◆ *Restructure the Format of the Zoning Ordinance.* After the necessary adjustments are made, the Zoning Ordinance should be re-organized into a more user-friendly format with place tabs for each section (Zoning Districts, Supplementary Regulations, etc.) The Subdivision, Stormwater, and other currently stand-alone regulations should be incorporated into the ordinance as one complete package.
  
- ◆ *Develop a Citizens' Guide to Town of Bolton Land Use and Development Regulations.* A companion to the Town's Zoning Ordinance which discusses, in "layman's" terms, the Town's regulations and project review process could aid in avoiding unnecessary delays during project review, educate the public of the current regulations, and improve compliance.
  
- ◆ *Require Pre-Application Meetings.* Applicants are more likely to implement non-mandatory design guidelines if all parties are aware of the proposal and applicable regulations before a substantial amount of money has been spent on project design.
  
- ◆ *Hire an Additional Enforcement Officer (part-time).* A second Enforcement Officer would allow more time for compliance checks and pre-application meetings.
  
- ◆ *Hire a Part-Time/Shared Community Planner.* The Town could consider the possibility of sharing a Community Planner with other local communities. By sharing a planner, communities can get the benefits of a professional planner without having to allocate funds to pay for a full-time position.
  
- ◆ *Educate Landowners.* Perhaps the best method of increasing the effectiveness of regulations is through education. The Town could hold workshops to educate people about the Town's Regulations and proper development methods to protect the sensitive resources of the Town.

### POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- ◆ ***Encourage or Require Planning and Zoning Board Members to Attend Land Use Planning Seminars.*** In an effort to ensure that elected officials are kept up to date on the latest planning techniques and land use law, the Town could require officials to attend annual seminars.
  
- ***Expand the Availability of Sewer Infrastructure:*** The Town of Bolton’s wastewater treatment plant has recently received federal funds to improve the treatment operations to produce a “cleaner” effluent. Although this project will not increase the capacity of the plant, it will help to reduce the negative impact on water quality. Capacity issues, however, continue to be an issue with the plant. During the peak season the plant cannot support any new sewage flow, and in times of heavy rains it is often severely impacted by flows of the stormwater.

The only area in the town that is serviced by sewer is the General Business District in Bolton Landing; all businesses and residences outside of this district use a form of on-site wastewater treatment. It has been documented that many of these systems have failed, and continue to fail, causing nutrients to run into the lake. In the interest of preserving the pristine water quality found in Lake George, the Town intends to explore sewage collection and treatment options from Bolton Landing south along NYS Rt. 9N. The Town has investigated installing new sewage infrastructure in this vicinity, but costs have come in prohibitively high.

The Town should undertake an engineering feasibility study that would explore different options for the collection and treatment of sewage outside of the Hamlet, including the use of “Green” technology. One option may include utilizing package plants in selected nodes along Rt. 9N such as in the Huddle, in areas where there is a concentration of motels, or for new subdivisions. Packaged wastewater treatment systems offers the user a pre-engineered and prefabricated method of treating domestic wastewater with an aerobic process. This modular approach to the treatment of wastewater provides the user with a compact, easy to operate, and cost-effective priced unit. These plants can require a fraction of the space needed by other types of systems.
  
- ***Establish a Working Relationship with the NYS Department of Transportation:*** By having a close working relationship with the NYSDOT, the Town will be able to more effectively capitalize on NYSDOT projects (NYSDOT assistance for sidewalk construction,

### POLICIES AND RECOMMENDATIONS FOR BOLTON’S FUTURE





## **TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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installation of street lights, crosswalks, and other streetscape enhancements), more readily utilize NYSDOT resources (traffic studies), and ensure that any proposed improvements to Rt. 9N are in keeping with the character of the community.

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**





### III. IMPLEMENTATION

#### A. COORDINATED IMPLEMENTATION

Section II “Goals and Recommendations” lists a series of suggestions that build upon the five key aspects of Bolton. It is important to recognize that some of these recommended actions should be implemented immediately, while others can be accomplished over a ten-year period. Although the Town may prefer to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of funding resources, staff, and volunteers.

As the Town contemplates an implementation strategy, a certain logic should be followed to allow the Town to implement the numerous recommendations set forth in Chapter II. These include:

- ◆ formulating and implementing those **regulations** necessary to shape the development and preserve the rural character of the Hamlet, and the Town as a whole,
- ◆ selecting and completing **projects** which catalyze development, and
- ◆ creating **programs** which sustain the recommendations into the future.

Another issue for consideration when outlining an implementation strategy is the capability to assemble the funds required to complete certain recommendations. Sub-section 5 in this chapter lists potential resources for the Town and other organizations to implement The Plan recommendations.

#### IMPLEMENTATION





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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### 1. “BLUE PRINT FOR ACTION”

#### Comprehensive Plan Oversight Committee

To help guide this effort, an implementation committee made up of appointments from each of the task forces (see below) should be created. In addition to appointments from the task forces, other key members should include selected town staff, the Town Supervisor, and the Chairs of the Planning Board and Zoning Board. The primary purpose of the committee should be to clarify and implement a “Blueprint for Action” that will outline activities on a yearly basis. The list should prioritize the recommendations by category (i.e., Hamlet Strategic Plan, Housing, Rural Character, Open Space). Additionally, to make the most efficient use of the Town's resources, the committee could identify public/private partnerships that can be formed to carry out certain recommendations. For example, a public/private partnership could be established to implement the proposed Town-wide recreational trail network.

#### Task Forces

Bolton is fortunate in that it has a strong history of successful committees to study and implement solutions to various issues. The Plan recognizes these past successes by recommending that the Town Board create a series of task forces by category or groups of categories. For example, a task force may be formed to focus on the Hamlet Strategic Plan and Housing recommendations. The purpose of each task force would be to refine the ideas and recommendations set forth in The Plan and make recommendations to the Comprehensive Plan Oversight Committee as to the priorities they feel need to be addressed. The first task of the Comprehensive Plan Oversight Committee and the task forces should be to prioritize The Plan recommendations using the Management Phasing Schedule provided in Sub-Section 4.

## IMPLEMENTATION





## **TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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Having a yearly list of action items builds accountability. Citizens, business owners, and community organizations can clearly see how the Town of Bolton intends to carry out the plan. Initial successes will ensure that this plan continues to be a focus for successful action in the future. At the end of each year, an annual report can be prepared that will record progress during the calendar year, describe the status of current projects and identify projects needing additional action.

Over time, conditions in the Town and region will change and new opportunities for action to achieve the goals of The Plan will arise. For this reason, a broader view of The Plan and its implementation should occur every five years (or sooner if changing circumstances warrant). A “report card” can be generated that provides a checklist of achievements, a list of recommendations yet to be undertaken, and a summary review of accomplishments. This review provides the flexibility to ensure that The Plan continues to reflect the most effective and appropriate means to help the Town of Bolton maintain its distinctive character in the face of change.

### **2. REGULATORY ACTIONS FOR PLAN ADOPTION**

The following steps are necessary for the complete implementation of the Comprehensive Plan:

1. Town Board adoption of The Comprehensive Plan and Hamlet Strategic Plan as a policy statement
2. Town Board adoption of the Local Waterfront Revitalization Plan
3. Development and adoption of the “Citizen’s Guide to Town of Bolton Land Use and Development Regulations”
4. Revision and adoption of the zoning ordinance and map
  - a. Develop recommendations in zoning language and amended zoning map

### **IMPLEMENTATION**





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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5. Capital Budget - addition of catalytic projects list in a five-year schedule
  - a. Prioritize projects and programs
  - b. Determine annual budget allocation/commitment
  
6. Create Task Forces for project implementation
  - a. Rural Character, Open Space, and the Environment
  - b. Parks and Recreation
  - c. Hamlet Strategic Plan
  - d. Housing
  - e. Economic Sustainability
  - f. Infrastructure and Community Services

### **3. LIST OF RECOMMENDED ZONING CHANGES**

- Adopt Town-Wide Architectural and Site Design Guidelines to assist both applicants and Town Officials in maintaining a balance between development and the preservation of the small-town character. Specific guidelines should be developed for each of the following “Districts”: Hamlet, Shoreline Hamlet, Shoreline Rural, Rt. 9N Gateway Corridors, and Rural and Scenic Overlay District.

### **IMPLEMENTATION**







## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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- Adopt a New Sign Ordinance to preserve the rural character of the community; encourage the installation of appropriate advertising signs that harmonize with buildings, the neighborhoods, and other signs in the area; and to eliminate excessive, unsightly competition for visual attention through advertising signs.
- Adopt a Gateway Overlay District to ensure that new development enhances the attractiveness of the sensitive gateways.
- Adopt Conservation Subdivision Regulations. Conservation subdivision design allows for flexibility in designing subdivisions with the preservation of open space, natural resources, and other resources important to the community.
- Adopt a Scenic Overlay District that would encompass the highly visible areas within the Town as seen from Lake George. The purpose of the Overlay District would be to mitigate the adverse impacts of visible development along hillsides, ridgelines, and the shoreline of Lake George.
- Adopt Revised Vegetative Cutting Regulations. The Plan suggested that the current vegetative cutting restrictions be reviewed to determine if there are any contemporary methods available that would more effectively preserve Bolton's valuable vegetation and, in turn, the aesthetic resources that contribute to Bolton's important rural character. If it is determined that revised regulations are necessary, they should be developed in combination with the proposed Scenic Overlay District and the Architectural and Site Design Guidelines.
- Adopt On-Site Wastewater Treatment Compliance Standards. The Town should consider various methods to ensure that private septic systems remain in compliance over the years.
- Increase Hamlet Density. Increasing the density in the Hamlet could have the following benefits: aid in containing the commercial development in or near the Hamlet, minimize development out-of-character with the Town's residential areas, allow for better utilization of

### IMPLEMENTATION





## TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN

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available space, and improve the economic vitality of the community. A thorough analysis of the need to increase density in the Hamlet and the potential adverse impacts that might be associated with such an increase should be conducted prior to any zoning decision.

- **Adopt Revised Front and Back Yard Setback Requirements:** Within the General Business District, there is a 30-foot front yard setback, while the character of the Hamlet is that buildings are located very near or at the back edge of the sidewalk. Leaving the front yard setback at 30 feet may be forcing a more suburban look and feel to the Hamlet rather than a small village. However, having the buildings built to the back edge of the sidewalk may not necessarily be advantageous to the character of Bolton. Additional discussions on this issue are needed to determine an acceptable build-to line. Additional setback regulations severely limit the building envelope in the Hamlet and the flexibility of design. These issues should be addressed, and revised setback requirements for specific areas should be adopted.
- **Restructure the Format of the Zoning Ordinance.** Once the necessary revisions and amendments have been made, the Zoning Ordinance should be reorganized into a more user-friendly format, with place tables for each section and the consolidation of the supplementary regulations such as Stormwater and other currently standalone regulations.

### **4. Make Use of Public Comments**

As previously stated, this Plan incorporates the comments and suggestions made during the public comment period. However, some comments, while relevant to the issues at hand were too technical and detailed to be specifically incorporated in the Plan. These comments will be helpful in successfully implementing the Plan. It is therefore recommended that the public comments provided in Append D be continually referred too throughout the implementation phases of the Plan.

## **IMPLEMENTATION**





## **5. Management Phasing Summary**

The following table outlines each Plan recommendation . The Comprehensive Plan Oversight Committee and Task Forces should use this table to prioritize each Recommendation and stipulate whether they will be implemented as a Public, Private, or a Public-Private Initiative.

**IMPLEMENTATION**



**Bolton, New York**  
**Comprehensive Plan and Hamlet Strategic Plan**  
*Management Phasing Summary*

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
<b>Hamlet Strategic Plan</b>				
<b>Regulatory</b>	Develop and adopt Hamlet Architectural and Site Design Guidelines			
	Develop and adopt Consistent Sign Regulations			
	Adopt Gateway Overlay District			
<b>Projects</b>	Enhancement of Pedestrian Connections			
	Construction of sidewalks between Bolton Landing and Veterans' Park with pedestrian scaled amenities			
	Construction of sidewalks in specific areas within the back streets of the Hamlet			
	Extend the sidewalk from Rt. 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 St. and Horicon Ave. and the school			
	Pedestrian Connection to Up Yonda Farm			
	Construction of sidewalks between Bolton Landing and the Algonquin Restaurant with pedestrian scaled amenities			
	Concentrate on Infill Development within the Hamlet			
	Economic Assistance Programs for Housing and Business Structural Improvements			
	Hamlet Gateway Enhancements			
	Pedestrian Connection and Streetscape Improvements (previously discussed)			
	Facade Improvements to Specific Buildings in Need			

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**

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**Bolton, New York**  
**Comprehensive Plan and Hamlet Strategic Plan**  
*Management Phasing Summary*

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
	Construct Gateway Sign Along CR. 11			
<b>Housing</b>	Form a Partnership to Address Housing Needs			
	Provide Economic Assistance Information to Home Buyers			
	Provide Opportunities for Starter Homes			
	Infill Vacant Lands with Diversity of Affordable Housing			
	Create incentives for Affordable Housing Through Land Use Regulation			
	Proactively Create Affordable Housing			
	Investigate Methods to Allow Rental Units in the Hamlet			
	Accommodate the Housing Needs of the Rental Market			
	Provide Links to Technical and Financial Assistance for Motel and Cottage Operators			
<b>Rural Character, Open Space and the Environment</b>				
<b>Regulatory</b>	Enact Conservation Subdivision Regulations			
	Establish Scenic Overlay District			
	Develop and Adopt District-Specific Architectural and Site Design Guidelines			
	Review and if Necessary, Amend the Current Vegetative Clearing Regulations			
<b>Projects</b>	Educate Town Residents About Natural Resources			

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**

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**Bolton, New York**  
**Comprehensive Plan and Hamlet Strategic Plan**  
*Management Phasing Summary*

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
	Work Closely With Organizations to Efficiently Protect Open Space			
	Consider Options to Preserve Cat Mountain and the Edgecomb Pond Watershed			
	Consider Preparing a Watershed Protection Plan			
	Prepare a Historic Preservation Plan			
	Implement the Improvement Projects outlined in the Stormwater Management Plan			
	Develop a Hamlet-Wide Stormwater Drainage System Plan			
	Consider Various Methods to Ensure Private On-site Wastewater Treatment Systems are Functioning Properly			
	Construct a Scenic Overlook Along CR. 11			
	Coordinate with Niagara Mohawk to Preserve the Scenic Qualities of Co. Rt. 11			
<b>Parks and Recreation</b>				
<i>Projects</i>	Prepare a Town-Wide Parks and Recreation Master Plan			
	Support and Implement the Proposed Projects at Rogers' and Veterans' Parks			
	Expand the Existing Facilities at the Conservation Park			
	Develop a Town-Wide Recreational Trail System			
	Develop a Paddling Trail			

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**

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**Bolton, New York**  
**Comprehensive Plan and Hamlet Strategic Plan**  
*Management Phasing Summary*

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
	Improve and Enhance Access to Trout Lake			
	Develop an On-Road Bicycle Network			
<b>Economic Sustainability</b>				
<i>Regulatory</i>	Assess the Feasibility of Increasing Density in the Hamlet			
<i>Projects</i>	Capitalize on an Expanded Tourist Season			
	Develop, Enhance and Promote the Outdoor Recreational Opportunities Available in Bolton			
	Create and Integrated Tourism Experience			
	Coordinate with NYS to Map Trails on State Land			
	Seek to Establish and Attract Non-Tourism Based Commercial Businesses			
	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			
	Small Business Assistance			
	Better Utilization of Tourist Accommodations During the Shoulder and Off-Seasons			
	Investigate the Potential to Create a Business Improvement District (BID)			
<b>Infrastructure and Community Services</b>				

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**

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**Bolton, New York**  
**Comprehensive Plan and Hamlet Strategic Plan**  
*Management Phasing Summary*

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
Regulatory	Improve the Effectiveness of and Compliance with the Town's: Zoning Ordinance, Stormwater Management Law and the Telecommunication Town Ordinance			
	Prepare a Citizen's Guide			
	Conduct a Thorough Review and Amendment of the Zoning Ordinance			
	Hire an Additional Enforcement Officer			
	Shared Community Planner			
	Educate Landowners			
	Require Planning and Zoning Board Members to Attend Land Use Planning Seminars			
	Expand the Availability of Sewer and Water Infrastructure			
	Implement Parking Recommendation from the LWRP			
	Develop a Town Web Page			
Work on Developing a Telecommunications Strategy for the Lake George Region				

- ⊗ **Public Initiative**
- ⚙ **Private Initiative**
- ★ **Public-Private Partnership**

**POLICIES AND RECOMMENDATIONS FOR BOLTON'S FUTURE**

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## **6. Resources**

Although it is true that the recommendations set forth will benefit the Town's fiscal health as well as the quality of life, some may require additional funding to see them to fruition. In recent years, the Town and other agencies have sought and received assistance from federal and state governments to further various initiatives. The following table provides a general outline for federal and state funding sources that the Town and other agencies can utilize in the future.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
<b>Federal</b>	<i>Dept. of Commerce, Economic Development Agency</i>	<b>ED grants for Public Works and Infrastructure Development</b>	Up to 80% of a project in severely distressed areas.	Project grants to promote long-term economic development and assist in the construction of public works and development facilities.
	<i>Dept. of Labor, Employment and Training Administration</i>	<b>Employment Services and Job Training Pilot and Demonstration Programs</b>	Project grants.	Promote and foster new or improved links between the network of state, federal, and local employment training and human resource agencies and components of the private sector.
	<i>Dept. of Agriculture</i>	<b>Guaranteed Community Facility Loans</b>	Loan guaranties to help build community facilities.	Improve health care, public safety, telecommunications, and public services.
		<b>Water and Waste Disposal Direct and Guaranteed Loans</b>	Direct loans to communities.	Develop water and wastewater systems including solid waste disposal and storm drainage in rural areas with less than 10,000 population.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
	<i>Dept of Agriculture (cont.)</i>	<b>Business &amp; Industry (B&amp;I) Loan Guarantees</b>	Guaranties up to 80% of a loan made by a commercial lender. May be used for working capital, machinery and equipment, buildings and real estate, & defined types of debt financing.	Create and maintain employment and improve the economic climate in rural areas. Rural areas include all areas other than cities of more than 50,000 pop. and their immediately adjacent urban or urbanizing areas.
			Maximum aggregate amount to any one borrower: \$25 million.	
		<b>Rural Venture Capital Demonstration Program</b>		Designates up to 10 community development venture capital organizations to demonstrate the usefulness of guarantees to attract business enterprises into rural areas.
		<b>Rural Economic Development Loans and Grants</b>	Zero-interest loans made primarily to finance start-up ventures and business expansion. Grants are made to telephone & electric utility companies to establish	Restricted to rural electric cooperatives and rural telephone companies that are borrowers of the Rural Utility Service. Finances economic development and job creation projects in rural areas based on sound economic plans. Loans at zero-interest are

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
			revolving loan programs.	economic plans. Loans at zero-interest are
	<i>Small Business Administration</i>	<b>7(A) Loan Guaranty Program</b>	The maximum amount the SBA can guaranty is generally \$750,000. Guaranty can be up to 80% of loans of \$100,000 or less, and up to 75% of loans above \$100,000 (up to a maximum guaranty amount of \$750,000).	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; working capital.
		<b>LowDoc Loan Program</b>	Loan. Max amount: \$100,000.	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; working capital.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
		<b>Certified Development Company (504) Loan Program</b>	Senior lien from a private sector lender: 50%; junior lien: 40%.  Contribution of at least 10% equity.  Must create or retain one job for every \$35,000.	Provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings.
		<b>Short Term Loans and Revolving Lines of Credit</b>  <b>CAPLines Loan Program</b>	Can be for any dollar amount (except for the Small Assets-Based Line).  The interest rate can be up to 2.5% over prime.	Umbrella program, which helps businesses, meet their short-term and cyclical working capital needs. There are 5 programs: Seasonal Line; Contract Line; Builders Line; Standard Assets-Based Line; Small Assets-Based Line.
		<b>International Trade Loans</b>	Can guaranty as much as \$1,250,000 in combined working capital and facilities-and-equipment loans.  Applicant must establish that the loan will significantly expand or develop an	For businesses engaged in, or preparing to engage in, international trade, or that are adversely affected by competition from imports.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
			export market.	
		<b>Export Working Capital Program</b>	Loan requests of \$833,333 or less processed by the SBA, requests over \$833,333 processed by Ex-Im Bank.	Designed to provide short-term working capital to exporters. Combined effort involving SBA and Ex-Im Bank.
		<b>Pollution Control Loan Program</b>	Guaranty up to \$1,000,000.	Intended to provide loan guaranties to eligible small business for the financing of the planning, design, or installation of a pollution control facility.
<b>State</b>	<i>Empire State Development Corp.</i>	<b>Infrastructure Development Financing</b>	Loans and loan guaranties: >\$10,000 and < \$500,000.	For the development of basic infrastructure site improvements and related soft costs.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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	<b>FUNDING AGENCY</b>	<b>PROGRAM</b>	<b>ASSISTANCE TYPE</b>	<b>PURPOSE</b>
			Loans between 40% and 50% of the total ESDC assistance; the balance shall be in the form of a grant.	
		<b>Regional and Economic Industry Planning Studies and Economic Development</b>	Grants not to exceed \$50,000 with a 10% match.	For preparation of strategic plans, analysis of business sectors, marketing and promoting regional business clusters, feasibility studies, planning for new enterprise development, and identification of new business opportunities.
		<b>Small Cities Community Development Block Grants (CDBG)</b>	Community-by-Community basis.	Economic and Community development for low/moderate income benefit. Program includes: infrastructure development, technical assistance/training, and revolving loan funds.
	<i>Office of Parks, Recreation, and Historic Preservation</i>	<b>Clean Water/Clean Air Environmental Bond Act</b>	Funds and grants.	Breakdown: open space, parks, historic preservation, and land acquisition.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
	<i>Department of Transportation</i>	<b>TEA-21</b>	Reimbursable program up to 80% of the eligible project costs.	Provides funding for non-traditional projects that add value to the surrounding transportation system, including the creation of trail networks.
	<i>Department of Environmental Conservation</i>	<b>Clean Water/Clean Air Environmental Bond Act</b>	Funds and grants.	Breakdown: municipal water supply systems, water quality improvement, open space, parks, municipally run small business env. compliance to enhance water quality, solid waste, municipal site restoration, and clean air projects.
	<i>Department of Environmental Conservation - Environmental Facilities Corporation</i>	<b>Clean Water/Clean Air Environmental Bond Act</b>	Funds and grants.	Leaking and underground storage tanks, storm water management facilities, sediment and erosion control, restoration of water bodies, land acquisition for drinking water source protection.
	<i>Preservation League of NYS and NYS Council on the Arts</i>	<b>Historic Reports and Surveys</b>	Grants for between \$1,000 and \$10,000.	Historic structure reports, historic landscape reports, cultural resource surveys, etc.

**IMPLEMENTATION**







**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
	<i>the Arts</i>			
	<i>NYS Council on the Arts</i>	<b>Non-Profit Arts and Cultural Organizations</b>	Grants for between \$1,000 and \$10,000.	Architecture, planning and design, arts in education, capital projects, dance, electronic media and film, folk arts, individual artists, literature, music, museum, presenting, theater, and visual arts.
	<i>NYS Planning Federation</i>	<b>Land Use Planning</b>	Grants for between \$1,000 and \$10,000.	Planning studies for municipalities.
	<i>Land Trust Alliance of NY</i>	<b>Land Conservation</b>	Grants for between \$1,000 and \$10,000.	Land conservation grants.
<b>Private</b>	<i>Lake George Association</i>	<b>Lake George Water Quality Protection</b>	Funds and Grants.	Water quality management, land use management, and Community and Lake education.
	<i>Fund For Lake George</i>	<b>Land Conservation and Protection of the Lake</b>	Grants.	Scientific research, land protection, public education, and remedial action projects.

**IMPLEMENTATION**





**TOWN OF BOLTON COMPREHENSIVE PLAN & HAMLET STRATEGIC PLAN**

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	<b>FUNDING</b>		<b>ASSISTANCE</b>	
	<b>AGENCY</b>	<b>PROGRAM</b>	<b>TYPE</b>	<b>PURPOSE</b>
		<b>George Basin</b>		and remedial action projects.
	<i>Lake George Land Conservancy</i>	<b>Natural Resource Protection in the Lake George Basin</b>	Fee acquisition, conservation easements.	Protect the rare plant and animal species in the Lake George Basin.
	<i>Helen V. Froehlich Foundation</i>	<b>Water Quality and Land Conservation in the Lake George Basin</b>	Grants.	Assist with the conservation and preservation of the environment related to Lake George, including, but not limited to, matters involving the lake, land, and water in the immediate vicinity.

**IMPLEMENTATION**

