

## 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

## Bolton Landing Hamlet Sustainability Plan

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	NYSDEC 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	Design & Engineering of Pier/Docks/Landing Improvements; Park Master Plan	\$57,850 /\$115,700	Permitting completed; Design & Engineering underway;
	NYSDOS EPF 2009	Construct Pier/Docks/Landing Improvements	\$250,000 /\$500,000	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.
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## 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.