



TOWN OF
BOLTON
WARREN COUNTY, NEW YORK

Smart Growth Comprehensive Plan

COMPREHENSIVE PLAN COMMITTEE (CPC) PUBLIC HEARING #1

Town of Bolton, Warren County, NY

Town Hall: Wed., Nov. 20, 2024 – 6:00 p.m.



Department
of State

Contract: C1002283

ACKNOWLEDGEMENTS

The Town Comprehensive Plan Committee (CPC) is engaging the community on local needs and interests and guiding formation of the proposed Comprehensive Plan.

Planning & Zoning Department

- Chris Belden, AICP, Director of Planning,
Zoning Administrator, & Code Enforcement Officer



Comprehensive Planning Committee

- John Gaddy, Chairman
- Holly Dansbury
- Megan Diehl
- James Galante
- Barry Kincaid
- Gena Lindyberg
- David Alcan Smith
- Kathleen Suozzo
- Susan Wilson, Town Board Member
- Ike Wolgin

Town Board

- Ron Conover, *Supervisor*
- Susan Willson, Deputy Supervisor, *Town Board Member*
- Robert G. MacEwan, *Town Board Member*
- Brendan Murmane, *Town Board Member*
- Wanda Cleavland, *Town Board Member*



Overview

- Meeting Objective
- Plan Purpose & Project Status
- Planning Process & Organization of the Plan
- Vision Statement
- Smart Growth Principles & Bolton's Guiding Principles
- Goals & Strategies, Key Projects, Implementation Table
- Next Steps

Meeting Objective

Comprehensive Plan Committee (CPC) Public Hearing #1

New York State General Town Law, Section 272-A - Town Comprehensive Plan

Part 6. Public hearings; notice.

In the event the Town Board directs a special board to prepare a proposed comprehensive plan, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment.

Comprehensive Plan Purpose

Comprehensive Plan: aka, Master Plan

Serves as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of a town comprehensive plan

Includes materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town.

Organization of this Plan

- **Vision**
- **Planning Context & Six Components:**
 1. Housing Choices;
 2. Living Environment;
 3. Community Circulation;
 4. Placemaking;
 5. Economic Vitality; and
 6. Leading for the Future
- **Within Each Part:**
 - ✓ Profiling
 - ✓ Goals
 - ✓ Strategies
- **Key Projects**
- **Implementation Plan**

Plan Process

Prepared with grant funding from the New York State Department of State (NYSDOS) Smart Growth Program

- CPC Formation & Kick-off
- CPC met 10 times
- Review 2003 master plan, subject and regional plans
- Master Plan Survey – Summer 2023
- Public Workshop #1 (September 2023) – Strengths, Weaknesses, Opportunities & Threats Analysis
- Stakeholder Meetings & Roundtable
- Pop-up Event
- Public Workshop #2 (September 2024)
- Prepared Principles, Vision, Goals and Strategies
- Draft Plan (Currently with CPC)
- Public Hearings (Today and anticipated in Winter 2025)
- Town Board referral, Review & Plan Adoption (2025 anticipated)

Project Status

Summer/Fall 2023

- Public Engagement with Survey
- Community Profile & Trends
- Public Workshop #1
- Three CPC Meetings

Winter 2023 – Early Summer 2024

- Draft Vision, Goals
- Strategies Exploration
- Public Workshop #2 - Goals & Strategies
- Five CPC Meetings

Fall/ Winter 2024

- Draft Plan
- Refer to Town Board (***Adoption targeted in 2025***)

Vision Statement

The Town of Bolton is committed to preserving its historic, rural, and scenic character while enhancing a sustainable built environment in a manner that improves the quality of life for current and future residents, workers, and visitors.

Smart Growth Framework

- Mixed Land Uses
- Range of Housing Opportunities & Choices
- Development & Redevelopment in Existing Communities
- Distinctive, Attractive Communities with Strong Sense of Place
- Focused Density
- Clean Energy
- Climate Change
- Resiliency
- Green Infrastructure
- Social Diversity & Integration
- Regional Planning & Coordination
- Walkable/Bikeable Neighborhood Design
- Variety of Mobility Choices
- Well-Planned & Well-Placed Public Spaces
- Community & Stakeholder Collaboration in Planning

Bolton's Guiding Principles

Housing Choices: *Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.*

Living Environment: *Safeguard the long-term viability of the Town's important natural open space, sensitive environmental areas, and scenic resources for future generations.*

Community Circulation: *Promote a safe and diversified transportation system to serve the needs of all residents and visitors.*

Place Making: *Provide a place that is safe and healthy, as well as one that encourages a distinctive, attractive community character that builds upon the Town's historic development pattern and focuses on community life.*

Economic Vitality: *Promote efforts that attract, retain, and expand a diversified business sector for the Town, including efforts to provide appropriate infrastructure and encourage related services to support these efforts.*

Leading for the Future: *Promote the stewardship of the Town through policies and strategic capital planning that seek to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*

Key Projects

- Advance Housing Action & Affordability
- Regulate Hillside Development
- Leverage Sewer & Storm Sewer Investments to Maintain Clean Water
- Upgrade the Town's Drinking Water System
- Bolster Edgecomb Pond Dam (& Manage Finkle Brook Levy)
- Form a Complete Streets Plan & Adopt Easement Dedication Policies
- Advance Workforce Mobility Innovation & Seasonal & Year-Round Regional Transit Improvements
- Plan & Execute Trails Connections & Comprehensive Recreation Improvements
- Promote Commercial Development
- Bolton Gateway Project
- Dark Sky Conservation/Lighting Regulation
- Enhance Telecommunications/Broadband
- Implement Priority Zoning Updates
- A Focus on Bolton's School

Implementation Table

- Links to Vision, Goals and Strategies
- Addresses possible actions over 10 years.
- Implementation plan/matrix and schedule:
 - Actions timing (Ongoing, Short-, Mid-, or Long-term)
 - Identifies a party or parties that could lead organizing action on a project, policy change or other strategy;
 - Lists possible partners for aiding deliberation/implementation;
 - Outlines potential resources or funding which may be accessed to assist strategy implementation;
 - Links with Key Project(s), as applicable.



Bolton Smart Growth Comprehensive Plan

Housing Choices:

Protect and enhance the needs of existing and future residents while encouraging diverse and affordable housing options for all.

GOAL 4: Advocate for establishing regional housing strategy and collaborate on advancing common interests and identified priorities using multi-party engagement.		Timeline	Responsible Parties and Partners	Potential Funding Sources	Key Project number
S T R A T E G I E S	Define local point person or committee for interacting with anticipated regional housing partnership.	STKP	TB	Local	KP1
	Establish an actionable local housing strategy, and update it periodically.	S	PD, TB	CB, SGZ	KP1
	Annually track and report on types of units being built.	O	PD	-	KP1
	Continue participation in the NYS Pro-Housing Communities Program and other opportunities improve housing affordability for residents.	O	PD	ESD; NYSHCR	KP1

Next Steps

- CPC will consider Hearing comments & Plan refinements
- When ready, CPC will refer Draft Plan to Town Board
- Town Board
 - Considers the Plan
 - Provides State Environmental Quality Review Act (SEQRA) administration
 - Holds it's Public Hearing (*Target for Public Hearing #2 is winter 2025*)
 - Referrals – County Planning, et al
 - Adoption by Resolution in 2025

Format for Hearing/ Commenting Today

- Please use the Sign-in Sheet
- The CPC is developing a detailed comment record
- Please plan to speak for up to five minutes
- May follow-up with written public comments until Monday, December 2nd
- Please recognize decorum

Location Maps

