



Town of Bolton
COMPREHENSIVE PLAN COMMITTEE
Wednesday, November 20, 2024
6:00 p.m.
Town of Bolton Town Hall

Present:

John Gaddy, Chairman
Holly Dansbury
Barry Kincaid
Ike Wolgin
Susan Wilson, Town Board Liaison
Chris Belden, AICP, Town Planning Director
David Gilmour, AICP, Senior Planner, Laberge
April Brun (virtually), NYSDOS

Absent:

Megan Diehl
Gena Lindyberg
David Smith
Kathleen Suozzo

Speakers (7):

Henry Caldwell
Chris Navitsky, Lake George Waterkeeper
Jennifer Carson
Chad Shippee, BCS Superintendent
Glenn Long, Bolton Museum Director
George Goodwin
Zandy Gabriels

Other Attendees (8):

Anthony Hall, Lake George Mirror
Caleb Eich
Sandi Aldrich
Kate Van Dyck
4 Others (not signed in)

The meeting was called to order at 6:01 P.M.

John Gaddy started the meeting by welcoming everyone to the public hearing. He asked attendees interested in speaking to speak into the microphone, state your name and address, be respectful with your comments, and to limit comments to about 5 minutes. He asked David Gilmour, Planner at Laberge Group, to go through a prepared presentation.

David Gilmour went through a presentation that introduced the CPC members, overview of the process, organization of the plan and its purpose. He highlighted that there are key projects and an implementation plan. He indicated that the town following this implementation plan would help realize the goals and objectives outlined in the plan. He mentioned how the plan is funded by a grant from the NYS Department of State Smart Growth Planning Grant Program. David identified that the vision statement, key projects, and strategies outlined in the plan meet the 15 Smart Growth Principles outlined by NYSDOS. David mentioned that the town has conducted public surveys, held pop-up events, and held two public workshops. This is the first public hearing on the draft plan. Once the CPC is ready, they will submit the plan to the Town Board who will hold another public hearing before adoption. We anticipate adoption by early 2025.

Henry Caldwell (4651 Lake Shore Drive) stated that this was an impressive document. He mentioned that there is a lot mentioned about the wastewater treatment plant (WWTP) but what's not mentioned is the odor, especially around Heritage Village. He recognizes that the town needs lots

of costly upgrades at the WWTP, but something should be done about the odor coming from the plant. The plan discusses a lot about the historical resources in Bolton. The town has lost the building where the first town meeting was held, the Sagamore is seeking to demolish the historic Nirvana Farms buildings to construct condos. We are not doing anything to prevent the demolition of historic buildings. Mr. Caldwell stated that more needs to be done with enforcement and that they need to get an enforcement official. He stated that the fireworks at the Sagamore every week in the summer is too much. He mentioned some concerns with short-term rentals. Lastly, he stated that some day Edgecomb Pond will run dry due to drought and the town needs to be prepared for that (as the pond is the water source for the Bolton Water District).

Chris Navitsky (Lake George Waterkeeper) stated that his office would like to congratulate the town and offer appreciation for the town undertaking this effort. He indicated that he would be submitting written comments by the deadline. However, he did have some items he wanted to highlight tonight. Mr. Navitsky stated that managing ridgeline development is important and is already something highlighted in the 2003 Comprehensive Plan. He stated that there are more visible homes on hillsides within the Town of Bolton than all 7 communities around the lake combined. He appreciated the attention given to the needed wastewater improvements, which would benefit the economic vitality and reduce nutrient loading in the lake – especially around Bolton Bay. The LGA is ready to continue assisting the town. Mr. Navitsky mentioned that the Waterkeepers Office had assisted with development of a 2016 Finkle Brook Sedimentation Assessment – he insisted that this report is ready to be utilized. Lastly, he encouraged the town to include low-impact development standards for upload development, buffer protections, and to implement road salt reduction practices.

Jennifer Carson has been a teacher with the Bolton School since 1995. Her main concern is with providing safe routes to school. Currently, there is no safe place to walk along Horicon Avenue, it is especially dangerous in the wintertime. She also raised speeding concerns near Veterans Park and mentioned that maybe the crosswalk by Veterans Park should be moved.

Chad Shippee (Bolton Central School Superintendent) stated that the school has been evaluating adding steps on school grounds to offer safer connections for school kids. He stated that he would love to work with the town on this and other issues, such as shared use of their parking lot.

John Gaddy stated that in recent years there has been improved coordination between the school and town.

Glenn Long (Bolton Historical Museum Director) doesn't feel as though the document has much about cultural resources in town. He would like to see more about the growth, development, and integration of cultural and historic resources into the community.

George Goodwin (33 North Point Road) served on the 2003 Comprehensive Plan Committee. He stated that he is concerned about invasive species (such as Japanese Knotweed), he believes more needs to be done. He has concerns about development across from The Algonquin about the lights that cast down onto his property. Concerned about cars parking near the road in the same area.

John Gaddy stated that some work is being done to improve bicycling and that the town is working updating lighting standards in town.

Zandy Gabriels (12 Green Isle Lane) Agree with other comment that more needs to be done to control odor at the WWTP. He stressed that there should not be concern over the daily capacity of the WWTP, especially if I/I improvements are realized. Town needs a new fire house, he believes this should be stressed in the plan. Housing has been suggested in this plan, he would recommend that the town see how APA/Town Zoning can be changed to allow greater density on certain parcels. He suggested that more steps be included to more clearly explain how to implement these projects. He also suggested that more time be considered to allow for public comment. Lastly, Mr. Gabriels suggested that attention be given to reversing the declining environmental status of our streams.

John Gaddy encouraged residents to continue providing comments on the plan.

Barry Kincaid mentioned how a substantial amount of time was spent discussing the needs of the WWTP and other wastewater improvements.

John Gaddy stated that he was interested by how many issues came up and he suggested that maybe more specific language could be added to strategies. These insights were very helpful. The chairman asked if there were any additional public comments. Hearing none, the chairman adjourned the meeting.

The meeting was adjourned at 6:52 P.M.

Minutes respectfully submitted by,

Chris Belden, AICP, Director of Planning