

# 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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**Town of Bolton**

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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

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# Bolton Landing Hamlet Sustainability Plan

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## 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,

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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 ongoing 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.

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**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.

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- 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.

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- 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

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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.

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## 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.