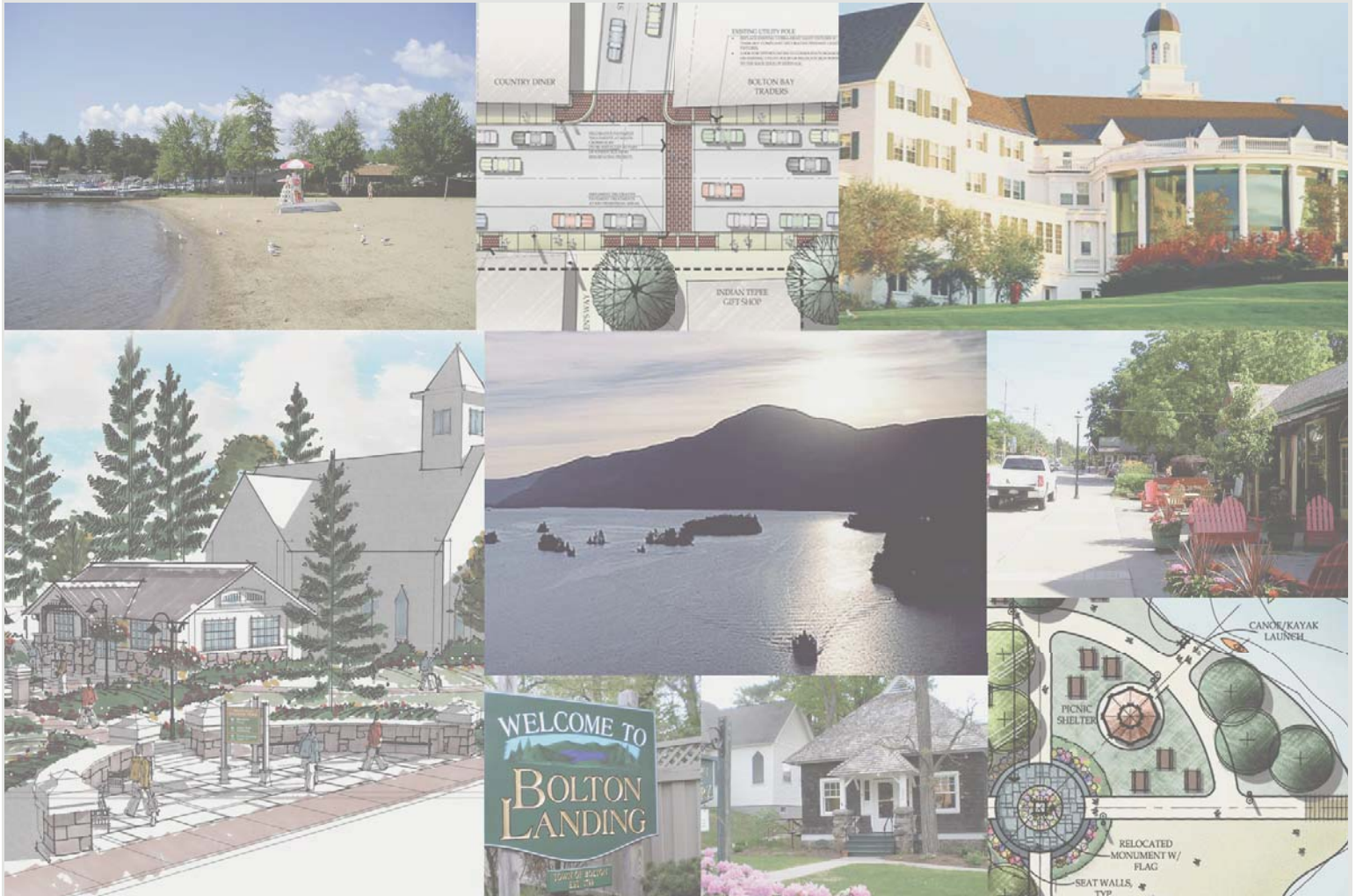


# BOLTON LANDING HAMLET SUSTAINABILITY PLAN MASTER PLAN REPORT



TOWN OF BOLTON  
WARREN COUNTY, NEW YORK

SEPTEMBER 2009



**the LA group**  
Landscape Architecture  
and Engineering, P.C.

**B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n**

**Bolton Landing Hamlet Sustainability Plan**

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# Bolton Landing Hamlet Sustainability Plan

## Executive Summary

### Introduction

The Bolton Landing Hamlet Sustainability Plan is a detailed blueprint to provide the Hamlet of Bolton Landing the tools to grow in an economically sustainable manner, and in harmony with the special conditions of the Adirondack Park. Funded through a Smart Growth Grant from the 2007-2008 Environmental Protection Fund, the Bolton Landing Hamlet Sustainability Plan consists of a comprehensive analysis of the Hamlet. Plan components include an existing conditions analysis of parks and public spaces, the Lake Shore Drive streetscape, waterfront access, parking, affordable housing, infrastructure, and the potential for infill commercial development. Also included are a series of recommendations and detailed Master Plans outlining the steps necessary for implementation of the Plan. The study area is defined as Bixby Beach Road to the south, Brook Drive to the west, Darrin Freshwater Institute to the north, and Lake George to the east.

### Background

Bolton Landing has historically represented a model for a sustainable economy for Hamlet communities in the Adirondacks. However, original streetscape, downtown, and public space improvements carried out by the Town are now nearly 20 years old and are in need of maintenance and upgrades. In addition, much of the stormwater, sewer, and water infrastructure is operating at near capacity. As a community that sustains itself largely through tourism, Bolton Landing is also experiencing issues such as retention of youth, rising land costs, a lack of workforce housing, and competition for tourist spending. Increased means for public and private investment in the Hamlet bears a direct correlation to increased money spent by visitors. Increased spending results in additional revenues for the Town to spend on upgraded infrastructure and public resources, as well as private landowners and business owners to invest in property upgrades.

### Mission Statement

*Prepare a comprehensive development plan for the Hamlet of Bolton Landing that provides a detailed blueprint that permits Bolton Landing to continue to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park while preserving the unique character of the community.*

### The Plan

The Plan focuses on improving the long-term function and efficiency of land use, parking, streetscape, underutilized buildings and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and condition and operation of public parks. The Plan also focuses on strengthening the downtown to put it in the best possible position to compete in today's tourism market, retain existing businesses, and create new businesses. It provides needed direction for future improvements and generates strategies that bring together best management practices, public policy, and private markets in new and effective ways.

# Bolton Landing Hamlet Sustainability Plan

## Executive Summary

### Project Goals

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

### Community Participation and Involvement

The Bolton Landing Hamlet Sustainability Committee developed a public participation strategy for community outreach and participation. The Plan outlined various activities, events and media methods to engage, inform and involve the citizen base. These methods included the development of three newsletters that presented the project at different phases and announced public meetings and workshops. On October 15, 2009, following completion of the draft inventory and analysis, the Committee conducted a public workshop meeting. Participants answered the following questions:

- What do you want to preserve in Bolton Landing?
- What are Bolton's obstacles to long-term success?
- What specific projects would you recommend to revitalize or otherwise improve the Hamlet and waterfront?

The opinions and ideas shared at the meeting were used by the Committee to shape the mission statement and goals for the project. The second public meeting was conducted on March 5, 2009. The Open House format for the event informally introduced the public to the project goals and draft concepts for Rogers Memorial Park and Town Pier, the Lake Shore Drive Streetscape, Veteran's Memorial Park and the Grand Union Block.

A third public meeting, designed to present the final Sustainability Plan to the public, was held June 30, 2009.

The Hamlet Sustainability Plan can be found on the web page: <http://www.town.bolton.ny.us>.



# Bolton Landing Hamlet Sustainability Plan

## EXECUTIVE SUMMARY

TABLE OF CONTENTS		PAGE
1.0	Project Introduction .....	1
1.1	Project Description .....	1
1.2	Mission Statement and Project Goals .....	2
1.3	Public Outreach .....	5
2.0	Existing Conditions Analysis .....	7
2.1	Parks and Public Spaces .....	7
2.2	Waterfront Access.....	9
2.3	Lake Shore Drive Streetscape .....	10
2.4	Parking .....	11
2.5	Commercial Infill and Redevelopment.....	12
2.6	Affordable Housing .....	13
2.7	Wastewater .....	14
2.8	Stormwater Management.....	14
3.0	Description of Master Plan Elements .....	15
3.1	Rogers Memorial Park .....	15
3.2	Rogers Memorial Park Town Pier .....	18
3.3	Veteran's Memorial Park.....	19
3.4	Grand Union Block Concept Redevelopment Plan.....	21
3.5	Lake Shore Drive Streetscape .....	22
3.6	Norowal Marina Conceptual Site Redevelopment Plan.....	23
4.0	Preliminary Cost Estimates .....	25
5.0	Other Sustainability Recommendations .....	26
5.1	Wastewater and Water.....	26
5.2	Stormwater.....	26
5.3	Parking .....	26
5.4	Affordable Housing .....	28
5.5	Signage.....	28
5.6	Design Guidelines.....	29
6.0	Implementation Strategy .....	30
6.1	Plan Implementation Strategy .....	31

## LIST OF GRAPHICS

Site Analysis Plan  
Rogers Memorial Park Master Plan  
Rogers Memorial Park Welcome Plaza Perspective Rendering  
Rogers Memorial Park Town Pier Perspective Rendering  
Veteran's Memorial Park Master Plan  
Grand Union Block Concept Redevelopment Plan  
Lake Shore Drive Streetscape – Plan  
Lake Shore Drive Streetscape – Section  
Norowal Marina Concept Redevelopment Plan

# Bolton Landing Hamlet Sustainability Plan

## **LIST OF APPENDICES**

- A. Status of Town of Bolton Grant Awards
- B. Public Meeting Summaries & Newsletters

## 1.0 Project Introduction

### 1.1 Project Description

The Town of Bolton was awarded a Smart Growth Grant from the 2007-2008 Environmental Protection Fund to complete a comprehensive analysis and plan development for the Hamlet of Bolton Landing. The plan, Bolton Landing Hamlet Sustainability Plan, is intended to provide a detailed blueprint that guides growth in the Hamlet in an economically and environmentally sustainable manner that is in harmony with the special conditions of the Adirondack Park and Lake George basin.

Bolton Landing has historically represented a model for a sustainable economy for Hamlet communities in the Adirondacks. However, original streetscape, downtown, and public space improvements carried out by the Town are now nearly 20 years old and are in need of maintenance and upgrades. In addition, much of the stormwater, sewer, and water infrastructure is operating at near capacity. As a community that sustains itself largely through tourism, Bolton Landing is also experiencing issues such as retention of youth, rising land costs, a lack of workforce housing, and competition for tourist spending. Increased means for public and private investment in the Hamlet bears a direct correlation to increased money spent by visitors. Increased spending results in additional revenues for the Town to spend on upgraded infrastructure and public resources, as well as private landowners and businesses to invest in property upgrades.

The Plan focuses on improving the long-term function and efficiency of land use, parking, streetscape, underutilized buildings and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and condition and operation of public parks. The Plan also focuses on strengthening the downtown to put it in the best possible position to compete in today's tourism market, retain existing businesses, and create new businesses. It provides needed direction for future improvements and generates strategies that bring together best management practices, public policy, and private markets in new and effective ways.

The study area is defined as Bixby Beach Road to the south, Brook Drive to the west, Darrin Fresh Water Institute to the north, and Lake George to the east.

The main objective of the project is to sustain the economic vitality that the community presently experiences. Currently there are significant capacity and circulation issues with infrastructure, parking, and underutilized or poorly utilized areas. Additionally, the downtown is looking worn and its public spaces are deteriorating and unable to keep pace with public use and demands. Without an infusion of private and public investment, the downtown will likely begin to lose its tourism vitality. The Town realizes that aesthetics and the appearance of the downtown condition are important elements towards retaining its tourism base. The community's approach is strategic and forward thinking in that it sees that visitors have an ever changing and increasing set of expectations and, at the same time, there are increasing competing venues where visitors can spend their time. The Plan will encourage economic activity by ensuring that there are ample and convenient parking options, pedestrian friendly sidewalks and connections to public spaces,

# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

appropriately scaled new development or redevelopment, and substantial improvements to infrastructure.

The Bolton Landing Hamlet Sustainability Plan was recommended in the Local Waterfront Revitalization Program and the 2003 Comprehensive Plan and Hamlet Strategic Plan, and is supported in the Zoning Ordinance Update. This Plan represents the implementation of these on-going and previous planning initiatives and the next logical step toward detailed community improvements.

The Plan is also being coordinated with several other ongoing parallel planning initiatives. The first is the betterment agreement with the New York State Department of Transportation (NYSDOT) regarding the NYS Route 9N Improvement Project. This NYSDOT project spans from Mohican Road to Ledgeview Lane and is scheduled for completion in 2010. Specific value added improvements provided as part of the betterment agreement include additional areas of new sidewalk construction, decorative paving treatments at major crosswalks, and the installation of underground conduit for future pedestrian scale ornamental lighting installation.

The second effort, the Norowal Marina Conceptual Site Redevelopment Plan, works in concert with the Sustainability Plan to provide pedestrian connections between the marina, Sagamore Resort, and the Hamlet center. The potential for additional multi-use parking and redevelopment of underutilized buildings and/or land for municipal use was also evaluated.

The third initiative involves coordinated planning for the new Town of Bolton Fire Department. Current plans call for the redevelopment of the fire station at its current location. The site is presently cooperatively shared between the Bolton Fire Department and the Bolton Central School District. In addition to the new fire station, site planning for this area is being developed to accommodate new public parking as well as an upgrade to the school's "instructional" sports field at the downtown campus.

## **1.2 Mission Statement and Project Goals**

A successful Master Plan must accommodate and adapt to the desires and values of the community. The mission statement, goals and objectives are used to provide a framework for the development and implementation of the Plan. Goals describe the desired results of the Plan's implementation. Objectives are the specific actions that advance a goal. The Town of Bolton will achieve these goals and objectives by employing appropriate policies and plans, including the Zoning Ordinance, Subdivision Regulations, the Comprehensive Plan, and the Local Waterfront Revitalization Plan.

### **Mission Statement**

*Prepare a comprehensive development plan for the Hamlet of Bolton Landing that provides a detailed blueprint that permits Bolton Landing to continue to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park while preserving the unique character of the community.*

# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

## Goals and Objectives

### **GOAL 1: Protect and Improve the Water Quality of Lake George and the Surrounding Watershed.**

#### Objective

Conduct an analysis of community infrastructure including stormwater management issues, water service improvements, and municipal sewage treatment plant improvements.

### **GOAL 2: Provide a Well-Connected Pedestrian Network that Provides ADA Compliant Sidewalks, Pedestrian Connections, and a Safe Network of Crosswalks to all Public Spaces and the Business District.**

#### Objectives

Conduct an analysis of pedestrian safety and connectivity issues, including pedestrian connections to facilities such as Norowal Marina, Sagamore Resort, Veteran's Memorial Park, Rogers Memorial Park, the downtown businesses district, and Bolton Central School.

- Develop an updated streetscape plan for sidewalk construction and enhancement, to include: pedestrian scaled street lighting; streetscape amenities such as benches, waste and recycling receptacles; street trees; improved signage; and pedestrian connections from the downtown north to the Darrin Freshwater Institute and south to Bixby Beach.
- Provide pedestrian linkages to waterfront access areas and the Sagamore Resort and provide improved circulation from Lake Shore Drive to Lake George.
- Long-term, assess the feasibility of extending sidewalks south to Huddle Bay Beach.

### **GOAL 3: Enhance the Distinctive Character and Attractiveness of the Hamlet.**

#### Objectives

- Strengthen the opportunities for social interaction.
- Improve the attractiveness and cohesiveness of the community.
- Enhance the experience and perceptions of tourists when visiting the Hamlet.
- Strengthen the 'Gateway to the Islands' identity for Bolton Landing.
- Add specific signage on history, local life, and environment from the Lakes To Locks Passage program.
- Improve consistency and design of signage throughout downtown. Add appropriate wayfinding signage.
- Assess the need for architectural review guidelines for downtown buildings.



# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

## **GOAL 4: Encourage the Rehabilitation and Adaptive Re-Use of Underutilized Buildings and Parcels.**

### Objectives

- Develop recommendations that incorporate mixed use infill development, and the rehabilitation and reuse of underutilized and poorly utilized existing buildings and spaces.
- Identify key infill, redevelopment, and reuse opportunities within the Hamlet.

## **GOAL 5: Preserve, Enhance and Expand Open Space and Parkland.**

### Objectives

Analyze and recommend improvements to the network of open space, parks, waterfront access, and recreation framework. Recommendations should include providing more visual access to Lake George and increasing the number of trees and landscaping elements by creating pocket parks and transition areas for pedestrians.

- Update the existing Master Plan for Veteran's Memorial Park. Apply for construction funds in 2009-2010.
- Update the existing Master Plan for Rogers Memorial Park. Apply for construction funds in 2008 for the Town Pier and Public Docks (*grant awarded, construction scheduled for Spring 2010*); and 2009 for Phase 2 of the park improvements.
- Expand opportunities for new public plazas and spaces.

## **GOAL 6: Maintain an Infrastructure that Practically, Efficiently and Effectively Supports the Residential and Business Community.**

### Objectives

Recommend substantial improvements to the functionality of the underlying infrastructure (sewer, water, stormwater, utilities) in the downtown and its public spaces.

- Recommend that NYSDOT include conduit extensions north and south of the Hamlet for future lighting projects.
- Address sewer infiltration issues.
- Construct stormwater improvements at Bixby Beach (Completed in 2008).
- Address stormwater issues in Veteran's Memorial Park and Rogers Memorial Park.

## **GOAL 7: Foster Strong, Sustainable Businesses in Community Centers.**

### Objectives

Meet the needs of the citizens of the Town for sustainable economic growth by stimulating the creation of well paying employment while at the same time preserving the social fabric of the community.

- Evaluate the recommendations in the Zoning Update. Communicate concerns/support to Rezoning Committee.
- Identify what economic development strategy works for Bolton during all seasons.

# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

## **GOAL 8: Maximize Safe and Efficient Parking Choices for Visitors.**

### Objectives

Analyze and address parking capacity and efficiency issues to foster economic development in the downtown.

- Explore options for public parking lot at the Norowal Marina.
- Explore new public parking opportunities and create a means for the Town to have the power to purchase or lease land for such purposes as they became available.
- Improve on-street parking by moving existing street lighting back from the curb. Also provide consistent parking signage and consolidate wherever possible. Stripe street parking spaces.
- Investigate the future potential of private/public parking agreements.

## **GOAL 9: Create a Range of Housing Opportunities and Choices.**

### Objectives

Assess effective housing methods that address the needs of service sector employees and older residents. Develop strategies for achieving “generational continuity” or retaining young adult residents who can newly invest in businesses and homes.

- Make recommendations to the Zoning Update Committee for affordable housing through land use regulation.
- Apply for grants to complete a housing inventory and establish a process to address the needs.
- Identify new locations where different kinds of housing might be appropriate.
- Participate in the Adirondack Community Housing Trust.

## **GOAL 10: Develop a Long-Term Grant Implementation Strategy.**

### Objectives

Summarize all local existing planning initiatives and outline a strategy for future applications for grant funds. Prioritize these initiatives as short term, intermediate term, and long term.

## **1.3 Public Outreach**

The Bolton Landing Hamlet Sustainability Committee developed a public participation strategy for community outreach and participation. The Plan outlined various activities, events and media methods to engage, inform and involve the citizen base. These methods included the development of three newsletters that presented the projects at different phases and announced public meetings and workshops. On October 15, 2009, following completion of the draft inventory and analysis, the Committee conducted a public workshop meeting. Participants answered the following questions:

- What do you want to preserve in Bolton Landing?
- What are Bolton’s obstacles to long-term success?
- What specific projects would you recommend to revitalize or otherwise improve the Hamlet and waterfront?

## **B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n**

The opinions and ideas shared at the meeting were used by the Committee to shape the mission and goals for the project. Verbatim comments from this meeting are presented in Appendix B.

The second public meeting was conducted on March 5, 2009. The Open House format for the event informally introduced the public to the project goals and draft concepts for Rogers Memorial Park and Town Pier, the Lake Shore Drive Streetscape, Veteran's Memorial Park and the Grand Union block.

A third public meeting, designed to present the final Sustainability Plan to the public, was held June 30, 2009. One of the primary topics of discussion during the meeting focused on the proposed tennis courts within Veteran's Memorial Park. Due to the strong public sentiment on this issue, the Veteran's Memorial Park Master Plan was modified to alleviate these concerns. See Section 3.3, Veteran's Memorial Park for a detailed narrative description and master plan graphic.

## 2.0 Existing Conditions Analysis

### 2.1 Parks and Public Spaces

#### ***Existing Conditions at Rogers Memorial Park and Town Pier***

Rogers Memorial Park is the centerpiece of the community and thereby an essential component of the community's social and recreational network. This 3-acre park provides direct visual and physical access to Lake George from the business district and is highly utilized by both visitors and residents alike. For these reasons, it is vital that all park users have a high quality experience and the park is maximized for the uses it can most efficiently accommodate.

Selected components of Rogers Memorial Park are in poor condition and in need of rehabilitation and, in some cases, redesign. The park is receiving increased visitor use, therefore there is an increasing need to improve pedestrian circulation, remove underutilized, obtrusive, or competing uses; add uses that complement existing passive uses; and improve the overall condition of the landscape and walking surfaces.

Rogers Memorial Park is an integral part of the form and function of the Hamlet of Bolton Landing. The Town Pier has been the center attraction of the park's landscape since at least the 1900s. It was originally an important destination for summer visitors being transported from Lake George Village to Bolton Landing and points north. Today, the Town Pier functions as a Lakes To Locks Passage "Waypoint" where visitors gather to learn about Bolton's history and how it fits into the regional history. It is also a critical point for visitors to discover waterfront access in Bolton Landing and in turn discover the downtown retail and restaurant environment.

The Town Pier has generally deteriorated and has not been able to support the docking of the large tour boats from Lake George Village for many years. This has resulted in a significant lost opportunity to bring additional visitors to shop and dine in downtown. Additionally, public docking facilities are at capacity and are not handicap accessible. Stormwater management at the site does not comply with stormwater best management practices. Unmanaged runoff washes out the surface of the pier on a regular basis. The present condition and function of the pier is inefficient for the uses intended.

A new Master Plan for Rogers Memorial Park will allow the Town to take a comprehensive approach to the design of the facility, integrating the need for contemporary stormwater management strategies, and meet the changing recreational needs of the community. The main themes for Rogers Memorial Park that emerged from the public meetings are noted below.

#### ***Master Plan Goals - Rogers Memorial Park and Town Pier***

- Recommend improvements to the open lawn picnic areas, waterfront access, and recreational amenities within Rogers Memorial Park.
- Provide more visual access to Lake George from Lake Shore Drive. Consolidate monument locations to open the view to the waterfront.

## B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

- Locate an outdoor staging facility to accommodate annual festivals, events and performances.
- Consider relocating the existing tennis courts to an alternative location to increase passive recreational opportunities.
- Improve public spaces, including the beach and docks, for compliance with the American Disabilities Act to the greatest extent possible.
- Expand the public docks to meet increased tourist demand.
- Bury utility lines along Rogers Park Road and along the beach.
- Improve overall landscaping and provide decorative lighting compatible with the downtown streetscape.
- Address stormwater issues, particularly along the entrance drive and at the Town Pier.

### ***Existing Conditions at Veteran's Memorial Park***

Veteran's Memorial Park is Bolton's main park for active recreation. Presently the park supports most of the summer youth recreation activities and is the site of the Parks Department Building. This park has a beach, a seasonal dock, playground, picnic area, and basketball court. While the present parking capacity and configuration appears to be adequate to meet all season community needs, the form and function of the park needs improvement. The park primarily serves families and, therefore, needs to be conducive to ample areas of open green space for games and leisure. A Master Plan for the site, funded through an Environmental Protection Grant, was generated in 2001. Due to the lack of funds, most of the improvements, including stormwater remediation, were never completed.

### ***Master Plan Goals - Veteran's Memorial Park***

- Update the existing Master Plan for Veteran's Memorial Park and apply for construction funds in 2009-2010.
- Relocate the existing Parks Department Building to an alternative site.
- Remediate stormwater management issues in the northwest and southwest portion of the site.
- Remediate erosion that occurs along the bank adjacent to NYS Route 9N.
- Add dock on north side to accommodate additional temporary dock slips.
- Relocate the playground to expand the open lawn areas for youth recreation activities.
- Increase the number of tennis court facilities.



# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

- Consider flexible space for ice skating at new tennis courts.
- Provide lighting for tennis courts to lengthen the use of the park.
- Parking lot should consider spaces that accommodate snowmobile and ice fishing trailers during winter.

## 2.2 Waterfront Access

### ***Existing Conditions at Norowal Marina***

Located within the Hamlet of Bolton Landing, Norowal Marina is the largest public lake access site on Lake George. With parking for approximately 250 vehicles, its close proximity to the NYS DEC island campsites, and docking for approximately 40 seasonal boats, Norowal Marina is one of the most important access points on the lake.

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

### ***Master Plan Goals – Norowal Marina***

- Continue to provide the types of public recreational access to Lake George as described in the conservation easement, including the public boat launch, temporary docking for the public, parking, restrooms, and public facilities.
- Develop a specific set of recommendations that incorporates redevelopment strategies for the rehabilitation and/or reuse of underutilized buildings and land.
- Analyze vehicular circulation patterns and parking capacity and identify opportunities to improve and expand parking capacity for vehicles and boat trailers.
- Provide expanded restrooms, shower facilities, and laundry; Investigate the feasibility of providing an indoor lounge/waiting area and/or formalized outdoor picnic area.
- Install state-of-the-art boat washing station to capture and contain invasive species and foreign material prior to entering Lake George.

# Bolton Landing Hamlet Sustainability Plan

- Provide a well-connected pedestrian network that provides ADA compliant sidewalks and connections between Norowal Marina, the Sagamore Resort, and the downtown business district. Analyze pedestrian safety and connectivity issues, including pedestrian connections from the parking facilities to the marina office, restrooms, laundry, and dock and boat launch facility.
- Provide administrative access to the property for use by the New York State Department of Environmental Conservation (NYSDEC), as described in the conservation easement, including designated dock space, (12) twelve vehicles and/or trailer parking spaces, (25) twenty five boat and/or trailer parking spaces for winter storage, and 150 square feet of floor area suitable for administrative office space.

## ***Existing Conditions for Bixby Beach Waterfront Access***

Located to the south of the Hamlet of Bolton Landing, Bixby Beach is a small, informal beach and waterfront access site. The Bixby Beach site received significant stormwater management improvements in 2008. Prior to the improvements, the road washed out during nearly every rain event, resulting in sedimentation and decreased water quality in Lake George in and around this otherwise pristine area. Enhanced with a low maintenance rain garden and dry wells and underground stormwater chambers, the site is much improved. However, washout of the beach sand at the shoreline is still occurring at the terminus of the two stormwater pipes.

## ***Master Plan Goals - Bixby Beach and Town Lands Adjacent to Lake George Camping Equipment***

- Conduct an assessment of the current conditions at Bixby Beach and remediate remaining stormwater issues. Provide appropriate signage for site uses and limitations.

## **2.3 Lake Shore Drive Streetscape**

### ***Existing Conditions – Lake Shore Drive***

Although Bolton Landing is essentially a walkable community, the pedestrian network is nearly 20 years old and in dire need of maintenance and upgrades. Many of the original sidewalk and streetscape elements do not adequately address the pedestrian connections between the Sagamore Resort, Town Boat Launch at Norowal Marina, Town parks, Bolton Central School, Darrin Fresh Water Institute, and the business district. There are issues with street lights and street trees interfering with pedestrians and car doors.

The Sustainability Plan will correct these issues by providing a complete and comprehensive streetscape model. A pedestrian sidewalk system will be created providing lighted sidewalks between Rogers Memorial Park and Veteran's Memorial Park, two of the most utilized public spaces by residents and visitors in the community. The Plan will focus on providing a detailed pedestrian plan that creates an enjoyable walkable downtown.

The Sustainability Plan is sensitive to the unique character of Bolton Landing that gives visitors and residents alike the sense that they are in a special place. The Town recognizes the correlation between the attractiveness of the community and the visitor's interest in spending time in a

# Bolton Landing Hamlet Sustainability Plan

comfortable and pleasing environment. The downtown reflects an eclectic blend of buildings and façade styles but lacks a cohesive set of standards that would ultimately improve the visitor's impressions of the Hamlet. The challenge of making disjointed buildings look connected without losing the uniqueness of the downtown business district should be addressed in design guidelines for the commercial district.

## ***Master Plan Goals – Lake Shore Drive***

- Conduct an analysis of pedestrian safety and connectivity issues, including pedestrian connections to facilities such as Norowal Marina, the Sagamore Resort, Veteran's Memorial Park, Rogers Memorial Park, downtown businesses, and the Bolton Central School.
- Develop a streetscape plan for sidewalk enhancement to include: pedestrian scaled street lighting; handicapped access; street amenities such as benches, waste and recycling receptacles; street trees; and a coordinated community signage system.
- Work in concert with the NYSDOT Route 9N Improvement Project for the implementation of new sidewalk construction, decorative paving treatments at major crosswalks, and the installation of underground conduit for future pedestrian scale ornamental lighting installation.
- Over the long-term, consider extending sidewalks south to Huddle Bay and north to Darrin Fresh Water Institute and eventually to 'Up Yonda Farm' Environmental Education Center.
- Assess the safety and use of existing crosswalks and recommend improvements or alternate locations where needed.
- Explore options to create additional space for trees and utility poles along sidewalks.
- Improve the consistency and design of signage throughout downtown. Expand signage program to add wayfinding.
- Assess the need for architectural review guidelines for downtown commercial buildings.

## **2.4 Parking**

### ***Existing Conditions - Parking***

Transportation to the Hamlet of Bolton Landing is by car for the vast majority of residents and visitors. During the summer months there are small buses and trolleys that run from Glens Falls and the surrounding communities. Parking capacity and efficiency issues need to be addressed so that it does not deter or limit economic development in the downtown. The Sagamore Resort provides a bus shuttle service that links the resort with the Hamlet and areas beyond.

For many years the Town has struggled to find enough parking facilities within the Hamlet of Bolton Landing to support the influx of vehicles during the tourist season. Parking capacity can inhibit the

# Bolton Landing Hamlet Sustainability Plan

number of visitors and thereby significantly impact the business district. During the summer months, the narrow streets, delivery trucks, and vehicles with trailers create congestion and gridlock. The constant flow of traffic creates a difficult environment for the pedestrian.

The area along the east side of the Bolton Central School's recreation field and the Firehouse is being evaluated for the potential for public parking. This option involves reorganizing the high school's athletic fields and removing the tennis court to improve the overall function of the area and to accommodate additional public parking as well as a future new firehouse.

## ***Master Plan Goals - Parking***

- Provide adequate, safe and efficient parking choices for visitors.
- Examine innovative ways of alleviating parking issues by investigating locations for new parking opportunities.
- Continue to work with the BLDC to explore options for additional public parking at Norowal Marina.
- Examine the potential of reconstructing the Dula Place parking lot as a one-way system to allow for additional parking spaces.
- Purchase underutilized properties for use as public parking.
- Work with the Bolton Central School District and the Bolton Fire Department to accommodate additional parking in the coordinated site plans for a new playing field and a new firehouse.
- Investigate the future potential of private/public parking agreements. Investigate the possibility of initiating a private/public parking arrangement with the Church of the Blessed Sacrament and the Bolton Central School District during off-hour use.
- Examine the feasibility of remarking on-street parking spaces to align them away from obstacles such as light poles. Where feasible, improve on-street parking by relocating existing street lighting back from the curb.
- Make parking signage consistent and consolidate on poles wherever possible.
- Expand existing parking at the Town Hall. Consider the possibilities available should the Police Station and the Senior Citizen's Center be relocated.

## **2.5 Commercial Infill and Redevelopment**

### ***Existing Conditions – Hamlet of Bolton Landing***

The Hamlet of Bolton Landing is successful in large part due to the diverse set of businesses and residential uses that have chosen to locate in the Hamlet. The variation of businesses is largely

# Bolton Landing Hamlet Sustainability Plan

driven by the demands and requirements of guests of the Sagamore Resort and the Lake George tourism market. The downtown is already a diverse mix of community uses (Town Hall, Library, Historical Museum, Chamber of Commerce, School, Firehouse), open space and recreation (two public parks and a marina owned by the Town), businesses, and a few residences. Downtown revitalization efforts are occurring on a regular basis and new businesses continue to keep the downtown relevant to visitors.

The Plan intends to retain and bolster the existing land use mix and anticipates the changing tourism market. The Plan will be consistent with the new Draft Zoning Ordinance that calls for.... *"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."*

## ***Master Plan Goals – Commercial Infill and Redevelopment***

Master Plan goals will be consistent with the following Smart Growth principles:

- Incorporate Mixed Land Uses.
- Utilize Green Building Design.
- Create a Range of Housing Opportunities and Choices.
- Foster Distinctive Attractive Communities with a Strong Sense of Place.
- Strengthen and Direct Development Towards Existing Community Centers.
- Foster Strong, Sustainable Businesses in the Hamlet.

## **2.6 Affordable Housing**

### ***Existing Conditions – Affordable Housing***

Bolton Landing has historically struggled with being able to provide workforce housing for those employed in the service industry. Twenty or more years ago the Sagamore Resort previously provided dormitory style housing for employees. This practice is no longer utilized except in small operations. The new draft zoning ordinance offers some relief from this issue by advocating two tiers of Hamlet zoning. The new zoning also advocates and encourages alternative residential living choices in both zoning districts through a zoning permitted use list.

### ***Master Plan Goals – Affordable Housing***

- The Plan will investigate potential locations for affordable housing opportunities on the second level of new mixed-use buildings on the Grand Union Block, above storefronts on Lake Shore Drive, and in the immediate back street area of Lake Shore Drive.
- Make recommendations to the Zoning Update Committee for affordable housing through land use regulation.
- Identify grants to complete a housing inventory and establish a process to address the needs.
- Develop strategies for achieving “generational continuity” or retaining young adult residents who can newly invest in businesses and homes.



## 2.7 Wastewater

### ***Existing Conditions – Wastewater***

The Bolton Wastewater Treatment Plant (WWTP) operates under a State Pollutant Discharge Elimination System (SPDES) Permit, which permits a monthly average flow of 300,000 gallons per day into the groundwater. The original plant was constructed in the early 1960s and has undergone several upgrades of equipment, structures, and operational methodology. The WWTP is hydraulically-overloaded during the high use summer season. This condition results in decreased water quality at the final treatment stage when the effluent is discharged into the ground. It also results in significant odor issues which have a negative impact in the Hamlet residential and commercial areas.

### ***Master Plan Goals – Wastewater***

The NYS Environmental Facilities Corporation has established a new program known as the Green Innovation Grant Program, designed to preserve and create jobs, promote economic recovery, and invest in environmental protection and green innovation to provide short and long term economic benefits. An opportunity exists for the Town of Bolton to apply for grant funds through this program to construct improvements to the existing wastewater treatment plant. The application was submitted in late May 2009 and notification of awards are anticipated by December 2009.

## 2.8 Stormwater Management

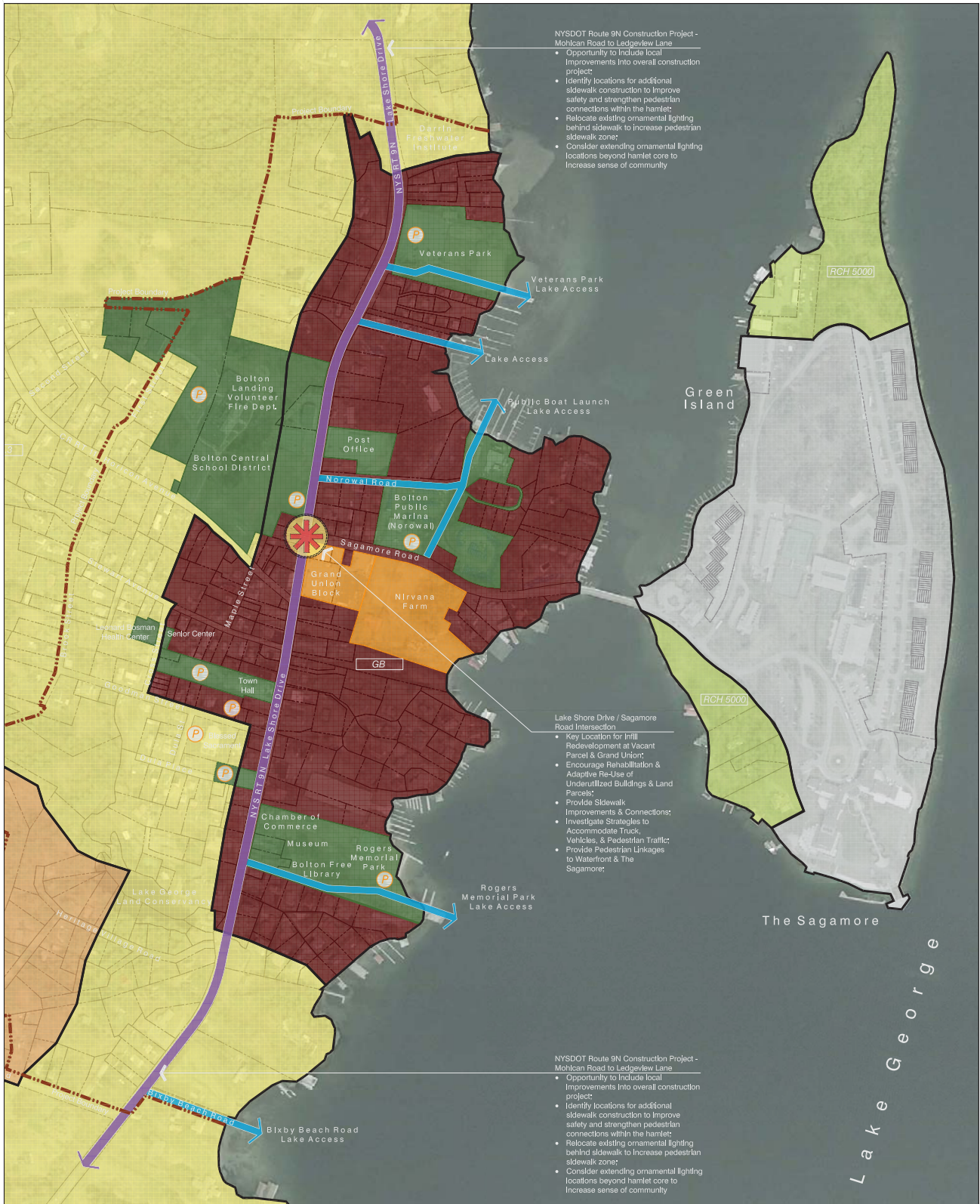
### ***Existing Conditions – Stormwater Management***

Stormwater is water from rain or melting snow that doesn't soak into the ground but runs off into waterways. It flows from rooftops, over paved areas and bare soil, and through sloped lawns while picking up a variety of materials on its way. As it flows, stormwater runoff collects and transports soil, animal waste, salt, pesticides, fertilizers, oil and grease, debris and other potential pollutants. The quality of runoff is affected by a variety of factors and depends on the season, local meteorology, geography and upon activities which lie in the path of the flow.

The key to the successful tourism market in the Lake George area is the water quality of Lake George. According to the Darrin Fresh Water Institute and the Lake George Association, uncontrolled stormwater runoff is the highest contributor to water quality degradation in Lake George. The Town supports low impact growth and effective stormwater control to offset water quality impacts. This plan will include an analysis of urban stormwater issues and compliance with applicable Lake George basin-wide regulations.

### ***Master Plan Goals – Stormwater Management***

- Bring the Town into compliance with new Phase II stormwater regulations.
- Construct substantial improvements to the functionality of the underlying infrastructure (sewer, water, stormwater, utilities) in the downtown and its public spaces.
- Address stormwater issues in Veteran's Memorial Park and Rogers Memorial Park.
- Implement recommended stormwater management improvements at Bixby Beach.



**Legend**

- Zoning District: GB - General Business
- Zoning District: RM 1.3 - Residential Medium Density
- PUD - Planned Unit Development
- Vacant / Underutilized Parcels
- Zoning District: RL3 - Residential Low Density
- Zoning District: RCH 5000 - Residential-Commercial Hamlet
- Lands Under Public Ownership
- Existing & Potential Additional Parking Areas (Public/Private Partnership)



**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
SITE ANALYSIS PLAN**

SEPTEMBER 2009



## 3.0 Description of Master Plan Elements

### 3.1 Rogers Memorial Park

Rogers Memorial Park is one of the most significant public spaces within the Hamlet of Bolton Landing. As the location of the Bolton Historical Museum, Bolton Chamber of Commerce, and the Bolton Free Library, the park serves a variety of functions and uses. Likewise, as one of the primary waterfront access locations within the Hamlet, the park serves as a key location for residents and tourists to access Lake George. The following Master Plan improvements are proposed:

A. Rogers Memorial Park Streetscape Welcome Plaza

Currently, pedestrians access Rogers Memorial Park through the sidewalk system adjacent to Lake Shore Drive. The Rogers Memorial Park Welcome Plaza is envisioned as a key location to identify the park and provide a welcoming and inviting entrance to this significant community resource. Specific improvements envisioned include the following:

- Wayfinding and interpretive signage;
- Stone retaining walls with landscape plantings;
- New handicap accessible access ramp and stair system;
- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, and decorative pavement treatments;

B. Rogers Memorial Park Entrance Area

The area just beyond the Lake Shore Drive streetscape within the park boundary is significant in that it is the first opportunity for residents and tourists to view the Lake George waterfront. Currently this space is utilized by the Bolton Chamber of Commerce, the Public Restroom Facility, Bolton Historical Museum, and the Bolton Free Library. Given the proximity of these uses, this space is envisioned as a 'campus' style environment, with a system of walkways and pedestrian connections linking these important site uses. The Master Plan also suggests relocating the Bolton Chamber of Commerce building adjacent to the current Public Restroom Facility. In doing so, one combined facility would provide restroom access and community information in one location. Also, relocating the Bolton Chamber of Commerce building adjacent to the Public Restroom Facility would open and expand the view from the Lakeshore Drive streetscape into the park. Other improvements proposed for this area include relocating the play equipment to the site of the existing tennis courts and upgrades to the existing basketball court facility. Specific improvements envisioned include the following:

- Formalized public gathering space adjacent to the new Bolton Chamber of Commerce/Public Restroom Facility;
- Centralized focal feature to provide visual connection from the Lake Shore Drive streetscape to within Rogers Memorial Park;
- Formalized pedestrian connections to the Bolton Chamber of Commerce/Public Restroom Facility, Bolton Historical Museum, Bolton Free Library, Lake George waterfront, and Lake Shore Drive streetscape;



# Bolton Landing Hamlet Sustainability Plan

- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, and decorative pavement treatments;
- Wayfinding and interpretive signage;

## C. Overlook Plaza and New Amphitheater with Multi-Use Performance Shelter

The next significant portion of the park is the plateau just beyond the existing basketball court facility. In this area, the terrain drops quickly down towards the Lake George waterfront. Given this change in topography, this location is ideal for the creation of a formalized Overlook Plaza intended to capitalize on the view through the park, to the Lake George waterfront, and mountains beyond. The change in topography beyond the Overlook Plaza provides an ideal location for an informal amphitheater. This amphitheater is envisioned as a series of rustic terraces built into the hillside, composed of either timber or stone seating walls. A multi-use performance shelter is proposed at the base of the amphitheater and would serve as space for summer concerts and events. The lower level of the multi-use performance shelter would be utilized as a storage facility. Specific improvements envisioned include the following:

- Overlook Plaza with pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, decorative pavement treatments; and wayfinding and interpretive signage;
- Formalized pedestrian connections to Lake George waterfront and the Lake Shore Drive streetscape;
- Rustic amphitheater with multi-use performance shelter;

## D. Expanded Picnic and Children's Play Area

In an effort to increase the amount of passive recreation space within the park, the Master Plan suggests the relocation of the existing tennis court facility to Veteran's Memorial Park. In doing so, the remaining space would be dedicated for an expanded open lawn picnic area and children's play area. This space is ideal for a new children's play structure given its proximity to the beach and waterfront. A new 'spray-ground' water feature is also proposed for this area. The 'spray-ground' would add a new and exciting element within the park and would also serve as a focal feature when viewed from the Overlook Plaza and park beyond. In conjunction with these improvements, a new beach restroom facility is proposed adjacent to the existing pump station. By adding a restroom at the beach, park users would have close and convenient access to this facility from the Lake George waterfront. Also, the new beach restroom facility would serve to screen the view of the existing pump station and provide a more fitting and attractive architectural element adjacent to the waterfront. Specific improvements envisioned include the following:

- Relocate tennis courts to Veteran's Memorial Park;
- New playground facility;
- New 'spray-ground' water feature;
- Expanded open lawn picnic space;
- New beach restroom facility;
- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, decorative pavement treatments; and wayfinding and interpretive signage;

# Bolton Landing Hamlet Sustainability Plan

- Formalized pedestrian connections to Lake George waterfront and the Lake Shore Drive streetscape;

## E. Check-In Area and Existing Parking Facility

Rogers Memorial Park's sole vehicular access point is off Lake Shore Drive, between the Bolton Free Library and a residential subdivision to the south. Due to the location of rock outcroppings and the terrain of the site, no significant modifications to the existing access drive or parking facility is proposed as part of the Master Plan. Modifications are proposed for the check-in area, and include relocating the existing ticket booth, providing an expanded parking area, a designated area for loading and unloading vehicles, a formalized maintenance access drive and gate, and stormwater management improvements. Stormwater management improvements are proposed adjacent to the southern edge of the existing access road to alleviate runoff onto the adjacent residential subdivision to the south. In addition, stormwater management improvements are proposed at the transition between the existing parking facility and beach to provide treatment for direct discharge of runoff and associated sediments from upland areas. In addition to stormwater management improvements, the Master Plan also suggest the burying of existing overhead utility lines within the park to improve visual aesthetics and to provide open views to the Lake George waterfront. Specific improvements envisioned include the following:

- Redesigned check-in area;
- Stormwater management improvements;
- Improved viewshed through the burying of overhead utility lines;

## F. Rogers Memorial Park Phasing Plan

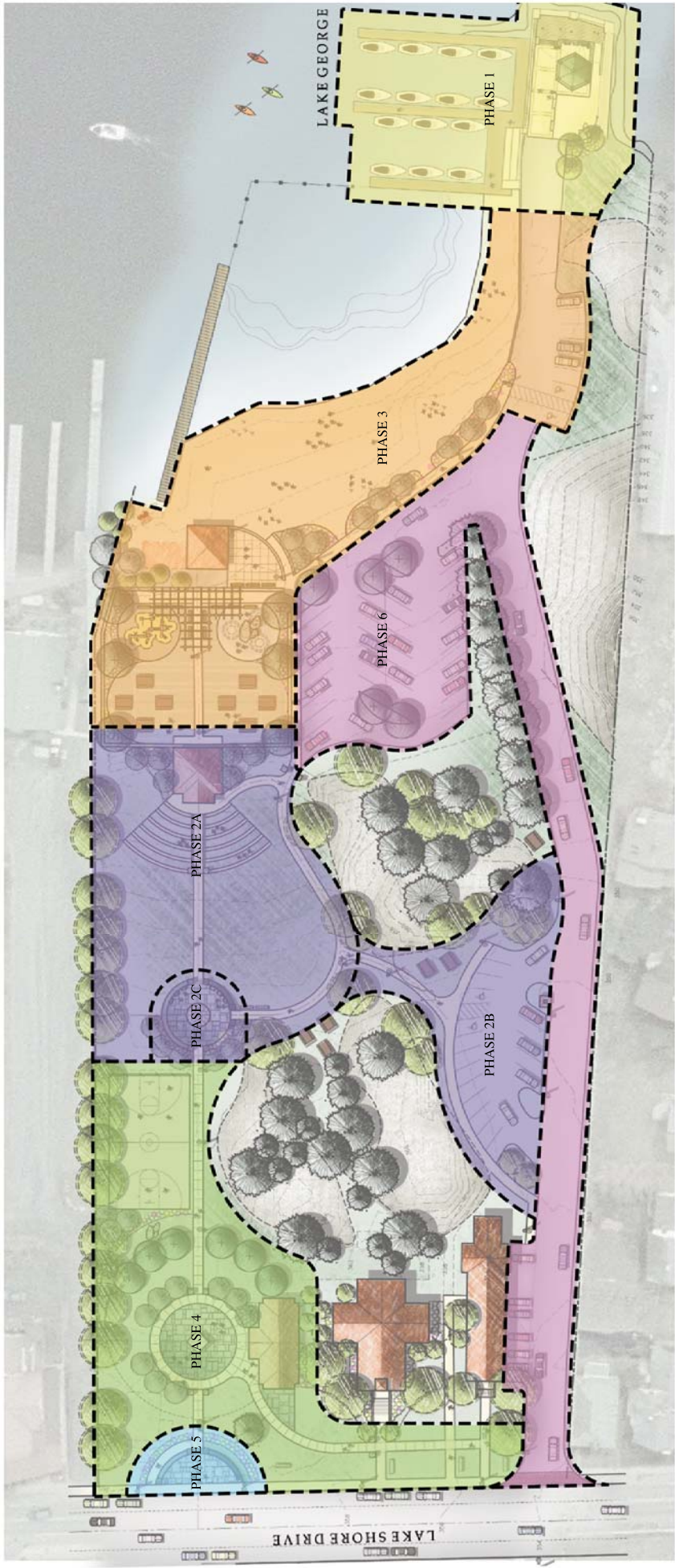
The Rogers Memorial Park Master Plan improvements have been segmented into the following implementation phases.

- Phase One: Town Pier (See Section 3.2, Rogers Memorial Park Town Pier for detailed narrative);
- Phase Two: Amphitheater, Multi-Use Performance Shelter, Overlook Plaza, and Check-In Area Improvements;
- Phase Three: Expanded Picnic and Children's Play Area, New Restroom Facility, Parking Area Stormwater Improvements, and Formalized Handicap Accessible Parking Area at Pier;
- Phase Four: Entrance Plaza Improvements with Chamber of Commerce Relocation;
- Phase Five: Expanded Streetscape Plaza;
- Phase Six: Miscellaneous Parking Facility Improvements;









**LEGEND:**

	PHASE 1 (TOWN PIER)
	PHASE 2 (ARTIFICIAL WATER OVERLOOK PLAZA, VEHICLE CHECKPOINT AREA)
	PHASE 3 (ENTRANCE AREA)
	PHASE 4 (ENTRANCE PLAZA)
	PHASE 5 (ENTRANCE PLAZA)
	PHASE 6 (PICNIC / PLAY AREA)





BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
ROGERS MEMORIAL PARK STREETSCAPE  
SEPTEMBER 2009

the La group  
Landscape Architecture  
and Engineering, PC  
www.la-group.com



## 3.2 Rogers Memorial Park Town Pier

The Town Pier at Rogers Memorial Park serves as a key location for waterfront access within the Hamlet of Bolton Landing. The pier currently serves as transient dock space for smaller watercraft vessels, and historically, the pier was utilized as a dock location and waypoint destination for Lake George tour boats. Concurrent with the development of the Rogers Memorial Park Master Plan, the Town is currently developing construction level documents for the rehabilitation of the pier and transient dock space. Two key goals of the reconstruction project are to increase the amount of transient dock space available and allow large tour boats to dock at the facility. Reestablishing the Rogers Memorial Park Pier as a waypoint destination for Lake George tour boats will have significant economic development benefits for the community due to the increased tourism exposure. Specific improvements of the reconstruction project include the following:

- Reconstruction of the existing pier structure, including the removal of the existing timber walls, cribs and soil backfill and replacement with a decorative pre-cast concrete wall system;
- New timber wrapped steel pilings at the east end of the reconstructed pier to facilitate the docking of large tour boats to load and disembark passengers;
- Removal of the existing timber deck and replacement with a decorative pavement surface;
- Replace existing small gazebo with larger covered shelter located to take advantage of Lake George views;
- Drainage improvements to provide treatment for direct discharge of runoff and associated sediments from the pier and upland areas;
- Two new dry hydrants for local fire department use as a water source for firefighting;
- New railing system at the perimeter of the reconstructed pier for pedestrian safety;
- Expanded transient dock space on the north side of the reconstructed pier utilizing a pile supported system;
- New handicap accessible ramp connection from the pier to the new expanded transient dock space;





## 3.3 Veteran's Memorial Park

Veteran's Memorial Park is located at the northern edge of the Sustainability Plan project boundary and is a stark contrast to the rolling terrain and natural setting of Rogers Memorial Park. Utilized for active recreation and waterfront beach access, the park serves a variety of functions and uses. In an effort to meet the needs of the community and Master Plan goals stated previously, the following improvements are proposed:

### A. Entrance Drive and Existing Parking Facility Improvements

Veteran's Memorial Park is accessed by pedestrian and vehicular traffic off Lake Shore Drive. As part of the NYSDOT Route 9N Improvement Project, a new sidewalk system will connect the downtown Hamlet to Veteran's Memorial Park. As part of the proposed entrance drive and parking facility improvements, a new sidewalk system will also provide key pedestrian connections from Lake Shore Drive to all areas of the park. In addition, the access road will be widened to improve two way circulation and check-in staging. As part of the parking facility improvements, the existing Town of Bolton Parks and Recreation Garage will be relocated off site, and the parking area will be expanded within the former building's footprint. Likewise, in an effort to increase the parking capacity, the existing basketball court located within the facility will be relocated to an off site location. Stormwater management improvements are proposed adjacent to the northwest and southwest corner of the parking area to collect, store, and treat runoff from the embankment of Lake Shore Drive. Specific improvements envisioned include the following:

- Sidewalk connections from Lake Shore Drive;
- Widened access road for improved circulation and check-in staging;
- Relocation of the existing Town of Bolton Parks and Recreation Garage off site;
- Relocation of the existing basketball facility off site;
- Implementation of stormwater management improvements;

### B. New Tennis Court Facilities

After consultation with the Town Recreation Committee and public input, it was concluded that tennis court facilities are a key recreational use within the Hamlet and Town of Bolton. As part of the new Town of Bolton Firehouse expansion project, the tennis court facilities will be removed. Likewise, in an effort to increase the amount of passive recreation space within Rogers Memorial Park, the Master Plan suggests the relocation of the existing tennis court facility to Veteran's Memorial Park. As a result, the Veteran's Memorial Park Master Plan has allocated space for four tennis courts. Located adjacent to Lake Shore Drive, the proposed tennis courts are located to minimize any adverse impacts to the adjacent residential community to the south of the park. In addition, the tennis courts will have limited hours of use to minimize disruption and disturbances to the adjacent residences during early morning and late evening hours.

# B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

## C. Veteran's Memorial Plaza

The centerpiece of Veteran's Memorial Park is a new plaza comprised of the existing veteran's monument and U.S. flag assembly. The existing monument is located within the lawn area of the park at the end of an isolated walkway that does not connect to other site amenities. The Veteran's Memorial Plaza is envisioned as a key location to highlight the monument and provide a focal feature within the park. Specific improvements envisioned include the following:

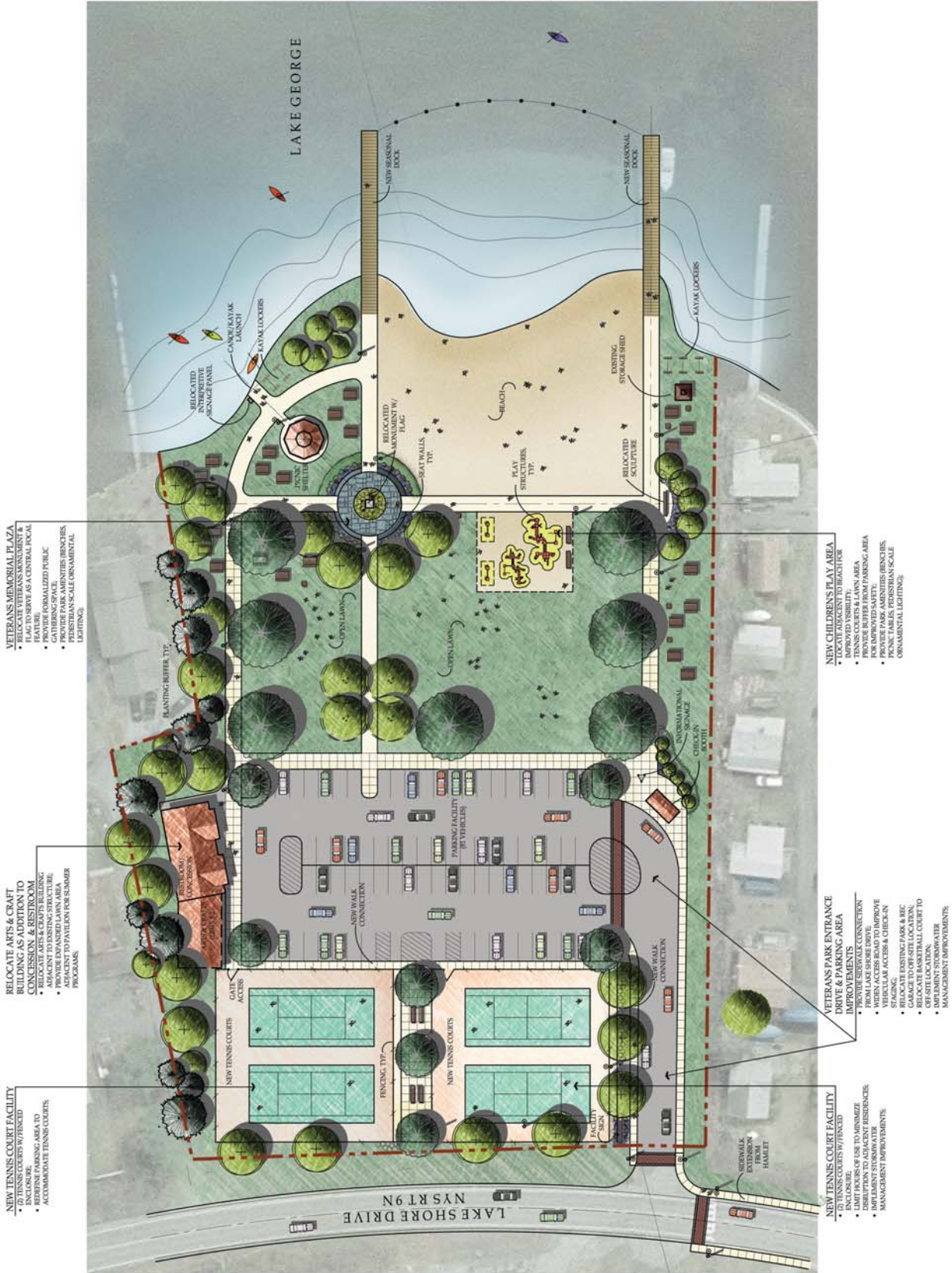
- Relocated veteran's monument and U.S. flag assembly;
- Stone seat walls with landscape plantings;
- Pedestrian amenities, including pedestrian scale ornamental lighting and decorative pavement treatments;

## D. New Children's Play Area and Relocated Arts and Crafts Building

The current park playground is located adjacent to the parking area and existing concession/restroom building. Due to this location, visibility of the playground from the beach is limited. Likewise, the playground's proximity to the parking area may be a concern for some parents. In an effort to alleviate these concerns and provide more open lawn area adjacent to the concession/restroom building, the Master Plan proposes relocating the playground facility adjacent to the beach, centralized within the lawn area of the park. In doing so, the remaining area of the park is reserved for open lawn and picnic areas.

In conjunction with relocating the existing playground facility, the Master Plan also proposes relocating the Arts and Crafts Building as an addition to the existing concession/restroom building. By relocating this building, the internal lawn areas of the park are further expanded. In addition, per conversations with the Recreation Committee, the expanded lawn area adjacent to the restroom/concession building would be utilized for their summer programs.





**NEW TENNIS COURT FACILITY**

- 10 TENNIS COURTS W/ FENCED ENCLOSURE
- REDEFINE PARKING AREA TO ACCOMMODATE TENNIS COURTS

**RELOCATE ARTS & CRAFT BUILDING AS ADDITION TO CONCESSION & RESTROOM**

- ADJACENT TO EXISTING STRUCTURE
- PROVIDE EXPANDED LAWN AREA
- PROVIDE PATIO FOR SUMMER PROGRAMS

**VETERANS MEMORIAL PLAZA**

- RELOCATE VETERANS MONUMENT & MONUMENT AS A CENTRAL FOCAL FEATURE
- PROVIDE NORMALIZED PUBLIC SPACE
- PROVIDE PARK AMENITIES (BENCHES, SEAT WALLS, ORNAMENTAL LIGHTING)

**NEW TENNIS COURT FACILITY**

- 10 TENNIS COURTS W/ FENCED ENCLOSURE
- REDEFINE PARKING AREA TO ACCOMMODATE TENNIS COURTS

**VETERANS PARK ENTRANCE DRIVE & PARKING AREA**

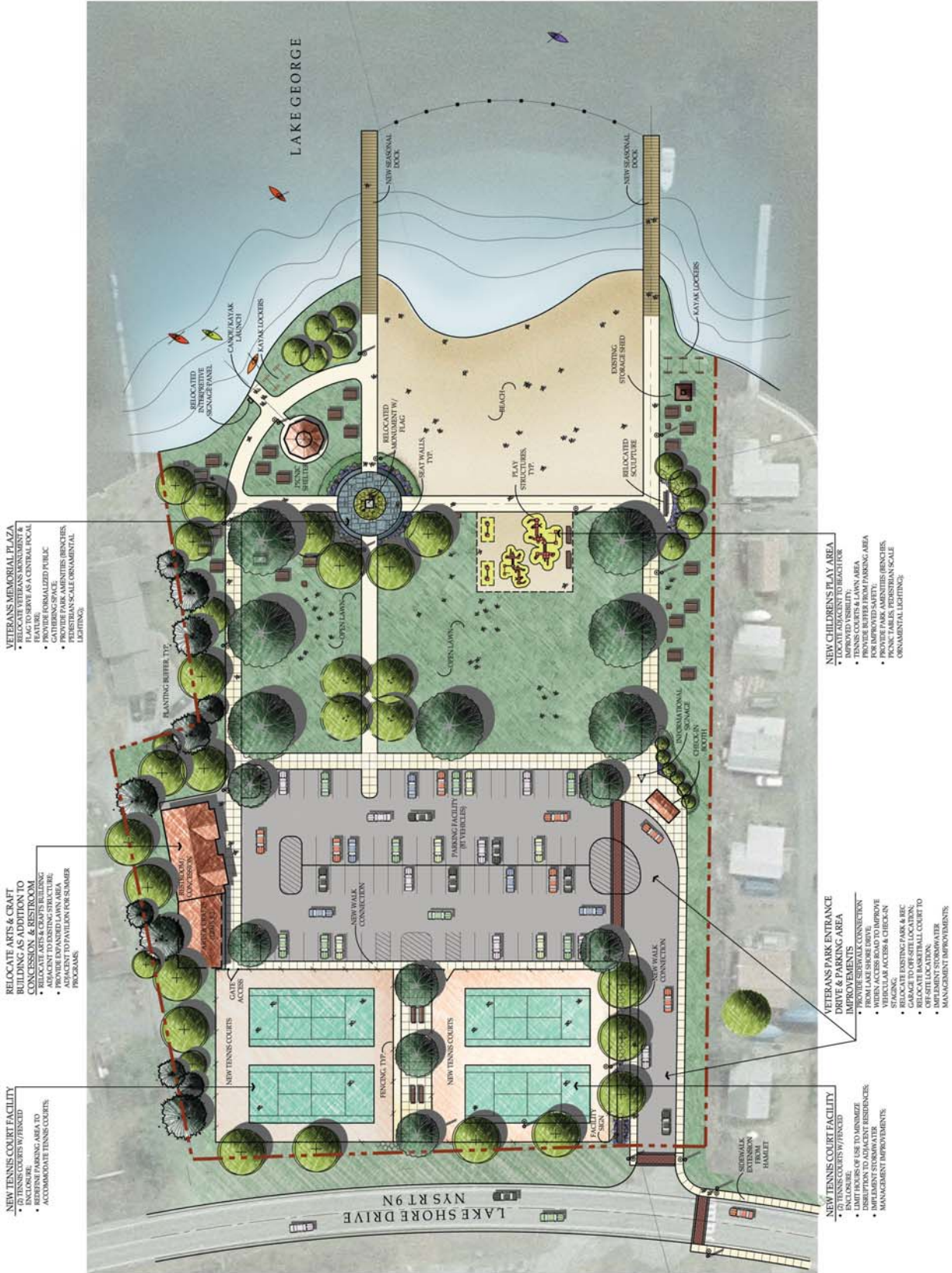
- PROVIDE SIDEWALK CONNECTION TO ADJACENT RESIDENCES
- WIDEN ACCESS ROAD TO IMPROVE VEHICULAR ACCESS & CHECKIN
- RELOCATE EXISTING PARK & REC GARAGE TO OFF-SITE LOCATION
- RELOCATE EXISTING ALL COURT TO OFF-SITE LOCATION
- IMPROVE STORMWATER MANAGEMENT IMPROVEMENTS

**NEW CHILDREN'S PLAY AREA**

- LOCATE ADJACENT TO BEACH FOR IMPROVED VISIBILITY
- PROVIDE BUFFER FROM PARKING AREA FOR IMPROVED SAFETY
- PROVIDE PARK AMENITIES (BENCHES, SEAT WALLS, ORNAMENTAL LIGHTING)

LAKE SHORE DRIVE  
NYS RT 9N

LAKE GEORGE



## 3.4 Grand Union Block Concept Redevelopment Plan

The Grand Union Block is one of the most highly visible intersections within the Hamlet of Bolton Landing. Located at the intersection of Lake Shore Drive and Sagamore Road, the site consists of the Grand Union Grocery Store, Dave's Market, and a structure used for boat maintenance. The large expansive parking area visually dominates the site and the Grand Union Grocery Store's loading dock is clearly visible as one travels on Sagamore Road to Norowal Marina and the Sagamore Resort.

The Grand Union Block Concept Redevelopment Plan is intended to serve as an example for the placement of new infill commercial development within the Hamlet. The Concept Plan is envisioned as a mixed use development project with the bottom level of the structure reserved for a grocery store, and upper floors dedicated to commercial, retail, and residential land uses. The building size, scale, and placement should complement the Hamlet's current streetscape design vocabulary and fit into the context of the Lake Shore Drive streetscape. The design principles utilized as part of the concept redevelopment plan include the following:

### A. Site Design

- Orient infill buildings to Lake Shore Drive to promote Hamlet streetscape setting and scale;
- Establish a setback of approximately 20 feet from the road edge to building face;
- Storage, loading, and docking areas must be to the rear of the building and screened from the road and adjacent neighboring parcels;
- Encourage shared driveways to limit points of ingress and egress;
- Encourage the development of public gathering spaces and plazas to increase streetscape and pedestrian areas;

### B. Parking

- Parking aisles should be separated from vehicle circulation;
- Parking should not occur in the front yard of any infill development parcel;
- Parking areas should be designed so that pedestrians walk parallel to moving cars rather than perpendicular;
- Parking lot design, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets, and avoid spill over light, glare, noise, or exhaust fumes onto adjacent streets or properties;





**CONSOLIDATED ACCESS DRIVE**

- SECONDARY SITE ACCESS DRIVE
- UTILIZE ACCESS MANAGEMENT
- PRINCIPLES & CONSOLIDATE CURB-CUTS
- UTILIZE AS DELIVERY/SERVICE VEHICLE ACCESS

**LANDSCAPE BUFFER/SCREEN AT PROPERTY BOUNDARY, TYP.**

**PARKING AREA**

- LOCATE MAJORITY OF PARKING AREA IN REAR OF PROPERTY TO MINIMIZE DIRECT VISIBILITY TO LAKE SHORE DRIVE & SAGAMORE ROAD
- ENHANCE CONSTRUCTION OF PARKING FACILITIES ADJACENT TO LAKE SHORE DRIVE & SAGAMORE ROAD

**DECORATIVE PAVEMENT TREATMENTS & MAJOR CROSSWALKS**

- TO BE INSTALLED AS PART OF INTERIOR ROUTE ON RESURFACING PROJECT

**HAMLET SCALE INFILL REDEVELOPMENT POTENTIAL**

- LOOK FOR OPPORTUNITIES FOR MIXED USE
- FORM INFILL BUILDINGS TO LAKE SHORE DRIVE TO PROMOTE HAMLET STREETSCAPE SETTING & SCALE
- MAINTAIN 20-FOOT MINIMUM SETBACK BETWEEN ROAD EDGE & BUILDING FACE
- LOCATE MAJORITY OF PARKING AREA IN REAR OF PROPERTY TO MINIMIZE DIRECT VIEW OF PARKED VEHICLES FROM LAKE SHORE DRIVE

**ENCOURAGE THE DESIGN OF PUBLIC SPACES & PLAZAS**

- ENCOURAGE THE DEVELOPMENT OF PUBLIC GATHERING SPACES TO INCREASE STREETSCAPE & PEDESTRIAN AREAS
- PROVIDE OPPORTUNITY FOR INCREASED RETAIL FRONTAGE
- PROMOTE HAMLET STREETSCAPE SETTING & SCALE

**STREET TREE IMPLEMENTATION**

- ENCOURAGE STREET TREE PLANTINGS WHERE APPROPRIATE SPACE IS AVAILABLE
- UTILIZE A VARIETY OF SPECIES BASED UPON SIZE, VISUAL INTEREST, & SITE CONSTRAINTS

**ENHANCE STREETSCAPE APPEARANCE**

- IMPLEMENT STREET TREE PLANTINGS
- IMPLEMENT DARK SKY COMPLIANT DECORATIVE PENDANT LIGHT FIXTURES
- DEVELOP A SIGNAGE PLAN TO PROVIDE CONSISTENT STREETSCAPE APPEARANCE

**IMPLEMENT 'DARK SKY' COMPLIANT DECORATIVE PENDANT LIGHT FIXTURES**

- LOCATE PEDESTRIAN SCALE LIGHT FIXTURES TO BACK EDGE OF SIDEWALK TO MINIMIZE CONFLICTS W/ PARKED VEHICLES & PEDESTRIAN TRAFFIC
- LOOK FOR OPPORTUNITIES TO CONSOLIDATE SIGNAGE ON COGNITIVE LIGHT FIXTURES
- CONSIDER SIGNAGE PLACEMENT ON OVERHANGS, BANISTER AREAS, OR FLAHS

DECORATIVE PAVEMENT TREATMENTS & MAJOR CROSSWALKS TO BE INSTALLED AS PART OF INTERIOR ROUTE ON RESURFACING PROJECT

## 3.5 Lake Shore Drive Streetscape

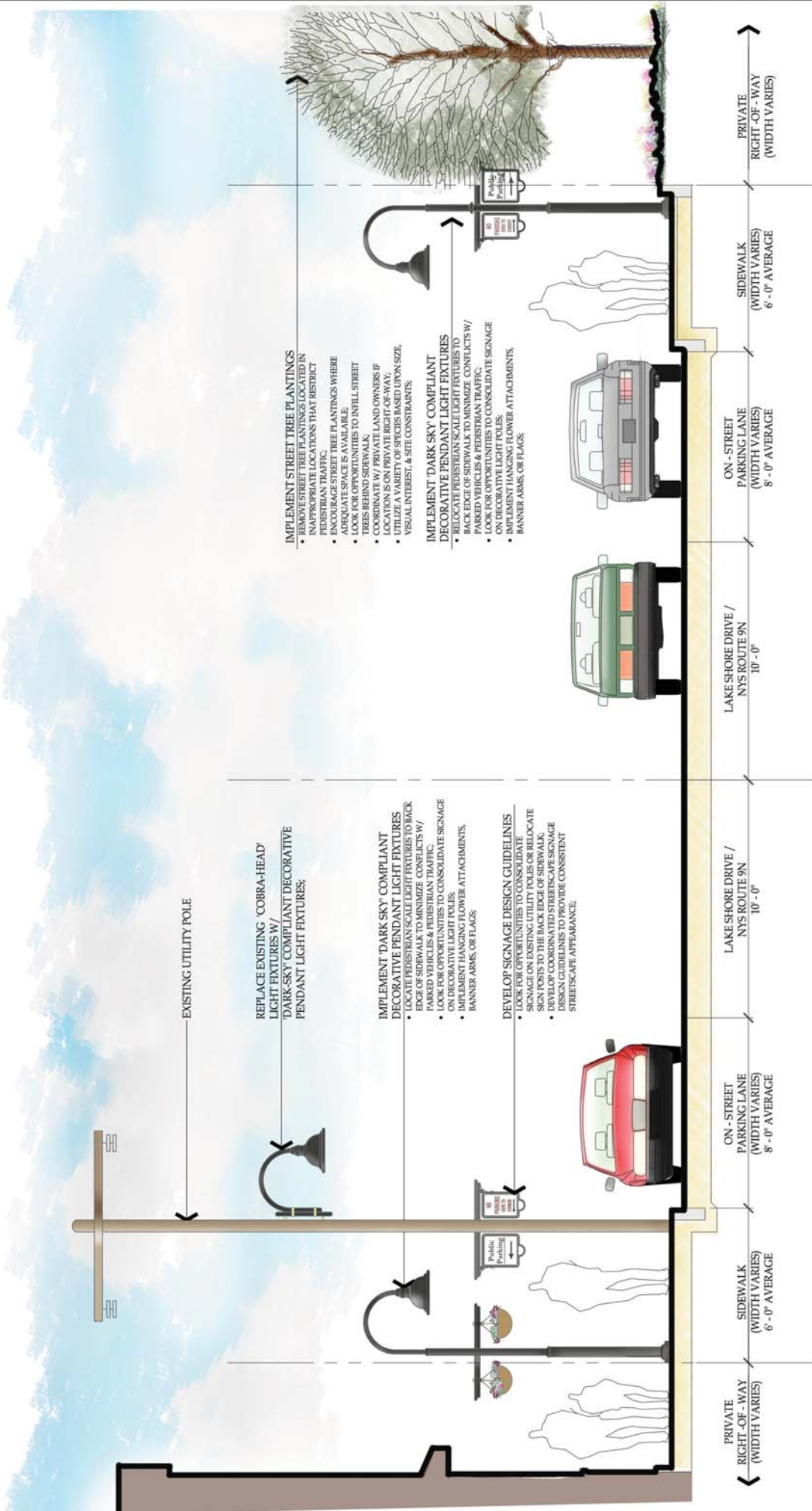
Lake Shore Drive serves as the Hamlet's central business district; the community's economic, cultural, educational, and governmental institutions line this corridor. The proposed Lake Shore Drive Streetscape enhancements are intended to provide clearly defined pedestrian connections and linkages and improve the overall aesthetic appearance of the streetscape. It is recommended that the Town promote a streetscape environment and pedestrian zone that complements the architectural character of the Lake Shore Drive streetscape and establishes a degree of consistency for the form and appearance of pedestrian amenities through the development of detailed design guidelines. Specific streetscape improvements envisioned include the following:

- A. Implement Street Tree Plantings in Appropriate Locations
  - Remove street tree plantings located in inappropriate locations that restrict pedestrian circulation;
  - Encourage street tree plantings where adequate space is available;
  - Look for opportunities to infill street trees behind the sidewalk; Coordinate with private land owners if location is on private property;
  - Utilize a variety of species based upon size, visual interest, and site constraints;
- B. Implement 'Dark Sky' Compliant Decorative Pendant Light Fixtures
  - Move pedestrian scale light fixtures to back edge of sidewalk to minimize conflicts with parked vehicles and pedestrian traffic;
  - Look for opportunities to consolidate signage on decorative light poles;
  - Implement hanging flower attachments, banner arms, or flags;
- C. Existing Utility Poles
  - Replace existing cobra-head light fixtures with 'Dark Sky' compliant decorative pendant light fixtures;
  - Look for opportunities to consolidate signage on existing utility poles or relocate sign posts to the back edge of sidewalk;
- D. Develop Signage Design Guidelines
  - Look for opportunities to consolidate signage on existing utility poles or relocate sign posts to the back edge of sidewalk;
  - Develop coordinated streetscape signage design guidelines to provide consistent streetscape appearance;









## 3.6 Norowal Marina Conceptual Site Redevelopment Plan

Norowal Marina is the largest public lake access site on Lake George and is owned and operated by the Bolton Local Development Corporation (BLDC). The Norowal Marina Site Redevelopment Plan is intended to improve the operation and efficiency of the site and will serve to guide the future development of the marina. Specifically, the Plan is intended to evaluate vacant and/or underutilized buildings and land; maximize parking facilities to increase site efficiency and revenue; improve the user experience of the marina; and serve as an example to protect and improve the water quality of Lake George and the surrounding watershed.

Utilizing the Redevelopment Plan as a guide, the BLDC and Town will be well positioned to enhance its place as one of the most important and regionally significant public access points on Lake George. Specific improvements envisioned as part of the Redevelopment Plan include the following:

A. Existing General Office Building

The marina general office and point-of-sale building is located adjacent to the Lake George waterfront and existing boat launch. Its current location allows marina staff to view incoming traffic as well as monitor the operations at the boat launch and dock area. Likewise, the location allows visitors to stage their vehicle/trailer and access the point of sale office prior to launching their boat. In the future, a portion of the building may be utilized as a satellite office for the NYS Department of Environmental Conservation (NYSDEC) staff. Other than the potential for satellite office space for NYSDEC staff, no other improvements are proposed for the general office building at this time.

B. Miscellaneous Buildings and Facilities

The current restroom and laundry facility is located to the east of the marina general office. A majority of this facility is underutilized and vacant. In an effort to increase the amount of waterfront parking, the Plan suggests consolidating the restroom and laundry facility to one portion of the building. In doing so, the remaining vacant portion of the building would be demolished for the creation of a formalized parking facility. In an effort to improve the user experience of the marina, a comfort facility/waiting area is also proposed.

The vacant garage to the west of the general office building is an ideal location for a picnic area. In addition, the close proximity to the waterfront and boat launch provides an opportunity for the creation of a covered shelter for marina visitors to utilize as an expanded picnic location. As a cost saving alternative, the vacant garage could be retrofitted into a covered picnic shelter given its foundation and roof structure are in working condition.

C. Parking Facility Improvements

The ability to generate revenue through the establishment of parking fees is critical for maintaining the operation of the marina. In an effort to increase the parking capacity and revenue of the marina, the existing vacant residence and self launch garage located adjacent to Sagamore Road is recommended to be removed. In doing so, a significant portion of the site would be expanded for the creation of a formalized parking facility. Other parking facility improvements include the realignment of internal access drives to



## B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

improve vehicular circulation, improved pedestrian connections to the Hamlet and boat launch, and stormwater management improvements to provide treatment for direct discharge of runoff and associated sediments from upland areas.

### D. State-of-the-Art Boat Wash Station

Invasive Species can cause major ecological and economic damage to Lake George. Section 646-1.6 of the Lake George Park Commission Rules and Regulations states: *“No person shall launch a vessel into or remove a vessel from the waters of the park without inspecting the vessel and its trailer, if any, to ensure the detection of marine growth, including macrophytes (weeds), or any other hull contamination, and removing said growth and disposing of it so as to ensure that it is not discharged into the waters of the park.”*

The BLDC and the Town of Bolton realize that invasive species prevention is critical for the preservation of Lake George. In an effort to serve as an example to protect and improve the water quality of Lake George and the surrounding watershed, a state-of-the-art boat wash station is included as part of the redevelopment plan. The boat wash station is envisioned as an enclosed structure that would accommodate pull-through car/trailer circulation; a hydraulic boatlift; an UV light and oxidation treatment system; and a closed loop wash water-recycling system.



**SITE STATISTICS:**

TOTAL SITE AREA	5 AC. ±
<b>PARKING TOTALS</b>	
VEHICLE/TRAILER PARKING	80 SPACES
VEHICLE PARKING	59 SPACES
<b>BUILDING SIZE</b>	
EXISTING GENERAL OFFICE BUILDING (OFFICE, CONVENIENCE STORE, MARINA POINT-OF-SALE, NYSDEC SATELLITE OFFICE)	2000 SQ. FT.
EXISTING BUILDING (MODIFIED) (RESTROOM, SHOWER, LAUNDRY, LOUNGE/WAITING AREA)	1200 SQ. FT.
EXISTING MARINA GARAGE/STORAGE (PICNIC SHELTER RETROFIT)	1600 SQ. FT.
<b>DEMOLISHED BUILDINGS</b>	
EXISTING VACANT RESIDENCE	2500 SQ. FT.
SELF LAUNCH FACILITY	3000 SQ. FT.
TOTAL BUILDING SQ. FT. DEMOLISHED	5500 SQ. FT.
PROPOSED BOAT WASH STATION	1500 SQ. FT.

## 4.0 Preliminary Cost Estimates

Preliminary Master Plan Cost Estimates have been completed for the Lake Shore Drive Streetscape, Rogers Memorial Park, Veteran's Memorial Park, and Norowal Marina. The preliminary cost estimates are intended to provide the Town of Bolton the means to competitively submit for funding and grant opportunities as they become available.

Preliminary cost breakdowns for each project area can be found on the following pages. Final cost estimates for each project will be determined as site surveys, programming elements, and engineering plans are further developed. Also, the preliminary cost estimates do not include predevelopment costs, which will consist of boundary and topographic surveys, archeological investigations and reports, engineering services, environmental coordination and permitting, construction inspection, and interpretive signage planning and graphic design.

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
LAKE SHORE DRIVE STREETSCAPE**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>LAKE SHORE DRIVE STREETSCAPE - 100 LINEAR FEET (SINGLE SIDED)</b>				
Demolition & Disposal	25	CY	\$35.00	\$875.00
Granite Curbs (Price Includes Saw cutting & Patching of P'ments)	100	LF	\$45.00	\$4,500.00
Concrete Sidewalks (Assume 6' Ave. Width)	600	SF	\$5.50	\$3,300.00
Decorative Pavement Treatments	500	SF	\$15.00	\$7,500.00
Ornamental Pedestrian Scaled Lighting ( 75' O.C. Ave.)	1.33	EA	\$3,500.00	\$4,655.00
Street Trees (50' O.C. Ave.)	2.00	EA	\$500.00	\$1,000.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$21,830.00</b>
<b>SUBTOTAL: LAKE SHORE DRIVE STREETSCAPE</b>				<b>\$21,830.00</b>
<b>25% CONTINGENCY</b>				<b>\$5,457.50</b>
<b>TOTAL: LAKE SHORE DRIVE STREETSCAPE</b>				<b>\$27,287.50</b>



**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**ROGERS MEMORIAL PARK**



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**SUMMARY SHEET**

09/09/09

<b>Description</b>	<b>Total*</b>
ROGERS MEMORIAL PARK-PHASE 2 (AMPHITHEATURE, OVERLO OK PLAZA, VEHICLE CHECK-IN AREA)	\$613,160.00
ROGERS MEMORIAL PARK-PHASE 3 (PICNIC / PLAY AREA)	\$450,056.25
ROGERS MEMORIAL PARK-PHASE 4 (ENTRANCE AREA)	\$241,322.50
ROGERS MEMORIAL PARK-PHASE 5 (ENTRANCE PLAZA)	\$97,631.25
ROGERS MEMORIAL PARK-PHASE 6 (ENTRY DRIVE/PARKING AREA)	\$210,312.50
<b>ROGERS MEMORIAL IMPROVEMENTS TOTAL</b>	<b>\$1,612,482.50</b>

*\* TOTAL VALUES INCLUDE 25% CONTINGENCY FOR EACH SITE IMPROVEMENT WORK AREA*

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>PHASE 2A-AMPHITHEATER</b>				
<b>SITE PREPARATION - PHASE 2A, AMPHITHEATER</b>				
Earthwork - Excavation & Disposal	1	LS	\$10,000.00	\$10,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$15,000.00	\$15,000.00
Relocate Existing Gazebo Off Site	1	LS	\$500.00	\$500.00
Erosion Control	0.75	AC	\$2,500.00	\$1,875.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$42,975.00</b>
<b>SITE IMPROVEMENTS - PHASE 2A, AMPHITHEATER</b>				
Concrete Walkways	2,418	SF	\$6.00	\$14,508.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$4,400.00	\$4,400.00
Informal Seat Walls (Amphitheater)	340	FF	\$175.00	\$59,500.00
Formal Stone Pier & Cap	2	EA	\$2,500.00	\$5,000.00
Stair System	6	EA	\$2,500.00	\$15,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$20,000.00	\$20,000.00
Benches & Picnic Tables	1	LS	\$7,500.00	\$7,500.00
Landscape Plantings	1	LS	\$10,000.00	\$10,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$12,000.00	\$12,000.00
Site Restoration - Fine Grading & Seeding	1	LS	\$7,500.00	\$7,500.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$155,408.00</b>
<b>BUILDING IMPROVEMENTS - PHASE 2A, AMPHITHEATER</b>				
New Multi - Use Performance Shelter	1,500	SF	\$75.00	\$112,500.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$112,500.00</b>
<b>SUBTOTAL: PHASE 2A, AMPHITHEATER</b>				<b>\$310,883.00</b>
<b>25% CONTINGENCY</b>				<b>\$77,720.75</b>
<b>TOTAL: ROGERS MEMORIAL PARK-PHASE 2A, AMPHITHEATER</b>				<b>\$388,603.75</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>PHASE 2B-VEHICLE CHECK-IN AREA</b>				
<b>SITE PREPARATION-PHASE 2B, VEHICLE CHECK-IN AREA</b>				
Earthwork - Excavation & Disposal (Includes some rock removal)	1	LS	\$15,000.00	\$15,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.50	AC	\$1,500.00	\$750.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$23,850.00</b>
<b>SITE IMPROVEMENTS-PHASE 2B, VEHICLE CHECK-IN AREA</b>				
Bituminous Conc. P'ment	682	SY	\$35.00	\$23,870.00
Conc. Walkway	1,500	SF	\$4.00	\$6,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$15,000.00	\$15,000.00
Benches & Picnic Tables	1	LS	\$5,500.00	\$5,500.00
Landscape Plantings	1	LS	\$5,500.00	\$5,500.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$750.00	\$750.00
Site Restoration - Fine Grading & Seeding	1	LS	\$500.00	\$500.00
Relocate Check-In Booth	1	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$57,620.00</b>
<b>SUBTOTAL: PHASE 2B, VEHICLE CHECK - IN AREA</b>				<b>\$81,470.00</b>
<b>25% CONTINGENCY</b>				<b>\$20,367.50</b>
<b>TOTAL: ROGERS MEMORIAL PARK -PHASE 2B, VEHICLE CHECK-IN AREA</b>				<b>\$101,837.50</b>



**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>PHASE 2C-OVERLOOK PLAZA</b>				
<b>SITE PREPARATION-PHASE 2C, OVERLOOK PLAZA</b>				
Earthwork - Excavation & Disposal	1	LS	\$2,500.00	\$2,500.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.10	AC	\$2,500.00	\$250.00
Temporary Pedestrian Access	1.00	LS	\$250.00	\$250.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$8,000.00</b>
<b>SITE IMPROVEMENTS-PHASE 2C, OVERLOOK PLAZA</b>				
Decorative P'ment Treatments	1,100	SF	\$15.00	\$16,500.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$5,000.00	\$5,000.00
Seat Walls	150	FF	\$200.00	\$30,000.00
Formal Stone Pier & Cap	6	EA.	\$2,500.00	\$15,000.00
Stair Sections	1	EA.	\$2,500.00	\$2,500.00
Landscape Plantings	1	LS	\$6,550.00	\$6,550.00
Wayside Interpretive Panels	6	EA.	\$2,000.00	\$12,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$1,875.00	\$1,875.00
Site Restoration - Fine Grade & Seeding	1	LS	\$750.00	\$750.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$90,175.00</b>
<b>SUBTOTAL: PHASE 2C, OVERLOOK PLAZA</b>				<b>\$98,175.00</b>
<b>25% CONTINGENCY</b>				<b>\$24,543.75</b>
<b>TOTAL: PHASE 2C, OVERLOOK PLAZA</b>				<b>\$122,718.75</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**  
**ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>PHASE 3 - PICNIC / PLAY AREA</b>				
<b>SITE PREPARATION - PHASE 3, PICNIC / PLAY AREA</b>				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$10,000.00	\$10,000.00
Demolition & Disposal of Tennis Courts	1	LS	\$5,000.00	\$5,000.00
Erosion Control	0.90	AC	\$2,500.00	\$2,250.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$27,850.00</b>
<b>SITE IMPROVEMENTS - PHASE 3, PICNIC / PLAY AREA</b>				
Concrete Walkways	2,290	SF	\$6.00	\$13,740.00
Decorative P'ment Treatments	1,015	SF	\$15.00	\$15,225.00
Bituminous Conc. P'ment	388	SY	\$35.00	\$13,580.00
Beach Restoration	1	LS	\$5,000.00	\$5,000.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$17,500.00	\$17,500.00
Playground Surface and Structures	1	LS	\$50,000.00	\$50,000.00
Splash Park (Plumbing, Surface, & Amenities)	1	LS	\$75,000.00	\$75,000.00
Benches & Picnic Tables	1	LS	\$15,000.00	\$15,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$40,000.00	\$40,000.00
Landscape Plantings	1	LS	\$18,000.00	\$18,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$1,250.00	\$1,250.00
Site Restoration - Fine Grading & Seeding	1	LS	\$750.00	\$750.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$265,045.00</b>
<b>BUILDING IMPROVEMENTS - PHASE 3, PICNIC / PLAY AREA</b>				
New Pergola Structure	1	LS	\$25,000.00	\$25,000.00
New Restroom Building	700	SF	\$100.00	\$70,000.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$95,000.00</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>SUBTOTAL: PHASE 3, PICNIC / PLAY AREA</b>				<b>\$360,045.00</b>
<b>25% CONTINGENCY</b>				<b>\$90,011.25</b>
<b>TOTAL: ROGERS MEMORIAL PARK-PHASE 3, PICNIC / PLAY AREA</b>				<b>\$450,056.25</b>
<b>PHASE 4-ENTRANCE AREA</b>				
<b>SITE PREPARATION- PHASE 4, ENTRANCE AREA</b>				
Earthwork - Excavation & Disposal	1	LS	\$10,000.00	\$10,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$5,000.00	\$5,000.00
Demolition & Disposal - Basketball Court Surface	1	LS	\$1,500.00	\$1,500.00
Demolition & Disposal - Existing Chamber Building	1	LS	\$15,000.00	\$15,000.00
Erosion Control	0.75	AC	\$2,500.00	\$1,875.00
Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$38,875.00</b>
<b>SITE IMPROVEMENTS-PHASE 4, ENTRANCE AREA</b>				
Concrete Walkways	1,908	SF	\$6.00	\$11,448.00
Decorative P'ment Treatments	2,054	SF	\$15.00	\$30,810.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$8,800.00	\$8,800.00
Formal Stone Pier & Cap	6	EA.	\$2,500.00	\$15,000.00
Basketball Court & Fencing	1	LS	\$40,000.00	\$40,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$25,000.00	\$25,000.00
Landscape Plantings	1	LS	\$18,500.00	\$18,500.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$3,125.00	\$3,125.00
Site Restoration - Fine Grade & Seeding	1	LS	\$1,500.00	\$1,500.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$154,183.00</b>
<b>BUILDING IMPROVEMENTS-PHASE 4, ENTRANCE AREA</b>				
Renovation - Existing Restroom Building	450	SF	\$35.00	\$15,750.00
New Chamber of Commerce (Addition to Ex. Restroom Building)	1,000	SF	\$150.00	\$150,000.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$165,750.00</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>SUBTOTAL: PHASE 4, ENTRANCE AREA</b>				<b>\$193,058.00</b>
<b>25% CONTINGENCY</b>				<b>\$48,264.50</b>
<b>TOTAL: ROGERS MEMORIAL PARK-PHASE 4, ENTRANCE AREA</b>				<b>\$241,322.50</b>
<b>PHASE 5-ENTRANCE PLAZA</b>				
<b>SITE PREPARATION-PHASE 5, ENTRANCE PLAZA</b>				
Earthwork - Excavation & Disposal	1	LS	\$2,500.00	\$2,500.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.10	AC	\$2,500.00	\$250.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$1,200.00	\$1,200.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$8,950.00</b>
<b>SITE IMPROVEMENTS-PHASE 5, ENTRANCE PLAZA</b>				
Decorative P'ment Treatments	677	SF	\$15.00	\$10,155.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$7,600.00	\$7,600.00
Seat Walls	115	FF	\$200.00	\$23,000.00
Stone Pier & Cap	4	EA.	\$2,500.00	\$10,000.00
Stair System	1	EA.	\$2,500.00	\$2,500.00
(3) Sided Interpretive Kiosk (Graphic Design Not Incl.)	1	EA	\$7,500.00	\$7,500.00
Landscape Plantings	1	LS	\$2,500.00	\$2,500.00
Centralized Focal Feature	1	LS	\$5,000.00	\$5,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$750.00	\$750.00
Site Restoration - Fine Grade & Seeding	1	LS	\$150.00	\$150.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$69,155.00</b>
<b>SUBTOTAL: PHASE 5, ENTRANCE PLAZA</b>				<b>\$78,105.00</b>
<b>25% CONTINGENCY</b>				<b>\$19,526.25</b>
<b>TOTAL: ROGERS MEMORIAL PARK-PHASE 5, ENTRANCE PLAZA</b>				<b>\$97,631.25</b>



**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**  
**ROGERS MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>PHASE 6 - ENTRY DRIVE / PARKING AREA</b>				
<b>SITE PREPARATION - PHASE 6 - ENTRY DRIVE / PARKING AREA</b>				
Earthwork - Excavation & Disposal	1	LS	\$25,000.00	\$25,000.00
Earthwork - Rough Grading	1	LS	\$10,000.00	\$10,000.00
Earthwork - Final Grading	1	LS	\$8,000.00	\$8,000.00
Demolition & Disposal	1	LS	\$2,500.00	\$2,500.00
Erosion Control	1.00	AC	\$1,500.00	\$1,500.00
Traffic Control	1.00	LS	\$1,500.00	\$1,500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$48,500.00</b>
<b>SITE IMPROVEMENTS - PHASE 6, ROGERS MEMORIAL PARK</b>				
Concrete Walkways	492	SF	\$6.00	\$2,952.00
Bituminous Conc, P'ment	4,150	SY	\$35.00	\$145,250.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$17,500.00	\$17,500.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$20,000.00	\$20,000.00
Landscape Plantings	1	LS	\$5,000.00	\$5,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$2,500.00	\$2,500.00
Site Restoration - Fine Grading & Seeding	1	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$168,250.00</b>
<b>SUBTOTAL: PHASE 6, ENTRY DRIVE / PARKING AREA</b>				<b>\$168,250.00</b>
<b>25% CONTINGENCY</b>				<b>\$42,062.50</b>
<b>TOTAL: ROGERS MEMORIAL PARK - PHASE 6, ENTRY DRIVE / PARKING AREA</b>				<b>\$210,312.50</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**VETERAN'S MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

<b>Description</b>	<b>Total*</b>
VETERAN'S MEMORIAL PARK-SITE PREPARATION	\$73,037.50
VETERAN'S MEMORIAL PARK-SITE IMPROVEMENTS	\$889,057.00
VETERAN'S MEMORIAL PARK-BUILDING IMPROVEMENTS	\$125,000.00
<b>IMPROVEMENTS SUBTOTAL</b>	<b>\$1,087,094.50</b>
25% CONTINGENCY	\$271,773.63
<b>IMPROVEMENTS TOTAL</b>	<b>\$1,358,868.13</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
VETERAN'S MEMORIAL PARK**



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**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>SITE PREPARATION - VETERAN'S MEMORIAL PARK</b>				
Earthwork - Excavation & Disposal	1	LS	\$15,000.00	\$15,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$10,000.00	\$10,000.00
Demolition & Disposal - Ex. Structures & Crib Docks	1	LS	\$25,000.00	\$25,000.00
Erosion Control	4.05	AC	\$750.00	\$3,037.50
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$2,500.00	\$2,500.00
Relocation of Existing Monument	1.00	LS	\$2,500.00	\$2,500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$73,037.50</b>
<b>SITE IMPROVEMENTS - VETERAN'S MEMORIAL PARK</b>				
Bituminous P'ment (1-1/2" top, 2" binder, 12" base)	3,696	SY	\$35.00	\$129,360.00
Concrete Curbs	1,058	LF	\$20.00	\$21,160.00
Concrete Walkways	10,847	SF	\$6.00	\$65,082.00
Bituminous P'ment Walks	7,905	SF	\$4.00	\$31,620.00
Decorative P'ment Treatments	945	SF	\$15.00	\$14,175.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$28,550.00	\$30,000.00
Tennis Court Surface & Fencing	4	EA	\$50,000.00	\$200,000.00
Playground Surface & Structures	1	LS	\$50,000.00	\$50,000.00
Public Docks	2	EA	\$50,000.00	\$100,000.00
Kayak Launch	1	LS	\$10,000.00	\$10,000.00
Kayak Racks	5	EA	\$2,500.00	\$12,500.00
Seat Walls	216	FF	\$200.00	\$43,200.00
Segmental Conc. Block Retaining Wall	103	FF	\$50.00	\$5,150.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$90,260.00	\$90,260.00
Benches & Picnic Tables	1	LS	\$25,000.00	\$25,000.00
(3) Sided Interpretive Kiosk (Graphic Design Not Incl.)	1	EA	\$7,500.00	\$7,500.00

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
VETERAN'S MEMORIAL PARK**



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and Engineering, P.C.

**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
Landscape Plantings	1	LS	\$35,000.00	\$35,000.00
Site Restoration - Topsoil (4" Depth)	450	CY	\$25.00	\$11,250.00
Site Restoration - Fine Grading & Seeding	52,000	SF	\$0.15	\$7,800.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$889,057.00</b>
<b>BUILDING IMPROVEMENTS - VETERAN'S MEMORIAL PARK</b>				
Addition to Ex. Arts & Crafts Building	1,000	SF	\$75.00	\$75,000.00
Picnic Shelter	1	EA	\$50,000.00	\$50,000.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$125,000.00</b>
<b>SUBTOTAL: VETERAN'S MEMORIAL PARK</b>				<b>\$1,087,094.50</b>
<b>25% CONTINGENCY</b>				<b>\$271,773.63</b>
<b>TOTAL: VETERAN'S MEMORIAL PARK</b>				<b>\$1,358,868.13</b>



**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**NOROWAL MARINA**



the LA group  
Landscape Architecture  
and Engineering, P.C.

**SUMMARY SHEET**

09/09/09

<b>Description</b>	<b>Total*</b>
NOROWAL MARINA-PRIMARY PARKING AREA	\$472,697.50
NOROWAL MARINA-SATELITE PARKING AREA	\$76,068.75
NOROWAL MARINA-WATERFRONT AREA	\$391,243.75
<b>NOROWAL MARINA IMPROVEMENTS TOTAL</b>	<b>\$940,010.00</b>

\* TOTAL VALUES INCLUDE 25% CONTINGENCY FOR EACH SITE IMPROVEMENT WORK AREA

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN  
NOROWAL MARINA**



the LA group  
Landscape Architecture  
and Engineering, P.C.

**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>SITE PREPARATION - NOROWAL MARINA - PRIMARY PARKING AREA</b>				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$5,000.00	\$5,000.00
Demolition & Disposal - (Ex. Self Launch Bldg., Garage, & Home)	6,750	SF	\$5.00	\$33,750.00
Erosion Control	1.00	LS	\$500.00	\$500.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$47,250.00</b>
<b>SITE IMPROVEMENTS - NOROWAL MARINA - PRIMARY PARKING AREA</b>				
Bituminous Conc. P'ment	1,960	SY	\$35.00	\$68,600.00
Gravel P'ment	6,778	SY	\$11.00	\$74,558.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$22,750.00	\$22,750.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$35,000.00	\$35,000.00
Landscape Plantings	1	LS	\$10,000.00	\$10,000.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$210,908.00</b>
<b>BUILDING IMPROVEMENTS - NOROWAL MARINA - PRIMARY PARKING AREA</b>				
New Enclosed Washstation	1,200	SF	\$100.00	\$120,000.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$120,000.00</b>
<b>SUBTOTAL: NOROWAL MARINA - PRIMARY PARKING AREA</b>				<b>\$378,158.00</b>
<b>25% CONTINGENCY</b>				<b>\$94,539.50</b>
<b>TOTAL: NOROWAL MARINA - PRIMARY PARKING AREA</b>				<b>\$472,697.50</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**NOROWAL MARINA**



the LA group  
Landscape Architecture  
and Engineering, P.C.

**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>SITE PREPARATION - NOROWAL MARINA - SATELITE PARKING AREA</b>				
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	1.00	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$8,000.00</b>
<b>SITE IMPROVEMENTS - NOROWAL MARINA - SATELITE PARKING AREA</b>				
Gravel P'ment	4,805	SY	\$11.00	\$52,855.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$52,855.00</b>
<b>SUBTOTAL: NOROWAL MARINA - SATELITE PARKING AREA</b>				<b>\$60,855.00</b>
<b>25 % CONTINGENCY</b>				<b>\$15,213.75</b>
<b>TOTAL: NOROWAL MARINA - SATELITE PARKING AREA</b>				<b>\$76,068.75</b>
<b>SITE PREPARATION - NOROWAL MARINA - WATER FRONT AREA</b>				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Demolition & Disposal - (Ex. Steel Bldg.)	2,000	SF	\$5.00	\$10,000.00
Erosion Control	1.00	LS	\$1,000.00	\$1,000.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
<b>SUBTOTAL: SITE PREPARATION</b>				<b>\$24,000.00</b>
<b>SITE IMPROVEMENTS - NOROWAL MARINA - WATERFRONT AREA</b>				
Bituminous Conc. P'ment	2,667	SY	\$35.00	\$93,345.00
Concrete Walkways	1,800	SF	\$6.00	\$10,800.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$15,350.00	\$15,350.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$25,000.00	\$25,000.00
Landscape Plantings	1	LS	\$15,000.00	\$15,000.00
<b>SUBTOTAL: SITE IMPROVEMENTS</b>				<b>\$159,495.00</b>

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

**NOROWAL MARINA**



the LA group  
Landscape Architecture  
and Engineering, P.C.

**PRELIMINARY COST ESTIMATE**

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
<b>BUILDING IMPROVEMENTS - NOROWAL MARINA - WATERFRONT AREA</b>				
Building Renovations	3,700	SF	\$35.00	\$129,500.00
<b>SUBTOTAL: BUILDING IMPROVEMENTS</b>				<b>\$129,500.00</b>
<b>SUBTOTAL: NOROWAL MARINA - WATERFRONT AREA</b>				<b>\$312,995.00</b>
<b>25% CONTINGENCY</b>				<b>\$78,248.75</b>
<b>TOTAL: NOROWAL MARINA - WATERFRONT AREA</b>				<b>\$391,243.75</b>
<b>TOTAL: NOROWAL MARINA</b>				<b>\$940,010.00</b>



## 5.0 Other Sustainability Recommendations

### 5.1 Wastewater and Water

The Town applied for a Green Innovation Grant from the NYS Environmental Facilities Corps in May 2009 to address water quality and odor issues at the Bolton Wastewater Treatment Plant. If successful, this Clean Water State Revolving Fund grant will fund the construction of a membrane bioreactor structure and other upgrades which will result in significantly improved treatment of wastewater discharge to groundwater and the virtual elimination of off-site odors. The project is not designed to increase overall capacity at the plant but will more efficiently and effectively handle peak flows.

Much of the existing equipment, buildings and piping will be reused as part of the improvements and lowered organic loading will translate to lowered energy demand. Upon completion, there will be a net overall decrease in the amount of impervious surfaces at the Bolton WWTP site resulting in less runoff. The structure that houses the membrane bioreactor structure will be totally within the former sludge drying footprint, will have its roof equipped with solar panels on the south facing side and a vegetated roof garden on the north facing side. An additional benefit will be the overall reduction in the Town's operation and maintenance costs.

Municipal water improvements include replacing the aged water line to the north end of the Hamlet. This action is planned for 2010 and is being coordinated through the 2009-2010 NYSDOT Route 9N Improvement Project. Other recommendations for water and sewer include developing a management tool for evaluating applications to tie into the sewer or water districts; perform a detailed review and analysis of the method utilized by other communities in the Lake George basin; and conduct an evaluation of the possibility of separating the combined storm and sanitary sewer systems.

### 5.2 Stormwater

Stormwater improvements have been integrated into the various Master Plan elements for Rogers Memorial Park and the Town Pier, Veteran's Memorial Park, and Norowal Marina. As stated in the 2001 Draft Local Waterfront Revitalization Plan, a stormwater study was conducted in 1999 and a series of recommendations were made for capital projects.

One of the main stormwater issues, drainage impacts on residential properties, will be addressed as part of the NYS Route 9N Improvement Project. Stormwater impacts at Bixby Beach Road have been addressed through a cooperative effort between the Town of Bolton, Lake George Association, Warren County Soil and Water Conservation District and Warren County DPW.

### 5.3 Parking

Parking in the Hamlet has been a long-standing issue in the community. While it is perceived that there is not enough parking during the peak times during the summer season, it is difficult to justify the cost related to the location, design and construction of a parking garage. Property in Bolton

## B o l t o n L a n d i n g H a m l e t S u s t a i n a b i l i t y P l a n

Landing continues to be in high demand and correspondingly, real estate property values are high in the Town of Bolton making the purchase of an existing building and ultimate demolition and construction of a parking lot or structure hard to sanction the use of public funds. In the meantime, there are a number of existing public parking opportunities that are potentially not maximized due to inadequate signage or improper location. It is possible that parking needs could be met if existing parking was utilized more efficiently.

The Town of Bolton Comprehensive Plan and Hamlet Strategic Plan devoted a considerable effort to the assessment of public parking needs in the Hamlet. The primary finding on parking in this report was to establish a committee to conduct a parking demand and supply study. The study would result in a parking management program for the business district. The study would assess the number and location of available spaces, address potential safety issues and delivery truck timing, identify times when parking demand exceeds supply, rehabilitate existing lots, and identify potential areas to develop new parking lots. This is still a valid recommendation and should be supported as a recommendation in this Plan as well.

The Sustainability Committee identified a number of immediate solutions to increase the number of parking spaces:

- Significantly improve all signage for public parking. Develop a signage plan that utilizes signs that are the same size and type to identify all parking opportunities. Make parking signage consistent and consolidate on poles wherever possible.
- In shared use situations such as the Town Hall, Grand Union, or Norowal Marina (off-peak times), mark off spaces available for public parking. Investigate the possibility of initiating a private/public parking arrangement with the Church of the Blessed Sacrement and the Bolton Central School District during off-hour use.
- Add an additional lot that will generate approximately 30 new spaces at the site of the current tennis courts just south of the Bolton Fire Department. A proposed site plan has been generated for this site.
- Stripe on street parking spaces to align car doors away from obstacles such as light poles.
- Increase the existing parking lot behind Town Hall once the New York State Police satellite station is abandoned and demolished. This building could also be potentially reutilized as the Parks Department, therefore, the Town will have to weigh what needs have higher priority.
- Examine the potential of realigning a portion of Dula Place parking lot as a one-way system to allow for additional parking spaces.
- Approach Frederick's Restaurant for access to shared public parking behind the restaurant.
- Identify underutilized or vacant properties for the future purchase and eventual use as a public parking lot. Establish a resolution and legal means for the Town to have the power to purchase or lease land for such purposes as they became available.

# Bolton Landing Hamlet Sustainability Plan

- Consider the potential location for a public parking structure within the community.

## 5.4 Affordable Housing

There are two issues related to housing in Bolton Landing. The first is maintaining the existing off-lake housing stock at an affordable level for year round residents of all ages, and the second is providing places for seasonal employees. One successful method employed by the Sagamore Resort is to rent out units from smaller motels that no longer see a high demand from the tourist market. Other facilities with a smaller set of employees will often supply rooms on-site in a shared house or cabin colony. While these strategies appear to be successful, there is a sense that the need for affordable housing continually exceeds the availability.

The housing issue was explored in depth in the Town of Bolton Comprehensive Plan and Hamlet Strategic Plan and many suggestions that were recommended are summarized below.

- Form a three-way partnership with Warren County Planning and Community Development Department, Homefront Development Corporation, and the Adirondack Community Housing Trust to address housing needs. The Trust is a new organization that provides funding to create a stock of housing units that are guaranteed to remain affordable indefinitely.
- Identify and maintain a list of properties that are in a state of disrepair or foreclosure for enrollment in the Adirondack Community Housing Trust program.
- Support potential locations for alternative and affordable housing opportunities, above storefronts on Lake Shore Drive, and in the immediate back street area of Lake Shore Drive. Incentivize these housing units for the sole use of seasonal employees.
- Create tax incentives for owners of rental units to set aside a percentage of units for seasonal employee housing.

## 5.5 Signage

A key component of the proposed Lake Shore Drive streetscape enhancement plan is the establishment of a coordinated community signage system. A wayfinding signage system is a highly organized method for pedestrian and vehicular navigation, intended to direct pedestrians and motorists to cultural and historic amenities, public parking areas, and commercial and government services. Wayfinding signage helps identify important districts, venues, and destinations within a community and provides appropriate routing to specific civic and cultural destinations. Another important component of a community signage system is the incorporation of interpretive signage. An interpretive signage system is a series of displays intended to signify a particular event, cultural or historic feature, and/or areas of ecological significance. Specific signage recommendations include the following:

- Develop coordinated streetscape signage design guidelines to provide consistent streetscape appearance.

# Bolton Landing Hamlet Sustainability Plan

- Work with the Scenic Byway Program known as Lakes To Locks Passage to establish a signage theme that successfully ties the community into the entire Lake George region. Bolton Landing is a “Waypoint Community” that strives to be a gathering and redistribution point for visitors. The Byway experience is communicated through waypoint signage. As such, the signage program needs to incorporate the marketing themes of water, journey and exploration. An example of this is enhancing the image of Bolton as the “Gateway to the Islands”.
- Consolidate signage throughout the Lake Shore Drive streetscape and create special public parking signage.

## 5.6 Design Guidelines

Design guidelines are recommended for buildings and structures in the Hamlet to establish a degree of consistency in the form and appearance of architectural renovations and new construction projects. Many of the buildings in Bolton Landing are small and distinctive buildings with no particular shared style or character. While this leaves the impression of an eclectic architectural style, the lack of guidelines leaves open the possibility for some unattractive elements in the business district. To avoid this, a design vocabulary that outlines guidelines for buildings should be created to address building mass, roof types, wall materials, eaves, canopies, entry doors, windows, and other decorative elements. Design guidelines are not intended to create “sameness” in building design and typically have the opposite effect by ensuring a diverse set of similar elements are utilized in different ways.



## 6.0 Implementation Strategy

### 6.1 Plan Implementation Strategy

The Hamlet Sustainability Plan outlines a series of projects and initiatives that are required to improve the long-term function and efficiency of land use, parking, streetscape, underutilized building and spaces, pedestrian circulations and linkages, infrastructure, visual quality, and condition and operation of public parks. A strong implementation strategy is necessary to bring these initiatives to fruition. The matrix below summarizes all of the recommendations in the Plan and outlines a strategy for the funding and timing of their implementation. The major funding source for projects will be through the NYS Environmental Protection Fund. The Town of Bolton has a Draft Local Waterfront Revitalization Plan through the NYS Department of State's Coastal Resources Program and, since this program offers construction funding in addition to planning funds, it is expected to continue to be an excellent source of future grant funds.

A grant has already been awarded from the 2008/2009 Environmental Protection Fund for the construction of dock improvements at the Town Pier in Rogers Memorial Park. Construction is anticipated in the fall of 2010 for this project. Additional funds may be available through the Smart Growth Program, which is administered through the NYS Department of Environmental Conservation. A new grant round is anticipated in late summer of 2009.

# Bolton Landing Hamlet Sustainability Plan

## Plan Implementation Strategy

Project Type	Actions Required	Timetable Recommended	Potential Funding Opportunities
Rogers Memorial Park	Construction level drawings need to be completed.	Spring/Fall 2010	Grant for Phase 2 construction to be filed 2009/2010 EPF.
Town Pier	Construction level drawings completed. Bid proceeding in summer 2009.	Spring 2010 Construction	Grant Awarded from 2008 EPF.
Veteran's Memorial Park	Construction level drawings need to be completed.	Spring/Fall 2010	Grant for construction to be filed 2009/2010 EPF.
Grand Union Block Concept	Make initial contact with private property owners.	Fall 2009	Private funds will be utilized. Town can provide incentives through zoning.
Lake Shore Drive Streetscape	Construction level drawings need to be completed.	On-Going	Grant for construction to be filed 2010/2011 EPF.
Norowal Marina	Construction level drawings need to be completed.	On-Going	To Be Determined.
Boat Wash Station	Construction level drawings need to be completed.	Spring 2010	NYS DEC Boating Infrastructure Grant Program.
Bolton Wastewater Treatment Plant	Construction of a membrane bioreactor and other upgrades.	Spring 2010 Construction	Environmental Facilities Corporation Green Innovation Grant Program.
New Parking	Coordination with School/Fire Department.	On-Going	To Be Determined.
Affordable Housing	Coordination with Adirondack Community Housing Trust/Warren County Department of Community Development.	Immediately	Committee can initiate anytime.
Design Guidelines	Hire consultant to develop a set of workshops to determine type and extent of guidelines.	Summer 2010	Grant for professional services/design to be filed under the 2009 Smart Growth Program.

# Bolton Landing Hamlet Sustainability Plan

## LIST OF APPENDICES

- A. Status of Town of Bolton Grant Awards
- B. Public Meeting Summaries & Newsletters

# Bolton Landing Hamlet Sustainability Plan

## APPENDIX A

Status of Town of Bolton Grant Awards



# Bolton Landing Hamlet Sustainability Plan

## Status of Town of Bolton Grant Awards

Name of Project	Funding Source	Type of Project	Grant Amount - Total Project Cost	Project Status
Local Waterfront Revitalization Program (LWRP)	NYSDOS EPF 1999/2008	Planning grant to identify waterfront policies & projects & implementation strategies	\$17,000 /\$34,000 \$	Awaiting completion of zoning revisions; Update anticipated 2009;
Zoning Ordinance Update	NYSDOS EPF 2003	Revise to incorporate Recommendations from LWRP	\$20,000/\$40,000	To be completed by December 08;
Smart Growth Grant	NYSDOS EPF 2007	Hamlet Sustainability Planning Grant: Develop Downtown Master Plan	\$50,000 /\$50,000	Underway April 2008; To be completed by Summer 09;
Rogers Memorial Park Improvements	NYSDOS EPF 2001/2008 NYSDOS EPF 2009	Design & Engineering of Pier/Docks/Landing Improvements; Park Master Plan Construct Pier/Docks/Landing Improvements	\$57,850 /\$115,700 \$250,000 /\$500,000	Permitting completed; Design & Engineering underway; Application for funding submitted June 2008, Design & Engineering underway;
Veteran's Memorial Park Improvements	NYSDOS EPF 2000	Park Master Plan; Stormwater engineering	\$30,000 /\$60,000	Master Plan Concept completed;

\*EPF: Environmental Protection Fund

# Bolton Landing Hamlet Sustainability Plan

## **APPENDIX B**

Public Meeting Summaries & Newsletters

# Hamlet Sustainability Plan Underway in Bolton

## *HAMLET SUSTAINABILITY PLAN UNDERWAY IN BOLTON LANDING*



The Town of Bolton was recently awarded a \$50,000 Smart Growth Grant from the Environmental Protection Fund to complete a comprehensive analysis and plan development of the Hamlet of Bolton Landing. The project will aid Bolton Landing in its mission to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park. The project will result in the development of a master plan for the hamlet utilizing Smart Growth planning principals. It will focus on recommendations that will improve the land use, parking, streetscape, underutilized building and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and condition and function of public parks. The Town has retained the services of The LA Group of Saratoga Springs to provide professional planning guidance to the Steering Committee.

Bolton Landing has historically represented a model for a sustainable economy for hamlet communities in the Adirondacks. However, original streetscape improvements carried out by the Town are now 15-20 years old and in need of maintenance and upgrades. In addition, much of the stormwater, sewer, and water infrastructure is not operating at optimal efficiency. As a community that sustains itself largely through tourism, Bolton Landing is also experiencing issues such as retention of youth, rising land costs, a lack of workforce housing, and competition for the tourist spending. The master plan will focus on strengthening the downtown to put it in the best position to compete, retain existing businesses, and create new businesses. It will provide needed direction for future improvements and will generate economic opportunity strategies that bring together public and private markets in new and effective ways.

## *PUBLIC WORKSHOP TO FRAME NEW DOWNTOWN PROJECTS*

### **COME AND VOICE YOUR OPINION! THE DOWNTOWN SUSTAINABILITY COMMITTEE WANTS TO HEAR FROM YOU!**

We invite you to take an active part in charting the future of downtown Bolton. Please join the Committee, your fellow residents, and business owners in a public workshop to help define a vision for the downtown.

Following an introduction to the project, workshop participants will break into groups and answer a set of questions. Ideas will then be shared with all the participants and posted on the website. The ideas and recommendations generated at this workshop will ultimately create a coherent and sustainable vision for the Hamlet. For those unable to attend the workshop, you may follow the progress of the Plan through the Town's website: <http://town.bolton.ny.us>.

## *PUBLIC WORKSHOP NOTICE*

**When:** Wednesday, October 15, 2008

**Time:** 6:30—8:45 PM

**Where:** Bolton Town Hall

**Who:** Year Round and Seasonal Residents, School Representatives, and the Business Community

**Agenda:**

- What are Bolton Landing's strengths and opportunities?
- How can we take advantage of each strength and opportunity?
- What specific projects would you recommend to enhance the Hamlet?



## **PROJECT MISSION STATEMENT**

*Prepare a comprehensive development plan for the Hamlet of Bolton Landing. The development plan and associated projects are intended to provide a detailed blueprint that permits Bolton Landing to continue to grow in an economically sustainable manner that is in harmony with the special conditions of the Adirondack Park and Lake George basin while preserving the unique character of the community.*

### **PROJECT GOALS:**

The LA Group and Steering Committee will generate a list of proposed land uses for the Hamlet study area, and propose design elements and project alternatives necessary to improve the downtown area. The alternatives will consider the following:

- Range of most appropriate land and water access uses and associated potential development opportunities;
- Direct, indirect, and cumulative economic benefits to the community and region;
- Streetscape plan for sidewalk construction and enhancement; pedestrian scaled street lighting; curb replacement; drop curbs for the handicapped; street amenities such as benches, waste and recycling receptacles; street trees; street graphic signage system, and pedestrian crossings;
- Infill and redevelopment and reuse opportunities, including the Norowal Marina property (Town Boat Launch), Grand Union block, Firehouse area, public parking lots, and public parks and open spaces;
- Open space and recreation framework;
- Pedestrian safety and connectivity, including pedestrian connections to facilities such as the Town-owned Norowal Marina, Sagamore Hotel and Sagamore Road, Veterans Park, Rogers Memorial Park, downtown businesses, the Bolton Central School, etc.;
- Visual and aesthetic improvements;
- Development and placement of interpretive and information signage;
- Parking considerations, on and off street, both public and private;
- Recommendations and standards for new buildings and rehabilitation of existing buildings and mixed-use development opportunities; and
- Analysis of community infrastructure including urban stormwater issues and compliance with applicable Lake George basin-wide regulations, water system deficiencies, and municipal sewage treatment plant issues including capacity and odor.



### **ONGOING PROJECT GRANTS**

<i>Project Name</i>	<i>Funding Source</i>	<i>Project Type</i>	<i>Grant Amount—Total Project Cost</i>	<i>Project Status</i>
<b>Local Waterfront Revitalization Program (LWRP)</b>	NYSDOS EPF 1999	Planning grant to identify waterfront policies and projects and implementation strategies	\$17,000—\$34,000	Awaiting completion of zoning revisions; update anticipated 2009
<b>Zoning Ordinance Update</b>	NYSDOS EPF 2003	Revise to incorporate recommendations from LWRP	\$20,000—\$40,000	To be completed by 12/08
<b>Smart Growth Grant</b>	NYSDEC EPF 2007	Hamlet Sustainability Planning Grant: Develop downtown Master Plan	\$50,000—\$50,000	Underway April 2008
<b>Rogers Memorial Park Improvements</b>	NYSDOS EPF 2001/2008	Design and engineering of pier/docks/landing improvements; park Master Plan	\$57,850—\$115,700	Permitting completed; design and engineering underway
	NYSDOS EPF 2009	construct pier/docks/landing improvements	\$250,000—\$500,000	Application for funding submitted June 2008
<b>Veterans Park Improvements</b>	NYSDOS EPF 2000	Park Master Plan; stormwater engineering	\$30,000—\$60,000	Master Plan Concept completed; engineering underway

**Contact: Tracey M. Clothier, Senior Planner, The LA Group, P.C.  
(518) 587-8100  
tclothier@thelagroup.com**



Public Meeting #1

October 15, 2008

6:30—8:45 P.M.

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# Bolton Landing Hamlet Sustainability Plan Public Workshop Agenda

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6:30—7:00 Project Overview and Introductions

7:00—8:00 Break into Table Workshops

8:00—8:15 Refreshment Break/Review Results

8:15—8:45 Reconvene and Share Results

Please answer the following three questions in the Table Workshops. Ideas will then be shared with the entire group.

1. What are Bolton Landing's natural, recreational, historic, and cultural strengths?
2. What are Bolton Landing's obstacles to successful revitalization?
3. What specific projects would you recommend to revitalize or improve the Hamlet and Lake George Waterfront?

BOLTON LANDING, WARREN COUNTY, NY

## Bolton Landing Hamlet Sustainability Plan

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Return Question Responses to: Tracey Clothier, The LA Group, P.C.  
40 Long Alley  
Saratoga Springs, NY 12866

Phone: (518) 587-8100

email: [tclothier@thelagroup.com](mailto:tclothier@thelagroup.com)

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## OCTOBER 15, 2008 TOWN OF BOLTON MEETING NOTES

- Lake and mountains.
- Ease of access.
- Boating (power and no-octane).
- Hiking/biking.
- Significance of historical “navigation.”
- Guilded age.
- Present cultural institutions/infrastructure.
- Maintaining and attracting year-round populace.
- Adequate housing (year-round and seasonal).
- Real estate availability.
- Landscaping (to improve and hide parking).
- Better signage (directional to existing and/or proposed features).
- Reduce cross-street electrical wiring.
- Redevelopment of Roger’s Park.
  - Better use for local and tourist.
  - Possible location of multi-use community center.
- Use of school parking lot.
- (Four seasons) Lake and Mountains, boating, fishing, hunting, swimming, hiking, snowmobiling, museums, Sembrich, library, churches, cemeteries, war memorial, Sagamore, David Smith, Up Yonda, Jacobi Park, parks, pier, out culture, diverse population.
- Corner of Sagamore Road.
- Improving parks.
- Move municipal building.
- Lease parking spaces.
- More sidewalks to Chicks and County Route 11.
- Bus stops and parking lot.
- Designated parking areas.
- Establish truck delivery times.
- Housing.
- Pharmacy.
- Converting old motels to senior housing.
- Not enough space or land or funds.
- Improve boating and docking opportunities.
- Non-retail business.

### Q1.

- Natural.
  - Lake-clarity and purity.
  - Mountains.
  - Beaches and access (Norowal).
  - Rivers/streams.

- Fish.
- Compact community.
  - Small Main Street.
- Recreational.
  - Tennis courts.
  - Sagamore.
    - Golf course.
    - Property.
  - Playgrounds.
  - Park programs.
  - Swimming.
  - Boating.
  - Winter.
    - Skiing.
    - Ice fishing.
    - Ice skating.
  - Up Yonda Farm
  - Community events.
    - Variety.
    - Arts/crafts fair.
    - Tours.
  - Tourist economy.
  - Chamber of commerce.
  - Cemeteries.
  - Museum.
  - David Smith connection.
  - Historical tours.
  - Sagamore Resort.
  - French and Indian War connection.
- Cultural.
  - Sembrich Museum and concerts.
  - Museum, historical.
  - David Smith.
  - Darrin Freshwater Institute.
  - Scientific and historical talks.
  - Artists in residence.
  - Library.
  - Restaurants and shops.
  - Educated population.
  - Land conservancy.
  - Schools.
  - Health center.

## Q2.

- Obstacles.
  - Lack of off-street delivery parking.
  - Budget.
  - Water and sewer concerns (septic, stormwater, etc.).
    - Fertilizer.
  - Difference of opinion on growth versus status quo.
  - Need to keep water quality high.
  - Zoning loopholes.
  - Low-cost housing.
    - Senior.
    - Affordable, summer staff housing.
  - Declining building quality.
    - Buildings in disrepair, or vacant.
  - Lack of pharmacy.
  - Maintenance of tennis courts.
  - Sidewalks.
    - Disabled access.
  - Bicycle racks.
  - Trash receptacles.
  - Inadequate snow removal.
  - Lampposts spoiled by overhead lamps.
  - Broken connection between Town and Sagamore.
  - Loss of hotel/motel rooms to private homes.
  - Dependency of Town on Sagamore.
  - Summer economy.

## Q3.

- Solutions.
  - Prevention before clean-up (pollution).
  - Building and repairing sidewalks.\*
  - Improve municipal use of Norowal.
  - Use of vacant or unmaintained buildings (if they can be acquired) for housing.
    - Acquisition of property for parking.
  - Signage to promote public parking.
  - Promote/market community for off-season.
    - Community events in off-season.
    - Communication with businesses.
  - Better use of Bolton Landing website to show what community has to offer.
    - Lots of pictures and maps.
    - Coupons.
  - Eliminate overhead street lamps.
  - Investigate grants.
  - Enforce zoning.

- Improve cultural facilities.

1.)

- Water.
  - Several bodies.
  - Accessibility to recreational-hiking.
- Visual landscape.
- State land and water shed should remain constant.
- Sagamore as a historic strength and strong asset.
- Growth in a positive manor.
- Our history-our connection to our National History (Revolution, etc.).
- Cultural strengths (our heritage).
  - Sembrich, etc.
  - Bolton fine arts groups.
  - David Smith.
  - \_\_\_\_\_ Gates.
  - Jacobie.
  - Bixby.
- “Real Hometown Feel.” “Downtown Connection.”
- Close to employment (year round) “not a major commute.”
- Safety and security of our homes and area.

2.)

- Affordable housing. Employment housing.
  - We need all types of housing to have a well rounded community.
- Mixed use of existing/new buildings. Combine commercial with residential.
- Zoning to allow for:
  - Lack of area for business to grow.
  - Lack of public statement as to our direction of growth.
- Commercial spaces being underutilized.
- Maintain our small town charm.

3.)

- Design guidelines for an architectural overlay.
- All beach rehabs with restrooms.
- Expand/improve docking “Town pier.”
- Community center/performance/gallery, etc.
- Senior citizen center.
- Parking-underutilized-Norowal.
- Revitalize Norowal Marina.
- Redesign Town Hall structure to house, Police Dept., senior center, health center, and recreation center.
  - Redesign the front to house retail space.
  - Mixed use.



1.)

- Lake, mountains, views, fishing, canoe, kayak, boating, islands, climate, ice water quality, night sky, hunting, ice skating, cross country skiing, golf, hiking, walking, horseback riding.
- Historic: museum, Roger's Memorial Park, Bixbie Estate, churches, millionaire's row, Sagamore Hotel, golf course, opera museum, David Smith sculpture, churches, George Ridge, GC camp, Tongue Mountain, Bill Gate's diner (moved).
- Cultural: Library, Freshwater Institute, Up Yonda Farm, churches, \*"community," charming, small.

2.)

- Obstacles:
  - Lake access.
  - Roger's Memorial Park-boat docks, fixed pier for steamboat-larger tourists boats.
  - Keep family oriented-maintain.
  - Charming scale.
  - Condition of parks.
  - Uniform appearance of parks/streets.
  - Maintenance.
  - Consolidation of services.
  - Speed limits on back streets-traffic.
  - Not cohesive-Town Hall, parks, school.
  - Communication BLDC between Town and school-use parking/
  - BLDC-Norowal.
  - Over development (type of development)/impact to infrastructure.
  - Parking.

3.)

- Recommendations:
  - Revitalize infrastructure-sewer/stormwater, docks.
  - Dock and Roger's Park.
  - Veterans' Park.
  - Consistent visual appearance of hamlet, parks.
  - Sidewalk connections.
  - Improvements beyond hamlet.
  - Consolidation of public services/departments.
  - Fresh look at Norowal property for better use of space.
  - Community center/conservation club.
- Strengths:
  - Lake.
  - Undeveloped hillsides framing lake.
  - Open space.

- Intimacy of hamlet.
- Pride in community.
- Downtown housing is isolated from Route 9N commercial areas.
- Obstacles to success:
  - Limitation of present sewer plant.
  - Parking-coordination of available space.
  - Lack of small boat docks.
  - Lack of available space.
- Specific projects improvement of sewer plant.
  - Evaluate whole system.
    - Financial support structure.
    - District size, future costs.
- Renovate Landing and Rogers Park.
  - Improve to allow tour boats.
  - Improve small boat parking.
- Schedule commercial deliveries during June, July, and August.
- Inventory and projections for work force housing.
- Improve stormwater drainage.
- Remove parking signs – get affordable housing for young families.
-

## BOLTON LANDING HAMLET SUSTAINABILITY PLAN

### Comments Received Through Questionnaires and Letters (through April 10, 2009)

1. **What do you like about Bolton Landing and what specifically do you want to preserve?**
  - Natural beauty.
  - I (liked) the old time, small town environment. The quietness, the people knowing people, aspect. Open space quiet.
  - Used to like the lake water quality, want to restore it.
  - The small town nature of the place.
  - The beautiful, unadorned by the McMansions, vistas across the lake.
  - Small town-more access to Roger's Park. Decorations that the chamber puts up all year. Especially at Christmas time, VFW flags help to promote "small town pride." Lawn at Roger's Park should be watered during warm summer months.
  - The lake, the hills, beaches, fishing streams, fishing lake access, compact, small size, tennis courts, golf course, Sagamore complex, playgrounds, summer programs, Up Yonda Farm, community courts, arts and craft fairs, museum, north Bolton, school, health centers, restaurant variety, Darrin Institute.
  - Lake George-water clarity purity.
  - Tourist economy.
  - Smallness of Main Street.
  - Norowal public access to lake perpetuity.
  - Parking is ample in Hamlet.
  - Lake access on Cotton Point Road.
  - I love the way our Town looks after our youth. The parks, the rec. dept., our children grow up appreciating the Adirondacks and take part in lake and mountain recreation. Sadly, many need to leave to pursue their careers, others who cannot bear to leave, learn to live modestly on limited incomes. That's the trade off of living in the Park. We need to preserve our school system. It is a major draw. I am grateful to the summer residents and tourists who provide the tax base to be able to have a high quality education system for our youth.
  - Quality of schools and considering the size of the community, this area is incredibly involved (supportive) with/of the arts; the community has a level of sophistication that is rare in small communities, needs to be nourished.
  - Evergreen trees, low density, low taxes.
  - Building along Main Street being done way too close to curb line, overall will make Town ugly, ungracious.

## 2. What are Bolton Landing's obstacles to long-term success?

- Zoning variances.
- Developers of large-scale projects.
- No venue for cultural events.
- Main Street is dangerously narrow.
- No more space, too many cars, no parking, too many people, poor traffic control, confusion in the streets-joggers, delivery trucks, parallel parkers, and people just pulling out without looking, people crossing everywhere without looking.
- Growth outside that contemplated by the Comprehensive Plan. Stick to it!
- It is not a pedestrian-friendly community.
- Impossible to “thread the needle” in the summer on the main thoroughfare.
- Resolution of the school ball field issue so that lawn field can be used for town events.
- No performance space!
- Too much large signage, no chain restaurants or chain stores, must keep small town feel-use of school field by the taxpayers.
- Mix of through traffic and local traffic, parking, water and sewer limits, stormwater runoff on 9N, on streets and residential areas, faulty septic systems, declining water quality, lack of zoning code enforcement, pharmacy-lack of, institutional non-communication within Town departments.
- Lack of shoulder and winter economy.
- Sewer limitation to current capacity.
- Lack of water pressure and volume at south of Town. Big A-south.
- Impression that water/sewer are inefficient.
- No muni support for low/affordable housing.
- We need a committee to research and encourage tech and light industry to come to Bolton. The lack of jobs burdens residents.
- Opportunities for young families-we just moved here and want to start a family here, but don't know if we can find jobs that will enable us to live here. The community can't depend on tourism to keep it going, especially the seasonal tourism-need more reliable year-round income. What opportunities are there here for “the next generation?” Why should young people move here and continue the development/progression of this Town?
- Taxes!!!
- Parking!!!
- Governmental Interference!!!
- Too much development and not really following zoning code to allow it.
- Lots of good ideas-make it happen!
- Stewart's coffee is too expensive.

**3. What specific projects would you recommend to revitalize or improve the Hamlet and Lake George Waterfront?**

- Use The Sagamore money to build a cultural center for theatre presentations and concerts.
- More parking, resident parking permits, so we don't have to drive in circles until we find a spot to park.
- Interpret the code as written and then enforce it.
- The crumbling steamboat wharf needs repair and improvement.
- Make known all the public access to the lake (the one by LG camping is completely unmarked for instance).
- What can be done about the lot on Sagamore Road and Route 9N? The sidewalk needs to be repaired (Snyders Garage) larger Christmas Tree Control-Canadian Geese at Veterans Park, repair dock at Roger's Park.
- Underground wires, clean up/prevent stormwater runoff. Mixed-use zoning-commercial/residential. Solve traffic circulation problems. Improve pedestrian access/walk handicap accessible. Enforce zoning code. Write innovative grants.
- Repair roads in hills.
- Enforcement-strict-of zoning codes.
- Create arts/theater/cultural center.
- No sidewalks on west side beyond Dula Street parking.
- We need to concentrate on the "best" technology for sewer treatment and drinking water. We need to keep them upgraded and spare no expense.
- Arts and cultural center-a place for theater, movies, a banquet hall, auditorium, art gallery, etc. and finish/restore the pier! There are so many creative people and opportunities here, but no venue to support them. We need an all-purpose arts/cultural center.
- Hamlet-buildings too close to street.
- Plant Evergreen trees. A lot more are needed to restore the way the air used to smell; more youth projects.



Issue 2

March 2009



BOLTON LANDING, WARREN COUNTY, NY

# Bolton Landing Hamlet Sustainability Plan

## Bolton Landing Hamlet Sustainability Plan

### *OPEN HOUSE TO PRESENT NEW DOWNTOWN PROJECTS*

The Town of Bolton has completed the first phase of the Hamlet Sustainability Plan and invites the public to an open house to present the draft concepts and a vision for the community. The open house is scheduled for Thursday, March 5 from 5-7p.m. at the Bolton Town Hall.

The Town of Bolton was awarded a Smart Growth Grant from the Environmental Protection Fund in 2008 to prepare a comprehensive development plan for the Hamlet of Bolton Landing. The plan focuses on land use, parking, streetscape improvements, underutilized building and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and the condition and function of public parks.

The open house event can be attended anytime between 5 and 7p.m. The format for the afternoon is to introduce the public to the project through the various draft concepts and drawings for Rogers Memorial Park and Town Pier, the Lake Shore Drive Streetscape, Veterans Park and the Grand Union block. Recommendations to improve the community's infrastructure, increase the range of housing choices, and maximize parking opportunities will also be presented. This open house is a follow up to the Public Workshop conducted last fall. Members of the advisory committee and the design team will be available for review and comment. No formal presentation is planned.

For those unable to attend the workshop, you may follow the progress of the Hamlet Sustainability Plan through the display in Town Hall and the Town's website: <http://town.bolton.ny.us>.

### *PUBLIC OPEN HOUSE NOTICE*

**When:** Thursday, March 5, 2009

**Time:** 5:00—7:00 PM

**Where:** Bolton Town Hall

**Who:** The Bolton Community

### *PROJECT MISSION STATEMENT*

*Prepare a comprehensive development plan for the Hamlet of Bolton Landing. The development plan and associated projects are intended to provide a detailed blueprint that permits Bolton Landing to continue to grow in an economically sustainable manner that is in harmony with the special conditions of the Adirondack Park and Lake George basin while preserving the unique character of the community.*

## **BOLTON LANDING HAMLET SUSTAINABILITY PLAN**

### **Comments Received at the March 5, 2009 Public Open House**

#### **ROGERS MEMORIAL PARK:**

- Market tour boat arrivals with Chamber of Commerce;
- Consider year round restrooms near pier;
- Bury utility lines along Rogers Park Road;
- Install runoff catch basins around guard shack to eliminate downhill runoff;
- Explore Small Cities CDBG Historic Preservation Grant for museum construction;
- Connect pedestrian walkway to back of library;
- Consolidate monument locations to keep views open through park;
- Improve signage to keep dogs out;
- Permit a farmers market in Entry Plaza;
- Light the basketball court;
- Explore adding a fourth finger dock to the waterfront;
- Construct the new docks of wood since they are traditional to the community, more easily repaired, and offer more protection to boaters;
- Consider dredging the area around the docks to permit additional docking area for boats that require more depth;
- Protect the lake and the surrounding ecosystem from further damage;
- Will miss tennis courts;
- Do not remove the tennis courts –they represent a long tradition;
- Explore moving the parking to the area behind the library and converting the old parking to green space with shade. Consider blasting to accommodate this change;
- Keep one tennis court and utilize the other space for a basketball court. Put a larger playground and seating in the upper area where existing basketball court to accommodate year round users.

#### **VETERANS PARK**

- New north dock must be removable for winter access for fishermen;
- Move playground adjacent to beach area;
- These plans should be consistent with the comprehensive plan;
- High water table at new basketball location-move east to allow more room between the court and the driveway;
- Make space for skating and roller-blading at basketball court;
- Design space for ice-skating;
- Add lights for basketball;
- Indicate where parks department gets relocated;

- Parking lot should consider trailers during winter;
- Indicate the number of parking spaces for each scenario;
- Tennis courts should be lighted;
- Leave A/C where it is.

### **LAKE SHORE DRIVE STREETScape**

- Add parking next to art gallery next to school property (potentially 50 new spots);
- Parking garage at Town Hall parking lot (3-story underground);
- Sidewalk widths drawn to scale? Where put telephone poles?
- There is no space for trees along existing sidewalks;
- Cars seem to small –are they drawn to scale?
- Consider infill mixed-use development adjacent to McDonald Real Estate office.

### **GRAND UNION BLOCK PROPOSAL**

- Show alternative for corner of Sagamore Road and Lake Shore Drive as pocket park with some public parking;
- Mixed-use infill looks crowded-buildings should be moved back so as not to have “wall” effect.



# Bolton Landing Hamlet Sustainability Plan

## Bolton Landing Hamlet Sustainability Plan

### *PUBLIC MEETING NOTICE*

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

**Time: 7:00 PM**

**Where: Bolton Town Hall**

**For: The Bolton Community**

### **PUBLIC PRESENTATION ON BOLTON LANDING IMPROVEMENTS**

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

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

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

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



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**Definition of Sustainable Development:**

*“ the art and science of planning, financing, regulating, designing, managing, constructing and marketing the conversion of land to other uses through team-oriented, multi-disciplinary approaches which balance the needs of the people, planet and profit - for today, and future generations” .*

*(Sustainable Land Development Today).*

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## MASTER PLAN IMPROVEMENTS FOR ROGERS AND VETERAN’S PARKS

### **Rogers Memorial Park**

Rogers Memorial Park and the Town Pier together represent the centerpiece of the Hamlet and pride and joy of Bolton residents. It is also a critical point for visitors to discover the beauty of the lake, and the downtown retail and restaurant environment. A new master plan for the park will allow the Town to take a comprehensive approach to the design and function of the park and to meet the changing recreational needs of the community. The primary improvements recommended in the Master Plan are presented below.

- Expanded streetscape plaza with interpretive signage, benches, pedestrian scale ornamental lighting, and decorative pavement treatments.
- Create a park entrance plaza with centralized focal feature (sculpture or water feature) and formal public gathering space (farmers market, craft shows, etc.).
- Develop an overlook plaza with a strong visual connection to Lake George waterfront.
- Rehabilitate the existing basketball court.
- Build an amphitheater with multi-use performance shelter.
- Expand picnic and children’s play area and relocate tennis courts to Veteran’s Memorial Park.
- Construct new restroom facility as addition to existing pump station.
- Reconstruct the Town Pier, expand town dock slips, add new multi-use shelter and mitigate stormwater.
- Create a seamless campus setting by integrating the Bolton History Museum and Bolton Free Library into the pedestrian network.
- Formalize/strengthen pedestrian connections and bury existing overhead utilities.

### **Veteran’s Memorial Park**

Veteran’s Memorial Park is Bolton’s main park for active recreation. While the present parking capacity and configuration appears to be adequate to meet all season community needs, the form and function of the park needs improvement. The park primarily serves families and therefore needs to be conducive to ample areas of open green space for games and leisure.

- Remove existing basketball court and construct new tennis court facility (4) tennis courts with fenced enclosure.
- Relocate arts and craft building as addition to concession and restroom.
- Relocate Veterans Monument and Flag to serve as a central focal feature, provide formalized public gathering space, and benches and pedestrian scale ornamental lighting.
- Improve Veterans Park Entrance Drive and parking area.
- Relocate new children’s playground near the beach.



**BOLTON HAMLET SUSTAINABILITY PLAN  
PUBLIC MEETING COMMENTS  
June 30, 2009**

**Comments:**

Provide for a Skateboarding Park somewhere.

Need to study use of existing tennis courts before making changes.

Need four courts anywhere in the community for the recreation program.

Move playground and courts in Veteran's Park away from private property along southern boundary.

Adding trees and providing more visual access are conflicting goals.

No problems with noise in VP now. Will have lots of noise in the future with this plan.

Keep at least 1 court in RP.

Craft building in VP is going to be too far for moms with kids (swim lessons).

Move the VP playground to the center or to the north.

New tree plantings will block residents in Hondah Cottages.

Where will the basketball court go?

Utilize eminent domain for 48' streetscape-only work in highway ROW.

Poll: Majority want courts to stay in RMP.

Concerned about all traffic accessing out onto Sagamore Rd.

What is the grant being applied for the sewage treatment plant?

Consider moving courts altogether off the sites where there are beaches.

Concerned about a potential issue of the young kids in the rec program vs. older kids.

What is the timeline on the grants?

There is a problem with terrain in RP.

There are 28 private homes around VP that plan should consider.

Don't make the streetscape too urban –don't want to lose Bolton's character.

Keep Bolton as it is.

Is the Chamber is to be moved, keep the Adirondack type log exterior.

What is the name of the part of the sewage treatment plant that will be potentially upgraded by the grant? (Membrane Bioreactor).

The public docks in Rogers Park should be constructed of timber and cribs. This is consistent with the Adirondack style.

North dock in Veterans Park should be removable in the winter.

Lands under the existing Chamber building may have issues with municipal sewage lines.

Do not move the dedicated plaque on the gazebo at the Town Pier to its new location. Affix it to the new shelter.

#### Written Comments Submitted

There needs to be a continuous sidewalk on the east side of 9N from the Grand Union to Stewarts and then to Veterans Park.

There needs to be a continuous sidewalk on the west side of 9N starting at Nueffers and running at least to the gift shop of the Episcopal Church.

The side walk on the south side of Sagamore Road needs to come all the way out to 9N.

There should be a bike path on the shoulder of 9N from the Episcopal Church south to the Huddle and from the Post Office north to Up Yonda Farm.

Take the gravel lot on the north side of Sagamore Road at the Norowal Marina and make that a public lot.

Put a side walk on the north side of Sagamore Road from the lot to 9N.

Wrong, wrong, wrong to do public parking at either the firehouse or the athletic fields.

Take property at corner of Sagamore Road by eminent domain and use some of the UDAG money to pay for it. Do not use as a parking lot on that key corner.

Improving the public's recreational experience should be the priority while being considerate of neighbors.

The Town should adopt a "green" policy of re-use or recycling of the existing elements.

Make the upper level a multi-season area with the lower (beachfront) level more of a summer season space in RP. The street-side area could attract visitors during evenings and cool weather when families do NOT want their children in the lake; therefore, a nice playground and sitting area would be logical.

The "campus" concept sounds good, but remember the Chamber of Commerce is not a public organization; it may not be legal to build them a new office with tax dollars (unless they pay rent and provide services to all).

This park is really part of downtown, so maximize the use of its parking spaces, after beach hours and off season.

Retain the tennis court space and use half as a basketball court (delete "spray-ground" which could be an attractive nuisance).

Re-use the basketball court as a base for a covered picnic pavilion.

Create a hill-top picnic grove with great views and easy access from street.

Remove (blast) some of the ledge-rock to increase upper level parking.

Remember VP is a filled wetland. It may require a lot more fill before any structure or court can be built; get an engineer to analyze the situation before finalizing the plan.

VP: More tennis courts to south end of parking lot and delete other courts. Enclose/add to the east section of restrooms for "arts and crafts." Don't move the playground (better for non-summer use). Create covered pavilion by removing sides of present craft building. Consider a skateboard device.

Since so many people utilize the Internet for travel plans the Chamber facility should be more of a "visitors center" where all kinds of information could be available (not just accommodations). Since it should be available from an automobile RMP may not be the most suitable location for the traveling public. Look for a location that would provide vehicular access into RMP.