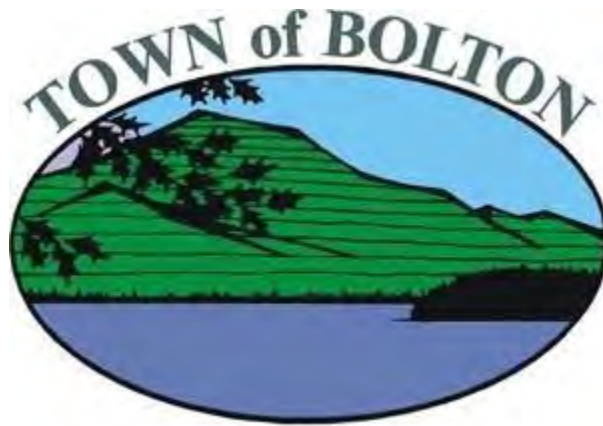


## **APPENDIX 4: DOCUMENTATION OF PUBLIC OUTREACH**

# Smart Growth Comprehensive Plan Update

## TOWN OF BOLTON

### PUBLIC PARTICIPATION PLAN



## Supervisor Ron Conover



*This document was prepared with funding provided by the New York State Department of  
State. Contract: C1002328*



## TOWN OF BOLTON SMART GROWTH COMPREHENSIVE PLAN PUBLIC PARTICIPATION PLAN

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### Overview of Planning Process

The Town of Bolton, in Warren County NY, will prepare an update to the Town's 2003 Comprehensive Plan with funding assistance from the New York State Department of State Smart Growth Planning Grant. The purpose of the Public Participation Plan (PPP) is to provide an overview of the engagement process, as well as to inform the residents and other interested stakeholders of the opportunities available to participate in the development of the plan. This PPP identifies key individuals, organizations, and entities that will be involved. It further identifies the roles and responsibilities for coordinating the outreach process, including public meetings, associated logistics, and a tentative schedule. In addition, the PPP identifies the mechanisms for engaging the public and educating them throughout the planning process.

### Objectives for Public Outreach:

The Public Participation Plan has set forth the initial following objectives:

- Fostering public recognition of the importance of the Town of Bolton Smart Growth Comprehensive Plan as a strategy for identifying the Town's key issues and needs.
- Engaging a full range of stakeholders in the community including residents, business owners, and elected/appointed representatives and officials.
- Informing the public of all meetings and public outreach sessions.
- Building trust between the greater Bolton community, Town officials, and project consultants.
- Enhancing the ability of Town officials to address current and future community needs.

### Key Contact(s):

#### Joshua Westfall, AICP

Director of Planning & Zoning  
4949 Lakeshore Drive  
PO Box 355  
Bolton Landing, NY 12814  
(518) 644-2893

[westfallj@TownBoltonNY.US](mailto:westfallj@TownBoltonNY.US)

<https://www.boltonnewyork.com/zoningplanning/>

#### Kevin Schwenzfeier

Senior Planner  
Laberge Group  
4 Computer Dr West  
Albany, NY 12205  
(518) 458-7112

[kschwenzfeier@labergegroup.com](mailto:kschwenzfeier@labergegroup.com)

[www.labergegroup.com](http://www.labergegroup.com)

### Public Participation Plan Methodology:

Public involvement is a central component of the planning process that will directly influence the outcome and success of the Town of Bolton's Comprehensive Plan Update. Community participation will be publicized through press releases, radio and cultural event announcements, individual mailings, flyers,

and other appropriate means. In addition, the summary of each public participation session will be made available in written form and will be available on the Project website (see below for more information regarding the Project website).

Identified stakeholders will be invited to share their ideas and concerns about issues affecting the Town, along with ideas and recommendations to improve the Town of Bolton. Stakeholders will be asked to share their feedback with the CPC to ensure the issues are being properly addressed. While the Public Participation Plan includes typical outreach methods, the CPC may augment the plan when additional outreach methodologies arise.

The following methods will be used to gather public input during the Town of Bolton Comprehensive Plan process:

1. Project Website & Online Engagement
2. Public Workshops
3. Information Pop-Up Tables
4. Community Survey
5. Stakeholder Interviews / Focus Group Meeting
6. Comprehensive Plan Committee (CPC) Meetings
7. Public Hearing(s)

## **Project Website & Online Engagement**

A website will be created by Laberge Group to engage, educate, and inform the public and will include information related to the Comprehensive Plan purpose, schedule, opportunities for participation, and links to relevant documents. The website will be linked directly to the Town's website and will be used to communicate information to the public on key findings, dates of public meetings and workshops, and a forum for comments on the progress of the plan.

**Participants:** Laberge Group, CPC Members, Town Officials, Stakeholders, and General Public.

**Notification:** The following techniques will be used to notify the public of the Project Website:

- Press Releases
- Flyers
- Announcements on the Town's website and newsletter
- Social Media

## **Public Workshops**

For any planning effort to be successful, it is imperative that community residents as well as property and business owners contribute to, and support, the Plan. The Town is committed to a community visioning and stakeholder process that will maximize citizen involvement and maintain momentum in the planning process. The purpose of these public workshops is two-fold: (1) engage the community in the planning process; and (2) promotes a clear understanding of the issues that are important to residents and stakeholders.



The following two public workshops will be conducted:

- **Public Workshop 1: Smart Growth SWOT & Visioning:** The first public meeting will seek to inform meeting attendees of the overall comprehensive planning process and will involve a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis. This meeting can be held as an “open house” style event where participants move around the room and interact with materials and prompts on their own, or as a “meeting” style event where a presentation is provided followed by break-out group activities. Sample questions for a SWOT analysis include, but would not be limited to:
  - The positive, tangible and intangible attributes of the Town. What does the community do well? What resources does it have? What advantages does the Town have over other nearby communities?
  - Factors that are within the Town’s control that detract from its ability to obtain or maintain a competitive edge. Which areas can be improved?
  - Available opportunities that can help the Town to prosper. What opportunities exist from which the Town could benefit?
  - What factors are potential threats to the Town? Threats include factors beyond the Town’s control that could place the community at risk.
  - What is the preferred “Preferred Future” or “Vision” for the Town?
- **Workshop #2 Smart Growth Goals:** This workshop will be structured as an “open house” style event to promote additional opportunities for participation. The workshop will build upon Public Workshop #1 Visioning & Assets/Liabilities Community Workshop. Specifically, the event will be designed to solicit ideas that articulate a “Preferred Future” and establish goals and strategies that align with the Smart Growth Principals.

**Participants:** CPC Members, Town Officials, Laberge Group, Stakeholders, General Public.

**Notification:**

- Press Releases
- Flyers
- Announcements on the Town’s website and newsletter
- Radio Announcements
- Social Media

**Schedule:** Two public workshops are tentatively scheduled:

- Public Workshop #1 SWOT Analysis: Late August/Early September 2023
- Public Workshop #2 Smart Growth Goals & Projects: November 2023

## Information Pop-Up Tables

**Purpose:** The purpose of the Information Pop-Up Tables is to provide another opportunity for residents, business owners and other stakeholders to contribute towards the Comprehensive Plan. Similar to the workshops, story boards, maps, and handouts will serve to educate the attendees about the process and seek additional input toward the Vision Statement, Goals and Objectives. At scheduled dates early in the public

participation process, Committee representatives will attend and Laberge Group will provide materials for up to two (2) planned community events, such as farmers' markets, field days, or similar outdoor events.

**Participants:** Laberge Group, CPC representatives, community leaders and the general public.

**Notification:** All Public Workshops will be posted on the Project and Town websites, social media, Press Releases, Flyers.

**Schedule:** TBD.

## Community Survey

**Purpose:** The Laberge Group will work closely with the Town and the CPC to prepare both an online and written community survey for the Town to disseminate. A postcard will be mailed by the Town to all property owners announcing the survey. The Laberge Group will tabulate and summarize the survey, and the findings will be presented in a stand-alone document. A summary of the survey findings will be posted to the project website and incorporated into the Plan.

**Participants:** All members of the public, including residents and business owners.

**Notification:** Direct mail will be used to notify residents of the Survey as well as the Project and Town websites, Town newsletter and social media.

**Schedule:** July-November 2023

## Stakeholder Interviews / Focus Group Meetings

**Purpose:** The purpose of the Stakeholder Interviews and the Focus Group meetings are to ensure the public participation process generates a broad understanding and thorough input from an array of community stakeholders.

**Participants:** CPC and Town Officials will identify Stakeholders. The initial community profile will also help identify issues and associated stakeholders.

**Notification:** Email/Phone call from the Town in their role as project coordinator.

**Schedule:** Upon completion of the Initial Community Profile and the SWOT Analysis, the Committee, Town Officials, and Laberge Group will identify stakeholders related to key issues identified in the preceding tasks and conduct one full day of stakeholder interviews and focus group meetings. The Town of Bolton will arrange meeting dates, times and ADA accessible locations as necessary.

## Comprehensive Plan Committee (CPC) Meetings

**Purpose:** The purpose of the CPC meetings is to represent a variety of community interests and to guide the preparation of the Town of Bolton Comprehensive Plan. Following the kick-off meeting, six (6) additional Committee meetings are scheduled to facilitate the community engagement and preparation of the Comprehensive Plan. The CPC will clearly define objectives and responsibilities for each element of the community participation process. In addition, the CPC will provide insight and assistance with securing strategic partnerships and important stakeholders to advance the planning process.

**Participants:** Committee members will be selected based on their knowledge of the Town of Bolton and their area of expertise determined beneficial to the development of the plan.

**Notification:** All CPC meetings will be posted on the Project and Town websites.

**Schedule:** Committee meetings will be scheduled roughly once every other month, unless a public outreach event or public hearing is scheduled.

## **Public Hearing(s)**

**Purpose:** The Town Board and CPC will hold at least one public hearing each, pursuant to requirements of NYS Town Law. The public hearings will provide the community with an opportunity to understand the Plan and what activities will be necessary for implementation of the community's vision. Community feedback from the hearings will be used to refine the Final Plan. Notice of the public hearings will be published in a newspaper of general circulation in the Town at least ten calendar days in advance of each hearing. The proposed Comprehensive Plan will be made available for public review during said period on the Project and Town Websites, at the office of the Town Clerk, the public library, and additional convenient locations that may be identified.

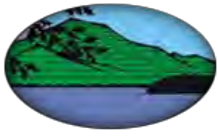
The Town of Bolton will work with the CPC and the Laberge Group Team to identify dates, times and ADA accessible locations for the public hearings.

**Participants:** All members of the public, including business owners, stakeholders, neighborhood associations, community groups, CPC and Town Board Members.

**Notification:** Multiple techniques will be used to notify the public of the public hearings, including:

- Press Releases
- Flyers
- Announcements on the Town's website and newsletter
- Social Media

**Schedule:** Spring 2024 (*anticipated*)



## Town of Bolton

### Smart Growth Comprehensive Plan Kick-off Meeting

*Town of Bolton \* June 7th, 2023*

### Meeting Notes

#### ***In Attendance:***

*John Gaddy,  
Chairman  
Holly Dansbury  
Gena Lindyburg  
Barry Kincaid  
Kathy Suozzo  
Susan Wilson  
Ike Wolgin*

*Josh Westfall, AICP, Director  
of Planning and Zoning  
Kevin Schwenzfeier, Senior Planner,  
Laberge Group  
Adriana Beltrani, AICP, Senior  
Planner, Laberge Group  
(virtual)*

*April Brun- DOS (virtual)  
Lisa Vasilakos- DOS (virtual)*

#### ***Absent:***

*Henry Caldwell  
Jason Saris  
David Smith*

#### **I. Introductions**

- CPC members introduced themselves and their interests. Several members discussed interest in improving the zoning code, others noted the need to address infrastructure improvements during high season population influx.
- Laberge team introduced themselves and their roles.

#### **II. Project Status**

- DOS team introduced themselves and noted that their review of any documents must be given a 2-3 weeks turnaround time.

#### **III. Project Scope of Work and Project Timeline**

- Kevin reviewed a PowerPoint presentation, attached, explaining the project scope of work and the project timeline. The first effort is focused on public outreach and visioning and will last until the fall/winter of 2023.

#### **IV. Committee Perspectives**

- A committee workbook was presented to the CPC, for them to fill out and return. It includes opportunities to provide input into Comprehensive Plan priorities and vision.
- The CPC was asked about issues and assets for the Town. The following topics were discussed:
  - Affordable housing/housing availability in general needed
    - o Senior and workforce housing an issue
    - o Housing for year-round residents
    - o Veteran housing
    - o Seasonal worker housing – Kevin provided an example of the Town of Wyndham subsidizing housing for seasonal workers.
  - Available services for seniors (activities), comfortable living for seniors.

- Zoning issues – pre-existing building variances are a burden.
  - o Zoning code not updated, pressure to update; limited amount of land for development
  - o Pressure to vary from the code
  - o Need a code that works – process and administration
  - o Creative uses not covered by zoning
- Short-term rentals
- Condos are not affordable housing
- Derelict properties need to be reused
- People get approvals and do not build to their plans
  - o Need better coordination between PB/ZBA and Code Enforcement
- Adirondack Park Agency limits development in certain areas
- Childcare needed
- Hamlet areas could potentially densify, must remain contextual
- Parking issues – may be gaining parking but always an issue during peak times. May not be strategic to host events that utilize a parking lot. May be a perceived issue?
  - o A question to ask when interviewing business owners
  - o No meters for street parking
- In general, Bolton is proactive about planning and familiar with the process.
- Need to make sure we keep in mind who we are creating this plan for?
- Bolton is particularly constrained by available land and property with public water and sewer – Few vacant lots in Bolton

## **V. Community Outreach**

- Park events identified for popups to be staffed by CPC
- Director of Planning and Zoning to provide CPC with 2003 Comprehensive Plan
- Town Communication – digital board at firehouse, flyers at Stewarts, local newspaper, post on door to Town Hall. Not an existing robust digital platform. Library good for local community – activities a few times/month. Town website, post office, & comment box.
- Residents are most engaged on voting day – set up engagement at voting location(s).
- Ways to engage the students – children’s table at workshops
- Paper survey – discussion about what/how to mail – postcard with information on where to find it. Important to notify everyone about the survey and not base it on who passes by a flyer at a given time.
  - For renters – ask landlords to send survey to tenants

## **VI. Next Steps**

- Next Meeting- August 2<sup>nd</sup>, 5pm
- Move public workshop #2 to January – amend the PPP to reflect.
- Public Workshop #1 to be held in the last two weeks in August.

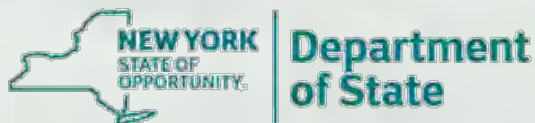
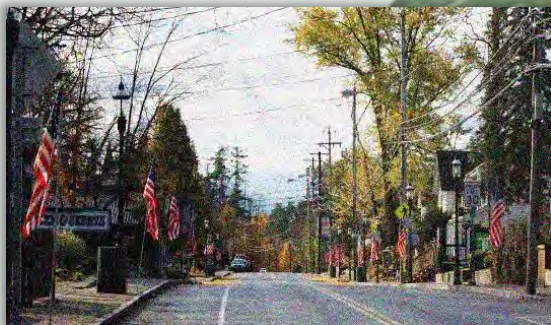




TOWN OF  
**BOLTON**  
WARREN COUNTY, NEW YORK

# SMART GROWTH COMPREHENSIVE PLAN

## TOWN OF BOLTON WARREN COUNTY, NY



Contract: C1002005/C1002328

# Introductions

## Comprehensive Planning Committee (CPC)

- John Gaddy, Chair
- Susan Wilson, Deputy Supervisor
- Henry Caldwell
- Holly Dansbury
- Barry Kincaid
- Gina Lindyberg
- Jason Saris
- David Smith
- Kathleen Suozzo
- Ike Wolgin
- Joshua Westfall, AICP, Director of Planning

## Consultant Team

- Laberge Group
  - Nicole Allen, AICP, Director of Planning & Community Development
  - Kevin Schwenzfeier, Senior Planner
  - Adriana Beltrani, AICP, Senior Planner
  - Snehal Chavan, Planner

## NYS Department of State

- April Brun, Coastal Resource Specialist
- Lisa Vasilakos, Coastal Resource Specialist

# Project Status

- NYS DOS Smart Growth Contract Review (DOS Reps)
  - Obligations
  - Smart Growth Initiatives
- Visioning and Outreach (Part 1)
  - This Project will Provide for Robust Community Engagement and Extensive Public Involvement to Establish a Holistic Vision.
- Inventory and Goals (Part 2)
  - A Strategic Plan to Establish Policies that Reinforce Smart Growth Principles.
  - Will Balance Preservation with Economic Development.



# Scope of Work

- 1.0 – Town and Committee Coordination
- 2.0 – Public Engagement Activities
- 3.0 – Promotional Actions
- 4.0 – Community Profile & Future Trends
- 5.0 – Vision, Goals & Strategies and Draft Plan Development
- 6.0 – Public Hearings and Final Comprehensive Plan Document
- 7.0 – State Environmental Quality Review Act Compliance and Plan Adoption

# Project Timeline

Summer/Fall  
2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter 2023

- Draft Vision, Goals, & Objectives
- Plan Development
- Public Workshop

Winter/Spring  
2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption

# Public Engagement

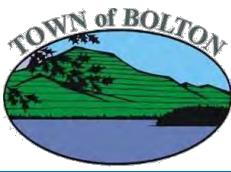
- Public Participation Plan (PPP)
- Stakeholder Group Meetings
- Public Workshops (2)
- Community Survey
- Website and Webmap
- Pop-Up Events (town managed)

# Committee Perspectives

- Roles and Responsibilities
  - Provide Information
  - Offer Recommendations
  - Facilitate Cooperation
- Committee Workbooks
  - Sets the Baseline for Plan Priorities
- Key Trends and Topics
  - Strengths & Assets
  - Liabilities & Challenges

# Next Steps

- Schedule Next CPC Meeting (Early August)
- Approve Draft PPP
- Schedule Public Workshop(s) (Late August & Early Dec/Jan)
- Confirm List of Stakeholders and Schedule Meetings
- Draft Community Survey and Release
- Draft Public Website



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## Smart Growth Comprehensive Plan CPC Meeting #1 Summary August 2, 2023

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

#### Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- Kevin Schwenzfeier, Senior Planner
- Adriana Beltrani, Senior Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

### Project Status

There was a brief inquiry of any Town updates that the consultant should be made aware of. None were noted. The Timeline was discussed with the committee and key dates were identified for major milestones.

### General Outreach

A project website was developed and made active. This website was shared with the CPC. The website has committee meeting, event dates, and key information about the Comprehensive Plan and its process.

Laberge Group led the CPC through a discussion about stakeholders, who they are and how best to engage them throughout the process. The CPC members were tasked with identifying key community members that could provide unique insight into the planning process. Contact information is needed and affiliation. This information is sought in advance of the next CPC meeting.

### Public Information Survey

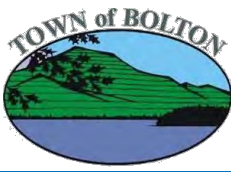
A draft survey was circulated to the CPC for review and consideration. This survey will be conducted in paper copy and online. Paper copies will be made available at Town Hall. A flyer was shared that includes a link to complete the public information survey online. The flyer will be posted at Town Hall and disseminated throughout Town by the Director Planning and the CPC.

### Public Workshop #1

The public workshop was scheduled for September at Town Hall. The CPC discussed the content that would be included in the open house format. This content was determined appropriate for soliciting public ideas on the Town's vision and community assets.

### Next Meeting – September 6, 2024

*This document was prepared with funding provided by the New York State Department of State. Contract: C1002328*



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## Smart Growth Comprehensive Plan CPC Meeting #2 Summary September 6, 2023

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

#### Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- Adriana Beltrani, Senior Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

### Project Status

There was a brief inquiry of any Town updates that the consultant should be made aware of.

### General Outreach

Laberge Group led the CPC through a discussion about stakeholders and potential meetings. The list of stakeholders continued to necessitate additional input and contact information. The Town's Director of Planning indicated that he would provide the additional information to assist with identification and scheduling.

### Public Engagement Survey

The draft public survey results were presented to the CPC. See attached presentation.

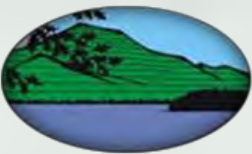
### Public Workshop #1

The draft public outreach boards were shared with the CPC. Content was reviewed and discussed. Format of the meeting was finalized.

### **Next Meeting – October 18, 2024**

*This document was prepared with funding provided by the New York State Department of State. Contract: C1002328*





TOWN OF  
**BOLTON**  
WARREN COUNTY, NEW YORK

# SMART GROWTH COMPREHENSIVE PLAN

## TOWN OF BOLTON WARREN COUNTY, NY



Department  
of State

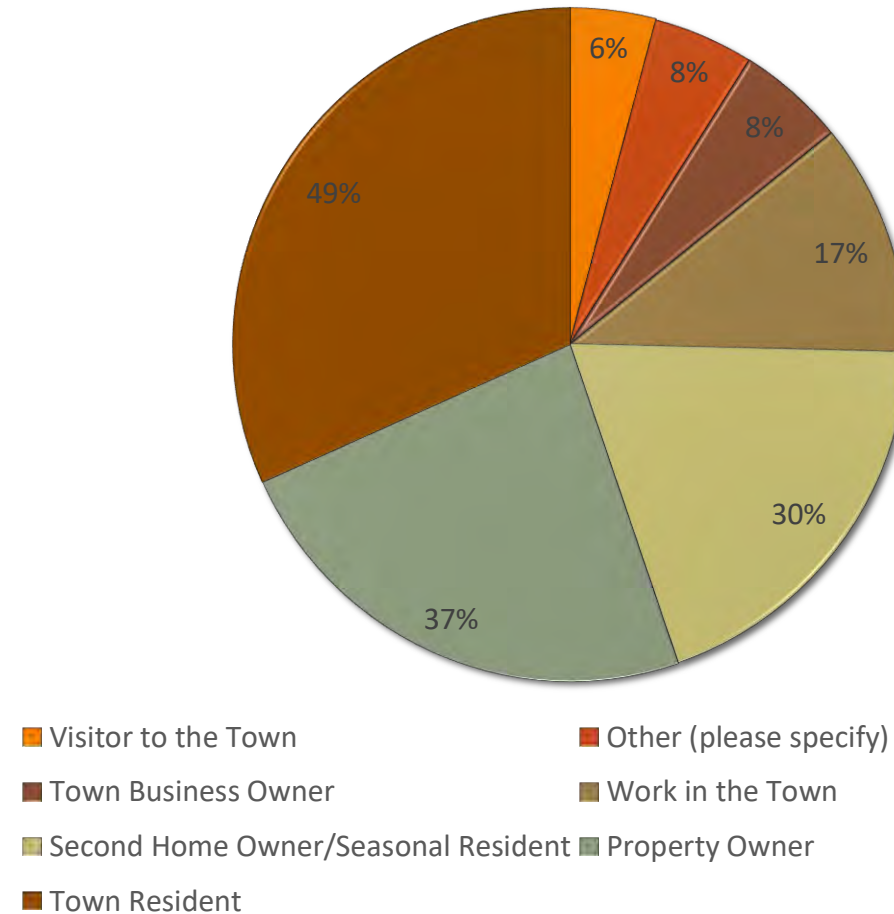
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# Question 1

What is your relationship to the Town of Bolton (check all that apply)?

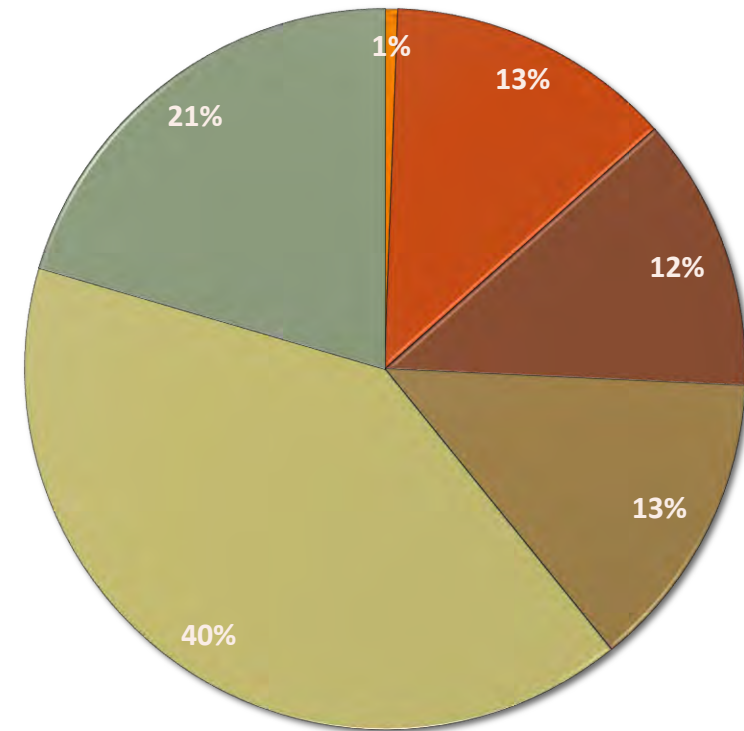
Answer Choices	Responses
Visitor to the Town	11
Other (please specify)	13
Town Business Owner	14
Work in the Town	30
Second Home Owner/Seasonal Resident	52
Property Owner	63
Town Resident	85
<b>TOTAL RESPONSES</b>	<b>172</b>



# Question 2

How long have you been a resident of the Town of Bolton?

Answer Choices	Responses
Less Than 1 Year	1
1 - 5 Years	22
5 - 10 Years	21
10 - 20 Years	23
Greater Than 20 Years	69
Non-Resident	35
<b>TOTAL RESPONDENTS</b>	<b>171</b>

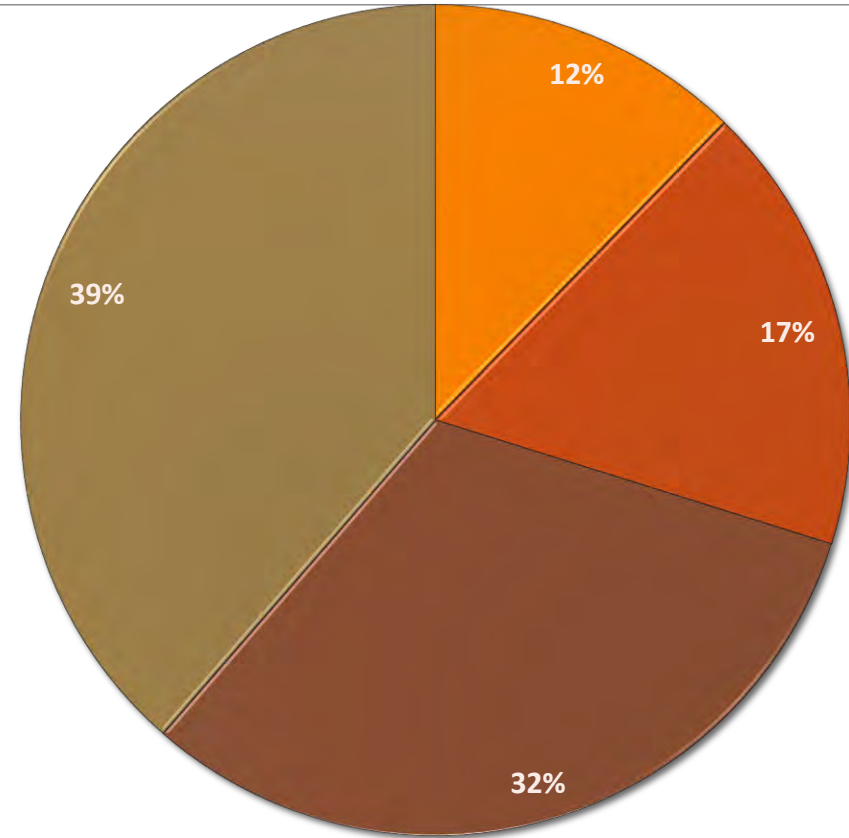


Less Than 1 Year    1 - 5 Years    5 - 10 Years  
10 - 20 Years    Greater Than 20 Years    Non-Resident

# Question 3

What is your age group?

Answer Choices	Responses
19 or younger	0
Prefer not to answer	0
Between 20 - 34	21
Between 35 and 44	30
65+	54
45 - 64	66
<b>TOTAL RESPONDENTS</b>	<b>171</b>

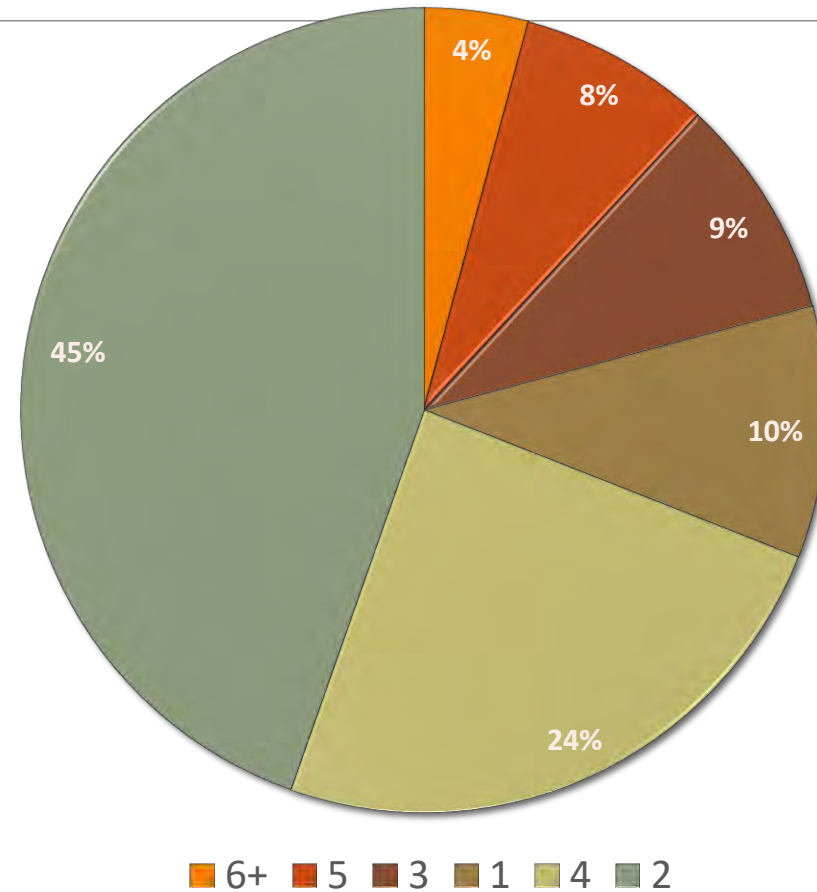


Between 20 - 34   Between 35 and 44   65+   45 - 64

# Question 4

How many people live in your household?

Answer Choices	Responses
6+	7
5	13
3	15
1	17
4	41
2	75
<b>TOTAL RESPONSES</b>	<b>168</b>



## Question 5

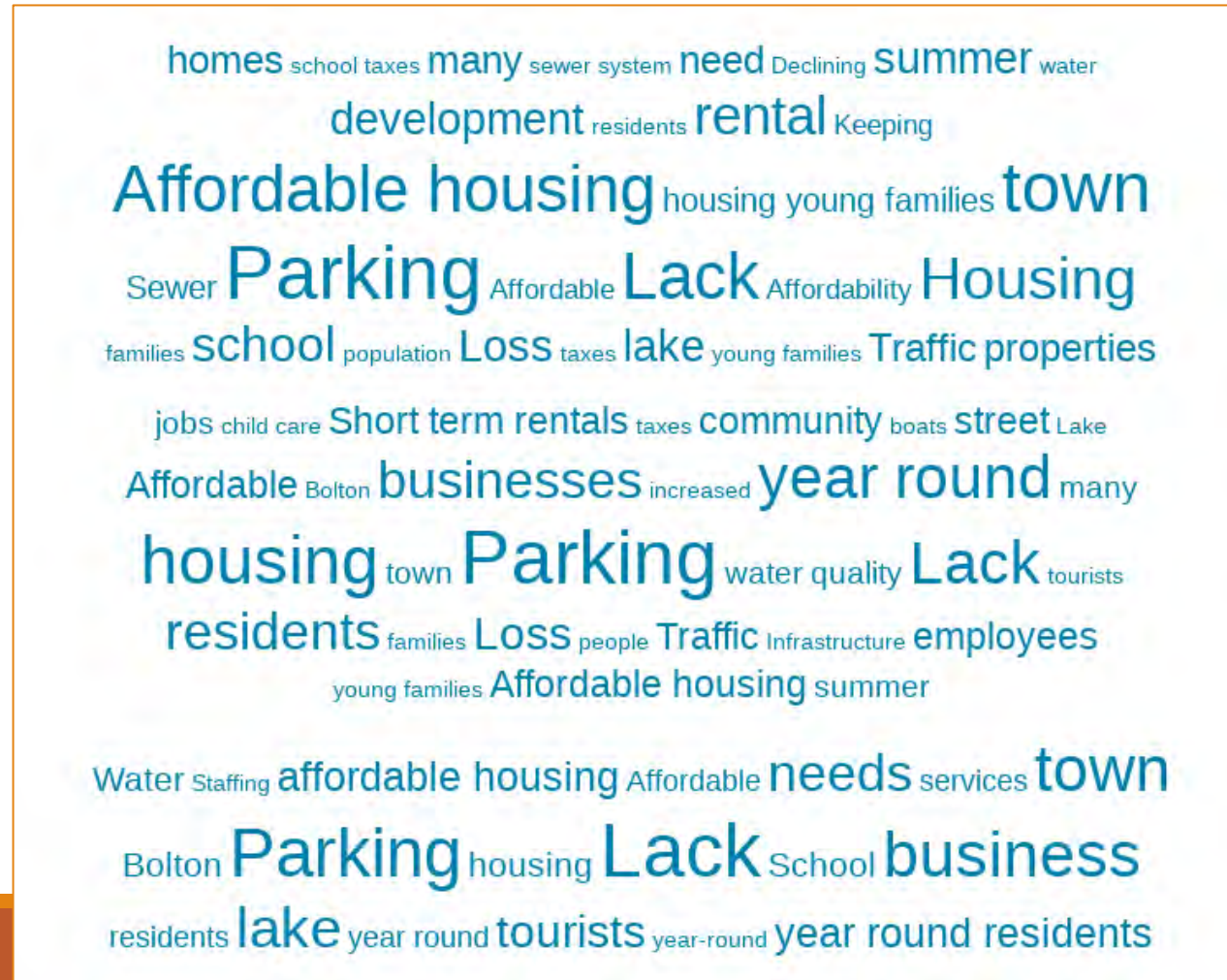
## What are three things you love about living in or visiting Bolton?





# Question 6

What are the top 3 issues or challenges facing the Town of Bolton over the next 10 years?



# Question 7

What are three things you love about living in or visiting Bolton?

Housing Family friendly Quaint development Year round Sustainable  
Family town Community destination Lake  
Welcoming Clean Safety Inclusive Tourism Growth  
Affordable Housing lake Thriving Sustainable environment Charming Less  
Family Peaceful community school parking Sustainability  
friendly Safe town small town Welcoming Affordability  
Year-round Clean sustainable Family Safe downtown Parking residents  
Community friendly Vibrant trails Natural environment Affordable  
year round Improve Parking town friendly education  
Community safe lake Welcoming local quality  
Main Street  
Affordable activities friendly Family parking Support

# Question 8

Please provide your level of support for the following types of development within the Town of Bolton:

	HIGH	MEDIUM	LOW	NONE	TOTAL
<b>Agriculture</b>	19.88% 34	<b>43.86%</b> <b>75</b>	29.24% 50	7.02% 12	171
<b>Forestry</b>	<b>41.28%</b> <b>71</b>	36.63% 63	17.44% 30	4.65% 8	172
<b>Commercial/Retail</b>	26.90% 46	<b>53.80%</b> <b>92</b>	16.37% 28	2.92% 5	171
<b>Cultural Facilities</b>	<b>41.86%</b> <b>72</b>	<b>40.12%</b> <b>69</b>	15.12% 26	2.91% 5	172
<b>Manufacturing</b>	4.71% 8	18.24% 31	39.41% 67	37.65% 64	170
<b>Residential Housing</b>	<b>47.09%</b> <b>81</b>	31.98% 55	16.28% 28	4.65% 8	172
<b>Recreational Facilities</b>	<b>56.40%</b> <b>97</b>	33.14% 57	9.30% 16	1.16% 2	172
<b>Renewable Energy</b>	<b>45.35%</b> <b>78</b>	26.16% 45	22.09% 38	6.40% 11	172
<b>Short-Term Rentals</b>	10.47% 18	13.37% 23	<b>50.58%</b> <b>87</b>	25.58% 44	172



# Question 9

Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:

	NOT PRIORITY(1)	LOW PRIORITY(2)	NEUTRAL(3)	MEDIUM PRIORITY(4)	HIGH PRIORITY(5)	TOTAL
Expansion of Agricultural	26.01%	15.03%	34.10%	18.50%	6.36%	
	45	26	59	32	11	173
Access to Public/Alternative Transportation	6.94%	22.54%	22.54%	29.48%	18.50%	
	12	39	39	51	32	173
Business Development	2.33%	9.30%	23.84%	41.86%	22.67%	
	4	16	41	72	39	172
Climate Change Resilience (flood protection, building weatherization etc.)	3.47%	9.25%	20.23%	31.21%	35.84%	
	6	16	35	54	62	173
Community Connectivity (sidewalks, trails and bike lanes)	2.89%	5.20%	8.67%	34.68%	48.55%	
	5	9	15	60	84	173
Housing Access	5.20%	6.94%	16.76%	24.28%	46.82%	
	9	12	29	42	81	173
Pet-friendly Public Spaces	12.14%	13.87%	29.48%	27.17%	17.34%	
	21	24	51	47	30	173
Job Creation	2.33%	4.07%	15.12%	36.05%	42.44%	
	4	7	26	62	73	172
Natural Resource/Land Protection	2.33%	1.74%	8.14%	16.28%	71.51%	
	4	3	14	28	123	172
Preservation of Town History	0.58%	3.47%	9.25%	34.68%	52.02%	
	1	6	16	60	90	173
Preservation of Scenic Open Space/Landscapes	0.00%	1.16%	5.81%	19.19%	73.84%	
	0	2	10	33	127	172
Promoting Tourism	6.94%	9.83%	21.39%	27.17%	34.68%	
	12	17	37	47	60	173
Promoting Arts and Culture	1.73%	6.36%	19.08%	39.31%	33.53%	
	3	11	33	68	58	173
Cellular/Broadband Access	1.16%	2.89%	8.09%	19.08%	68.79%	
	2	5	14	33	119	173

# Question 10

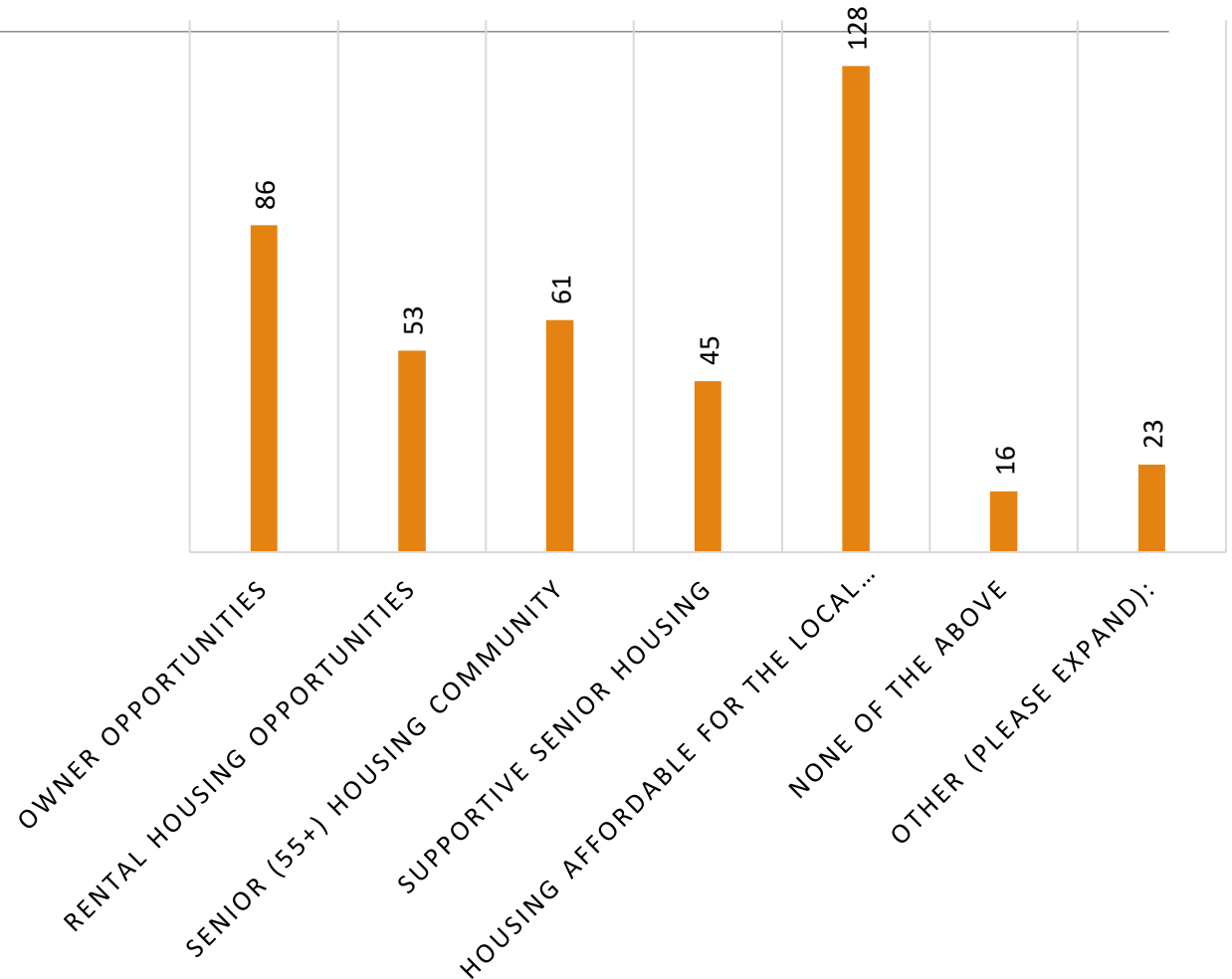
“Connectivity” is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:

	NOT NEEDED(1)–	DO NOT SUPPORT(2)	SUPPORT(3)	STRONGLY SUPPORT(4)	TOTAL
Bicycle lanes (on-street) in strategic locations	15.38%	13.61%	43.79%	27.22%	
	26	23	74	46	169
Electric vehicle charging infrastructure	8.28%	23.08%	50.30%	18.34%	
	14	39	85	31	169
Expanded trolley routes/stops	4.73%	10.65%	55.62%	28.99%	
	8	18	94	49	169
Improved trolley schedule	8.24%	8.24%	59.41%	24.12%	
	14	14	101	41	170
On-demand/flex transit service	13.86%	13.86%	54.82%	17.47%	
	23	23	91	29	166
Local car-sharing services (Zipcar, Turo, etc.)	30.95%	22.02%	39.29%	7.74%	
	52	37	66	13	168
Improved bicycle infrastructure (bike rack, repair stations, etc.)	15.38%	12.43%	53.85%	18.34%	
	26	21	91	31	169
Off-street bicycle lanes or trails	11.24%	8.28%	55.62%	24.85%	
	19	14	94	42	169
Safer street design for pedestrians/cyclists	9.36%	4.09%	44.44%	42.11%	
	16	7	76	72	171
Sidewalks in strategic locations	6.98%	4.65%	48.26%	40.12%	
	12	8	83	69	172

# Question 11

Does the Town of Bolton need more of the following housing options? Please choose all that apply:

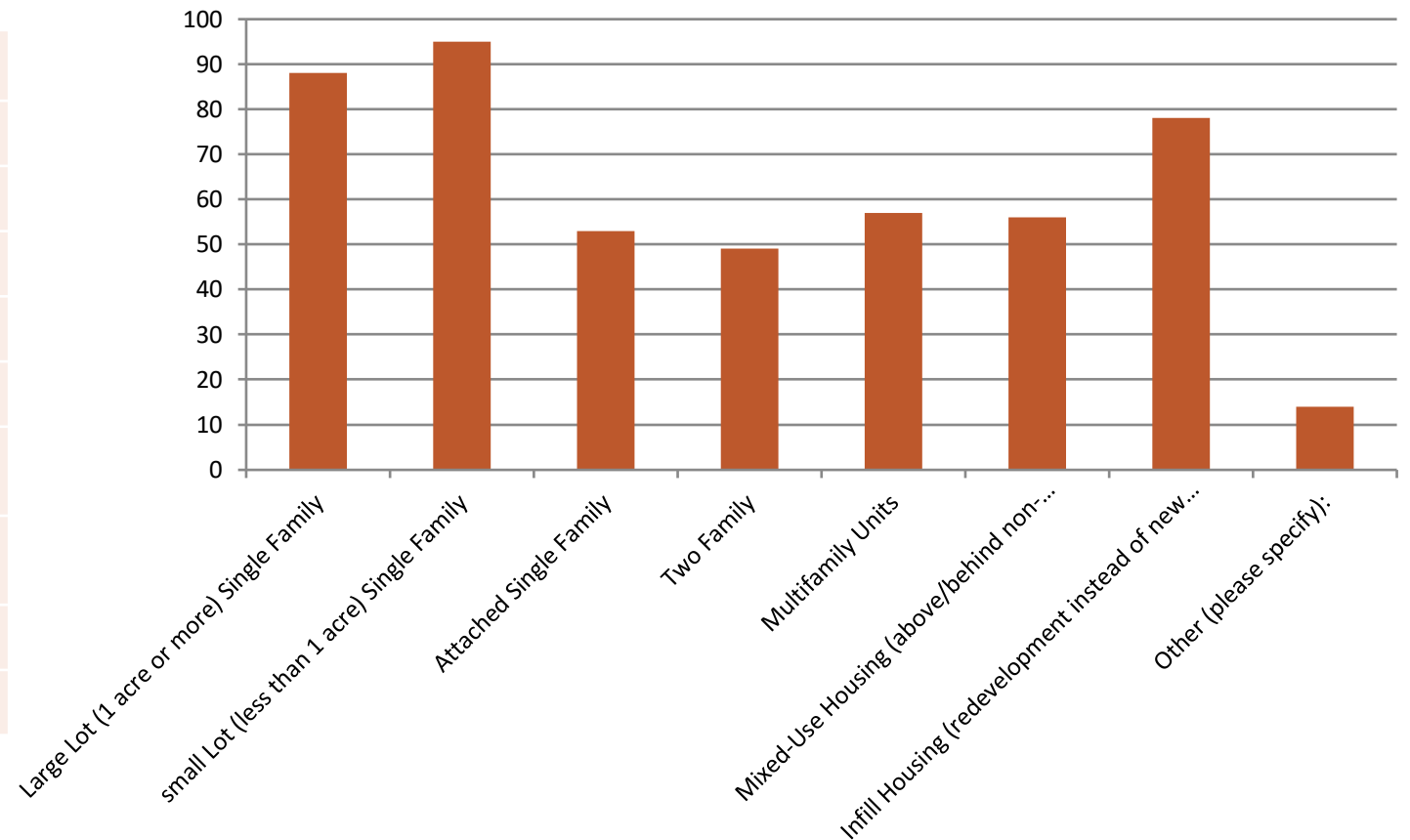
Answer Choices	Responses	
Owner Opportunities	51.50%	86
Rental Housing Opportunities	31.74%	53
Senior (55+) Housing Community	36.53%	61
Supportive Senior Housing	26.95%	45
Housing affordable for the local workforce	76.65%	128
None of the above	9.58%	16
Other (please expand):	13.77%	23



# Question 12

Please indicate the types of new residential development you would support:

Answer Choices	Responses
Large Lot (1 acre or more) Single Family	88
small Lot (less than 1 acre) Single Family	95
Attached Single Family	53
Two Family	49
Multifamily Units	57
Mixed-Use Housing (above/behind non-residential uses)	56
Infill Housing (redevelopment instead of new development)	78
Other (please specify):	14
<b>TOTAL RESPONSES</b>	<b>167</b>



# Question 14

What are the top three (3) recreational interests that should be prioritized in Bolton:

Answer Choices	Responses	
Boating/Watersports	51.74%	89
Walking / Running	47.09%	81
Hiking	42.44%	73
Park/Playgrounds	42.44%	73
Performance / Literary Arts	19.77%	34
Fishing	18.02%	31
Pet-Related Activities	14.53%	25
Cross Country Skiing/Snowshoeing	12.79%	22
Backpacking/Camping	11.63%	20
Road Biking	11.63%	20
Other (please specify):	11.63%	20
Mountain Biking	10.47%	18
Wildlife Viewing / Photography	9.88%	17
Court Games	9.30%	16
Snowmobiling / ATV	7.56%	13
Visual Arts	6.98%	12
Hunting	5.23%	9
Field Sports	2.91%	5
Golfing	2.91%	5
Rock Climbing	1.74%	3
Equestrian Activities	0.58%	1

# Question 15

Which three (3) services are most in need of improvement within the Town of Bolton?

Answer Choices	Responses	
Sewer and Water Services	44.00%	77
Recreational Services	41.71%	73
Roads / Highway Maintenance	33.14%	58
Childcare Services	30.86%	54
Building / Zoning Enforcement	29.14%	51
Senior Services	21.14%	37
Other (please specify)	18.86%	33
Youth Services	17.14%	30
Family Services	16.00%	28
Emergency Medical Service	15.43%	27
Policing	12.57%	22
Educational Services	10.29%	18
Fire / Emergency Service	9.71%	17
Library Services	5.71%	10



# JOIN US TO SHAPE BOLTON'S FUTURE!

TOWN OF BOLTON COMPREHENSIVE PLAN

## PUBLIC WORKSHOP

FRIDAY, SEPTEMBER 22, 2023

4:00- 7:00 PM

BOLTON TOWN HALL,  
4949 LAKE SHORE DRIVE

### TAKE THE COMMUNITY SURVEY!

**Paper Copies:** Available to pick up or drop off at the Town Hall Planning Department office. Use drop box for after hours drop off.

**Online:** Visit Town Website or follow QR code for link!



*Please join us for a Community Open House Event where you can share your ideas about the future of the Town of Bolton.*

*This community event will guide policy and land use decisions for years to come!*

#### During this workshop:

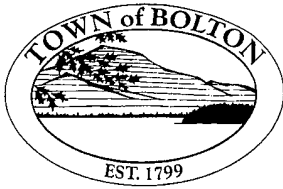
- ❖ Share your vision for Bolton
- ❖ Comment on Map displays
- ❖ Identify the strengths, opportunities and challenges facing Bolton
- ❖ Discuss resource needs and priorities



Joshua Westfall, AICP, Director of Planning and Zoning | [Westfall.J@town.bolton.ny.us](mailto:Westfall.J@town.bolton.ny.us)  
Kevin Schwenzfeier, AICP | [kchwenzfeier@Labergegroup.com](mailto:kchwenzfeier@Labergegroup.com)



*This project is funded by a NYS Department of State Smart Growth Planning Grant*



## Town of Bolton

Planning and Zoning Department

4949 Lake Shore Drive • Bolton Landing New York 12814 • 518-644-2893

### MEMORANDUM

**To:** K. Schwenzfeier and A. Beltrani, Senior Planners -Laberge Group  
**CC:** J. Gaddy, CPC Chairman  
**From:** Joshua Westfall AICP, Director of Planning and Zoning/ Zoning Administrator  
**Date:** September 26, 2023  
**Re:** 9/22/ 2023 Open House Results – Bolton Comprehensive Plan

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Below please find the raw results of the Comprehensive Plan Open House on September 22, 2023, at Town Hall.

The Event was from 4:00pm to 7:00pm at Town Hall in the Town Board Meeting Room as well as the Town Court Room. Per Sign-in sheets there were 110 attendees.

Also attending was April Brun of NYSDOS and Ethan Gaddy of Warren County Planning and Community development Office.

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#### Strengths- What are Boltons Strengths?

Solid Tax Base ✓✓✓	Farmers Market
Rogers Park	Downtown
John's Huge Deck ✓✓	Beaches and Parks
Great School District ✓✓✓✓	Museum
The School ✓✓	Trails
School ✓✓✓✓	Transfer Station
LGLC	EMS and BVFD
The Chamber	The Library
Fresh Air	Fire Dept. and EMS ✓✓✓
Close Community ✓✓✓	Close Knit Community ✓✓✓
The Lake and Access ✓✓✓✓✓✓✓	Forward Looking Admin. ✓✓
Beautiful Beaches ✓✓	The Natives
Police Are Great ✓✓✓✓✓	Healthy Environment w/ Many Opp. for Outdoor Rec.
Nature ✓✓✓✓✓✓✓	Tourism ✓
Safe ✓✓✓✓	Good School ✓
Small Town Community Based ✓	Music
Great Court Personnel	Small Town Atmosphere ✓✓✓
Quiet- Can Hear Birds ✓	The Lake ✓✓✓✓✓✓✓
Beautiful Pristine Lake	Fireworks ✓
Friendly Year-Round Residents ✓	Summer Town Activities ✓✓
Lake Access	Nice New Dining (Bears Cup, Loda, Cantina, Gem)
Police	Rogers Park and Flowers Landscaping
Small Friendly Community ✓✓	Town Atmosphere- Avoided Ugliness of LGV

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Unspoiled Beauty (*Continued*)  
Lake Front Restaurants  
Cute Shops  
Community Vibe  
Nice People  
Mountainous

Trees All Around  
Lake George and Peaceful Set on Earth  
The Lake ✓  
Landscaping in Parks and Public Spaces ✓  
Small Town ✓

### Challenges -What are Bolton's Challenges?

Alternate Parking During Peak Season ✓✓✓  
Sewage Treatment  
Sewers  
Gentrification  
Cell Phone/ WiFi Service  
Paved Roads with Water Run-Off  
More Stuff To Do for People Who Don't Go Boating  
Everyday ✓  
9 Hole Mini Golf  
Bocce Ball  
More Kids in School ✓  
Traffic  
Housing for Young Families ✓✓✓✓  
On Street Parking is Too Narrow/ Street too Narrow  
✓✓  
Housing for Locals ✓✓✓  
Use Sand Instead of Salt in Winter ✓  
Traffic on 9N in the Town ✓✓  
Parking ✓✓✓  
Bright Lighting at Houses  
Bright Landscape Lighting  
"Starter Homes"  
Local Childcare (6mos to 3 yrs)  
Sidewalks ✓✓✓✓  
Sidewalks to the Algonquin  
No Year-Round Transportation/ Trolley  
Too Many Motorcycles Making too Much Noise  
Internet  
Childcare ✓  
Lack of Childcare  
Fitness Center for Seniors ✓  
Sewage Smell Near Tennis Courts ✓  
Need 4 Dedicated Pickleball Courts  
Nore Pickleball – 90 Members Live Here ✓  
Desiccated Pickleball Courts – Indoor and Out  
Need Well-Paying Jobs at a Reasonable Distance to  
Attract Families and Children ✓  
Affordable Housing ✓✓✓✓  
Playground at Rec. Field

More Pickleball Courts for Bolton ✓✓  
Senior Housing ✓✓  
Too Many People Speeding Through Town- Need  
More Control  
Traffic in Town ✓  
Too Many Cars ✓  
Need to Develop Walking Path on 9N  
More Year Round Recreation (Mtn Bike, X Country Ski)  
Pet Friendly Areas  
Sidewalks  
More Access to Lake  
Waste Treatment Plan Smell ✓  
Knot Weed  
Year Round Public Restroom Missing ✓✓✓  
Loss of Community ✓✓  
9N is Terrible for Bike Riders  
Littering ✓✓  
Safe Track to Walk/ Run – 9N is too Dangerous  
Limit Fertilizers and Chemicals on Lawn- Water Sheets  
into Lake ✓✓  
No Dog Park- Need One ✓✓✓✓  
No Year-Round Auditorium in Town  
Day Care ✓  
Internet ✓  
Cap on AirBnBs ✓✓✓✓  
9N is Bad for Pedestrians  
Pedestrian Walkways Need Blinking Light ✓✓  
Lack of Senior Services ✓  
Move Craft Fairs Out of Parking Lot – Parking Always a  
Problems on Holiday Weekends ✓  
Lack of Affordable Housing ✓✓✓✓  
Senior Housing ✓  
Water and Sewer Infr. Improvements Yearly  
Transfer Station Operation Outdated- Needs Renewal  
Gas Station Across From Gem Unsightly  
More Year Round Kids Activities for All Ages (Outside  
of School) ✓✓✓  
Music Pumping Out of Too Many Businesses  
Respect for Property Lines (*Continued*)

Need Protected Bike and Walking on 9N  
✓✓✓✓✓✓✓✓  
More Pickleball  
Need Public Services  
Too Many Cars ✓✓✓  
Lack of Services Overall for Senior Aged Residents

Make Cable and Internet More Affordable and  
Improve Services ✓✓✓✓  
Great to have a Bookstore and Coffee Café  
Pet Park of and Area  
Lack of Recreation Facilities  
No Pickleball ✓

### Priorities for Future Bolton

#### ***Government Services (H2O, Sewer, Roads/Highways Maint., Building and Zoning)***

Sewage System Upgrade ✓  
Affordable Housing for Young Families ✓  
Expansion of Fire Hydrant System  
Limit AirBnBs ✓  
Affordable Housing – Rent and Buy ✓✓✓  
Town Sewage is an Issue ✓✓✓✓  
Less AirBnBs  
Sidewalks  
Parking  
Sewage Treatment Plant ✓  
More Housing/ Zoning for Reasonable Pricing ✓  
Create Golf Cart Town w/in 30 MPH Zone ✓  
Affordable Housing ✓✓✓✓✓✓✓✓  
Handicapped Parking on Main Street  
More Safe Walking ✓✓  
Yellow Warning Lights on Walkway ✓

Sidewalk on 9N ✓✓  
Affordable Housing for New Families ✓✓✓  
New Sewer Treatment Plan and Plant ✓✓✓  
Pedestrian and Bicycle Lanes ✓  
Housing for Summer Workers ✓✓✓✓✓  
Sewage System on Lakefront ✓✓  
Free Bike Share for Sagamore & Hotel Workers  
Protect Schroon River Natural Environment from  
Commercial and Industrial Type I and Type II  
Development  
Enhance X-Walk Visibility  
Focus on Year-Round Residents ✓✓✓✓✓  
Attention Paid to Entire Town Not Just Hamlet ✓✓✓✓  
New Water Treatment Plant  
Footwash Station by Restrooms at Pier

#### ***Recreational and Community Services***

Speeding Through Town ✓  
Sidewalks on Horicon So Kids are Safe ✓✓✓  
Need Bocce Courts ✓  
Indoor Pickleball Courts  
New Senior Center  
Health Services ER/ Urgent Care  
Need New Senior Center ✓  
Need Some Pickleball Courts ✓  
In-Town Daycare Facility ✓✓✓✓  
Mountain Biking Trails ✓✓✓✓  
Sidewalk to Huddle Beach ✓✓  
Mountain Biking  
Connected Hiking  
More for Children Year-Round -Playground ✓  
Make BL walking Only Saturday and Sunday ✓  
Shuttle or Trolley Service Year-Round or at Least  
Weekends ✓✓  
Class ½ Bike Paths Along Roads

Prepare for the Future of Boating with a Site for  
Charging Electric Boats  
Sidewalks on 9N ✓✓✓✓  
New Senior Center with Better Parking for  
Handicapped  
Separate Parking (Beach V. Pickleball)  
Mtn Biking Trails  
X-Country Ski Trails  
Walking Path On 9N ✓  
Wellness Senior Programs ✓  
Internet/ Cell Service ✓  
Daycare ✓✓✓✓  
Elderly Taxi Service  
Senior Programs  
Ice Sculpture Contest in January  
Monitor Speeding in Town  
Improve Access to Trout Lake

### ***Environmental Sustainability***

New Sewer Plant	Solid Waste and Recycling
Stop Fireworks and Firework Noise	Ban Leaf Blowers and Noise
Sustainable Living for People ✓✓	LED Streetlights Like LG
Golf Carts in 30MPH Zone	
Noise Ordinance Should be 70 dbls Like Surrounding Communities; 70-75 dbls is Huge Difference	

### ***Development***

Pharmacy ✓(x26)	Winter Tourism ✓
More Sidewalks ✓	Cap on AirBnBs ✓✓✓✓✓✓✓✓
Parking Garage Behind Town Hall	Buried Utilities Downtown ✓
Senior Housing ✓✓	Parking Garage
Affordable Housing ✓✓✓✓✓✓✓✓	Kids Ski Hill (Like Dynamite Hill)
Mountain Biking Trails ✓	X-Country Ski
Indoor Theater ✓	Winter Sports
Arts Center ✓✓	Protected Bike Lanes
Year-Round Courts ✓	Extend Sidewalks South on 9N ✓✓✓✓
Increase Year-Round Population ✓✓✓✓✓	Reduce Traffic in Town
No More Condo/ Townhouse ✓✓✓	Safe Walking
Year-Round Businesses to Encourage Off-Season Tourism ✓✓✓	Housing for Workers
Parking	Year-Round Recreational Opportunities
More Arts & Culture Events	Put Farmers Market Back in Cross Street Lot- Too Much Traffic problems at Church ✓✓
Build Auditorium with School	Get Craft Fair out of Lots on Holiday Weekends
More Diverse Festivals- Food, Antiques, Art ✓✓✓	One Sided Street Parking Summers
Public Gym	More Signage for Parking Lots
X-Country Ski Center ✓	

## **Steep Slope Development Concerns**

### ***Environmental Impacts***

None of the codes work if not enforced or given variances around them.	Keep run-off from Lake. ✓✓✓✓
Run-off floods village streets – Brook Street becomes River Street.	Build trails not homes. ✓✓✓✓
Stop Steep driveways with no stormwater provisions.	Stop paving roads that should remain dirt/gravel.
Ban pesticides and herbicides next to lake and lawn fertilizers. ✓	Permitting drainage in the natural environment.
	Building on slopes ruins view and does not allow water to filter.

### ***Viewshed Impacts***

Keep development off hills.	Erosion ruining mountainsides.
Stop blacktopping driveways- gravel and dirt only.	Problems with movement of rockbeds and shorelines.
Color Restrictions	Town of Day has a good plan, consider adopting it.
Light Regulations	
Maintain vegetative screening.	

### Vision

- Hub for four season outdoor sports (mtn. bike, ski, hike).
  - Vibrant Downtown
  - Safe and Clean
  - A community with more emphasis on outdoors, walking, other sports.
  - Keep Bolton Rural.
  - Safety
  - Beauty
  - Relaxation
  - Peacefulness
  - Community-Based
  - Nature
  - Hometown Feel
  - Keep Community Family Oriented. ✓✓✓✓
  - I see Bolton potentially as a beautiful Adirondack town with tasteful stores and restaurants- walkable streets, year-round recreation, consider closing Bolton to Traffic for several hours Sunday.
  - Activities for Adults- Entertaining, Educational – Dancing.
  - An Idyllic place to restore, recreate, renew. Live, Work and Play. ✓✓✓
  - Focus on Year-round Residents. ✓✓✓✓✓
  - Establish Bolton's Own Trolley System (Year Round)
  - Gym/ Exercise
  - Leave wetlands alone. ✓✓
  - Winter Rec/ Ice Rink.
  - Housing/ Affordable
  - Support recreation opportunities (Year-Round) for Seniors.
  - A place for: Year-round residents; seasonal residents; tourists and vacationers; Nature; Properly planned community; balance.
  - Skating Rink in Winter- Chester Has One. ✓✓✓
  - Widen Parking Spots on Main Road.
  - Better Public Access to Trout Lake, ✓✓
  - Opportunities for Youth Programs ✓✓✓
  - Fitness Center
  - Stronger Internet
  - Fix Rogers park Basketball-Make it Pickleball. ✓
  - Ice Skating Rink/ Sledding Hill ✓✓
  - Redo Sidewalks/ Make Them Safe
  - Expand Recreational Opportunities – Besides Lake
  - Restore Old Bolton- Stop Condos ✓✓✓✓✓✓✓✓
  - Not an STR only town. We need permanent families with Children to be vital. ✓✓✓✓✓
  - Outdoor opportunities
  - Community child-centered year round activities. ✓✓✓
  - More affordable housing opportunities for families that aren't turned into Bed and Breakfasts. ✓✓✓✓✓
  - A moratorium on Bed and Breakfasts ✓✓✓✓✓✓✓ (Continued)
  - Limiting cars and traffic.
  - Problem of motels going out. Too many people have trouble visiting the Lake to fall in love wit it. Eventually that will lead to decline. Need more accommodations and AirBnBs or motels.
-

- Mental Health availability. Economy hurting everyone. Kids are cutting -No Appointments Available.
- Keep roads in hamlet narrow to prevent speeding.
- New Pickleball Court at Veterans. Keep Rogers as Tennis. ✓✓✓✓
- Get pickleball away from Tennis Courts.
- More Pickleball.
- Dedicated pickleball Courts
- Dog Park ✓
- Affordable housing for Families. ✓✓✓✓
- Separate Pickleball Courts ✓
- Indoor/Outdoor Pickleball Courts
- Embrace Pickleball Community
- Dog Park
- A Community for All Ages and Incomes.
- More Jobs for locals.
- Summertime Extra Trash Pickup – On sidewalks not just bins.
- Add Farmers Market to Craft Fair
- Programs for Youth
- Designated Only Courts for Pickleball
- Improve Craft Fair or get rid of it. ✓✓✓✓

## MAPS

### ***BL Hamlet Map***

9N South of the Hamlet – “Bike Walking Lane”  
Dula Pond – “Dredge Pond”  
Rogers Park – “Boathouse for Museum Boat Collection”  
Hamlet (General) – “Research Center”  
9N at Sagamore Road (Along Sagamore Road) – “No Sidewalk”

Horicon Ave. at 9N – “Remove Snow”  
9N to School (By BFD) – “Walkway/ Ramp”  
9N at Vets Park – “Dangerous Crosswalk”  
9N at Vets Park (Into Park) – “Walkway”  
Veterans Park – “Ice Rink” and “Pickleball and Tennis”

### ***Town Map***

General – “No Roads to Nowhere! Adopt a Highway!”  
General – “Less Clearcutting”  
Edmunds Brook - “Protect Edmunds Brook”  
Opportune Time Land off Coolidge Hill - “State Should Have Gotten This”  
Between Hamlet and Cat/ Thomas – “Trail Connections”  
Recreation Club Pond – “Should Have Gotten a Proper Name – Dragon Fly Pond”  
Cat and Thomas – “X-Country Ski Trails”; “Mountain Biking Trail System”; “New Lean Too, Perimeter Trail System”.

Federal Hill Road – “Federal Hill Walking Path to Downtown”  
Up Yonda – “Kids Ski Hill” ✓  
E. Schroon River Rd. – “...Does not support C&I Development”; “Scenic Overlay”; “Protect Environment from Commercial and Industrial Development”; “No Type I and II Development”; Rich With Wildlife”.  
NW Bay at Tongue Range – “CCC Camp/ Mormon Rock work w/ State Partners”

## **Comprehensive Plan Goals:**

- *Construction of sidewalks in specific areas within the back streets of the Hamlet*  
14 Relevant

- *Extend the sidewalk from Rt. 9N to the existing sidewalk leading to the Sagamore.*  
11 Relevant
- *Installation of highly visible crosswalks and pedestrian crossing lights throughout the Hamlet*  
9 Relevant
- *Direct pedestrian connection between Stewart Avenue. and Horicon Ave. and the school.*  
8 Relevant
- *Pedestrian Connection to Up Yonda Farm*  
10 Relevant
- *Construction of sidewalks between Bolton Landing and the Algonquin Restaurant with pedestrian scaled amenities.*  
20 Relevant
- *Target Areas for Infill Development*  
6 Relevant
- *Seek to Provide Economic Assistance for Housing and Business Structural Improvements*  
12 Relevant
- *Develop and Adopt Hamlet Architectural and Site Design Guidelines.*  
4 Relevant      1 Not Relevant
- *Adopt Consistent Sign Regulations*  
3 Relevant
- *Consider Hamlet Gateway Enhancements*  
4 Relevant
- *Educate Town Residents About the Value of Natural Resources*  
7 Relevant
- *Work Closely with Organizations to Efficiently Protect Open Space*  
15 Relevant
- *Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan.*  
13 Relevant
- *Coordinate with Niagara Mohawk to Protect the Visual Qualities of Co. Rt. 11.*  
7 Relevant
- *Enact Conservation Subdivision Regulations*  
3 Relevant
- *Establish a Scenic Overlay District*  
5 Relevant
- *Develop District Specific Architectural & Site Design Guideline Manual*  
2 Relevant      1 Not Relevant
- *Review the Town's Current Vegetative Clearing Regulations*  
3 Relevant
- *Develop, Enhance and Promote the Outdoor Recreational Opportunities Available in Bolton*  
18 Relevant
- *Create and Integrated Tourism Experience*  
8 Relevant
- *Foster the Growth of Home Based Businesses*  
4 Relevant (Continued)



- *Identify Sites That Can Host Appropriate Light Industry*  
3 Relevant      1 Not Relevant
- *Encourage the Availability of Essential Goods and Services in the Hamlet Business District*  
2 Relevant
- *Research the Necessity and Feasibility of Increasing the Density Within the Hamlet*  
2 Relevant
- *Provide Small Business Assistance*  
9 Relevant
- *Better Utilize Tourist Accommodations During the Off-Season*  
11 Relevant
- *Investigate the Potential to Create a Business Improvement District*  
2 Relevant
- *Form a Partnership to Address Housing Needs*  
14 Relevant
- *Provide Economic Assistance Information to Home Buyers*  
3 Relevant
- *Provide Opportunities for Starter Homes*  
10 Relevant
- *Infill Vacant Lands with a Diversity of Affordable Housing*  
8 Relevant
- *Create Incentives for Affordable Housing Through Land Use Regulations*  
7 Relevant
- *Proactively Create Affordable Housing*  
10 Relevant
- *Investigate Methods to Allow Accessory Rental Units in the Hamlet*  
9 Relevant
- *Accommodate the Housing Needs of the Rental Market*  
9 Relevant
- *Provide Links to Financial and Technical Assistance Programs for Motel/Cottage Operators*  
No Responses
- *Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District*  
9 Relevant
- *Develop a Citizen's Guide*  
4 Relevant
- *Require Pre-Application Meetings*  
6 Relevant
- *Educate Landowners*  
5 Relevant
- *Expand the Availability of Sewer Infrastructure*  
7 Relevant
- *Establish a Working Relationship with the NYSDOT*  
3 Relevant

### **LWRP Goals**

- *Adopt the revised Town of Bolton Zoning Ordinance. Adopt the Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.*  
10 Relevant      1 Not Relevant
- *Implement the recommendations in the Trails master plan for the West Side of Lake George (completed May 2013).*  
15 Relevant
- *Review the Dark Sky Ordinance proposed to the Town Board in January 2012 for consistency with the current Land Use Code. Continue the program of consolidating street lighting and replace individual street lights with sky compliant fixtures.*  
22 Relevant      1 Relevant
- *Develop a Ridgeline Overlay District and create a set of standards that addresses both the visual and environmental impacts of land use activities.*  
10 Relevant
- *Progress the Norowal Site Redevelopment plan and incorporate planning for the boat wash station.*  
8 Relevant
- *Conduct a detailed study determining the state of functionality of the Bolton Wastewater Treatment plant and the collection system; and complete the slip-lining of the remaining sewer lines.*  
14 Relevant
- *Develop a town recreation brochure. Expand the Town's website and the public's access to online information and services for citizens and visitors. Incorporate Quick Response Codes (QR Codes) for coordination for visitors with Smart Phone devices.*  
9 Relevant
- *Continue to support the implementation of aquatic invasive species control measures as recommended in the LGPC DEIS on the Prevention of Invasive Species.*  
28 Relevant

# COMPREHENSIVE PLAN GOALS

The 2003 Comprehensive Plan laid out a number of Goals and Objectives. The Plan Update will build off of these, and examine what is working and what could be improved. Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

Goals and Objectives	This Goal is No Longer Relevant	This Goal is Still Relevant
Preserve and enhance the unique qualities of Bolton Landing for the benefit of the community as a whole.		
Construction of sidewalks in specific areas within the back streets of the Hamlet.		
Extend the sidewalk from Route 9N to the existing sidewalk leading to the Sagamore.		
Installation of highly visible crosswalks and pedestrian crossing lights throughout the Hamlet.		
Direct pedestrian connection between Stewart Avenue and Horicon Avenue and the school.		
Pedestrian connection to Up Yonda Farm.		
Construction of sidewalks between Bolton Landing and the Algonquin restaurant with pedestrian-scaled amenities.		
Target Areas for Infill Development		
Seek to Provide Economic Assistance for Housing and Business Structural Improvements		
Develop and Adopt Hamlet Architectural and Site Design Guidelines		
Adopt Consistent Sign Regulations		
Consider Hamlet Gateway Enhancements		
Protect, maintain, and re-establish the quality of Bolton’s natural setting, open spaces, and ecosystems (e.g. forests, streams, ponds, wetlands, and other sensitive resources) to preserve the scenic shorelines, hillsides, and ridgelines and the overall distinctive rural character; and to ensure a sustainable future for the Town, its residents, and wildlife.		
Educate Town Residents About the Value of Natural Resources		
Work Closely with Organizations to Efficiently Protect Open Space		
Encourage the Preservation of Historic Buildings, Landscapes, and Estates Through the Preparation of a Historic Preservation Plan		
Coordinate with Niagara Mohawk to Protect the Visual Qualities of Co. Rt. 11.		
Enact Conservation Subdivision Regulations		
Establish a Scenic Overlay District		
Develop District Specific Architectural & Site Design Guideline Manual		
Review the Town’s Current Vegetative Clearing Regulations		
Bolton’s recreational resources should continually be assessed, modified, and improved to ensure that the expectations, abilities, and interests of all residents, as well as visitors, are met to the greatest extent practicable.		
Prepare a Town-Wide Parks, Recreation, and Open Space Master Plan		
Develop a Town-Wide Recreational Trail System		
Develop a Paddling Trail		
Improve Access to Trout Lake		
Support On-Road Bicycle Networks		
Develop a Scenic Overlook Along CR 11		

# COMPREHENSIVE PLAN GOALS

The 2003 Comprehensive Plan laid out a number of Goals and Objectives. The Plan Update will build off of these, and examine what is working and what could be improved.

Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

Goals and Objectives	This Goal is No Longer Relevant	This Goal is Still Relevant
<b>Bolton’s economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.</b>		
Develop, enhance, and promote the outdoor recreational opportunities available in Bolton.		
Create an integrated tourism experience (branding/marketing).		
Foster the growth of Home-Based Businesses.		
Identify Sites that can host appropriate light industry.		
Encourage the availability of essential goods and services in the Hamlet Business District.		
Research the Necessity and Feasibility of Increasing the Density Within the Hamlet		
Provide Small Business Assistance		
Better Utilize Tourist Accommodations During the Off-Season		
Investigate the Potential to Create a Business Improvement District		
<b>Because affordability breeds diversity which then spurs economic/cultural vitality, the Town should seek to provide a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families.</b>		
Form a Partnership to Address Housing Needs		
Provide Economic Assistance Information to Home Buyers		
Provide Opportunities for Starter Homes		
Infill Vacant Lands with a Diversity of Affordable Housing		
Create Incentives for Affordable Housing Through Land Use Regulations		
Proactively Create Affordable Housing		
Investigate Methods to Allow Accessory Rental Units in the Hamlet		
Accommodate the Housing Needs of the Rental Market		
Provide Links to Financial and Technical Assistance Programs for Motel/Cottage Operators.		
<b>Continue to provide high-quality municipal services to every resident in the community that protects the natural environment, regards residents’ needs, and protect the health, safety, and general welfare of the community.</b>		
Establish a Parking Committee to Conduct a Parking Demand and Supply Study and Recommend a Parking Management Program for the Bolton Landing Business District		
Develop a Citizen’s Guide		
Require Pre-Application Meetings		
Educate Landowners		
Expand the Availability of Sewer Infrastructure		
Establish a working relationship with the NYSDOT.		



# COMPREHENSIVE PLAN GOALS

The 2003 Comprehensive Plan laid out a number of Goals and Objectives.  
The following goals and objectives are in the process or have been completed since that time:

## Completed Goals and Objectives

## Town Actions to Advance This Goal

Construction of sidewalks between Bolton Landing and Veterans' Park with pedestrian-scaled amenities.	A sidewalk was completed from Stewarts to Veterans' Park. An internal sidewalk from the shore to the existing sidewalk was also completed as part of the Veterans' Park Plan.
Preserve Cat Mountain and the Edgecombe Pond Watershed.	The Town purchased approximately 130 acres since the last comprehensive plan. Cat Mountain land was purchased by NYS from the conservancy.
Consider a Town-wide Watershed Protection Plan.	Completed.
Continue to implement the Town Stormwater Management Law and the improvement projects outlined in the Stormwater Management Plan.	The stormwater regulations were recently updated to mirror the Lake George Planning Commission's regulations.
Research recent advancements in alternative on-site wastewater treatment system technology.	Completed.
Consider various methods for ensuring that existing on-site wastewater treatment systems are functioning properly.	Updates to the septic ordinance are ongoing and are similar to the Lake George Planning Commission's regulations using BSIP as a model.
Support and implement the proposed projects at Rogers' and Veterans' Parks.	Projects complete.
Expand the facilities at Conservation Park.	Project complete.
Coordinate with NYS to map trails on state lands.	NYS official trails are mapped on NYS lands.
Enact short-term parking solutions.	The Town purchased Cross Street lots and currently has a scheduled update of the town hall parking lot.
Develop a Town Website.	The website has been created; a clearer and more intuitive layout may be needed.
Work on the development of a telecommunication strategy for the Lake George Region.	Continuing close work with NYS ESD on improving broadband and cell service.
Explore methods to improve the effectiveness of the Town's Zoning Ordinance, Stormwater Management Law, and Telecommunications Ordinance.	There are ongoing stormwater and zoning updates as appropriate.
Conduct a thorough review and amendment of the Zoning Ordinance.	Ongoing effort and to be continued post comprehensive plan update.
Restructure the format of the Zoning Code.	The format has been restructured through E-Code.
Hire a part-time Code Enforcement Officer.	A full-time Code Enforcement Officer was hired in 2021.
Hire a part-time Planner.	A full-time Planner was hired in 2021 and developed into the Director of Planning and Zoning in 2022.
Encourage or require that Planning and Zoning Board members attend land use planning seminars.	This is now required.

# LWRP Priority Projects

The 2016 LWRP laid out a number of Goals. The Plan Update will build off of these, and examine what is working and what could be improved. Use your sticker dots to indicate whether the goal listed below is still relevant, and add a post-it for comments:

LWRP Goal	This Goal is No Longer Relevant	This Goal is Still Relevant
2. Adopt the revised Town of Bolton Zoning Ordinance. Adopt the Bolton Citizens' Guide to Stormwater, Erosion Control, and Development.		
4. Implement the recommendations in the Trails master plan for the West Side of Lake George (completed May 2013).		
5. Review the Dark Sky Ordinance proposed to the Town Board in January 2012 for consistency with the current Land Use Code. Continue the program of consolidating street lighting and replace individual street lights with sky compliant fixtures.		
7. Develop a Ridgeline Overlay District and create a set of standards that addresses both the visual and environmental impacts of land use activities.		
10. Progress the Norowal Site Redevelopment plan and incorporate planning for the boat wash station.		
12. Conduct a detailed study determining the state of functionality of the Bolton Wastewater Treatment plant and the collection system; and complete the slip-lining of the remaining sewer lines.		
13. Develop a town recreation brochure. Expand the Town's website and the public's access to online information and services for citizens and visitors. Incorporate Quick Response Codes (QR Codes) for coordination for visitors with Smart Phone devices.		
14. Continue to support the implementation of aquatic invasive species control measures as recommended in the LGPC DEIS on the Prevention of Invasive Species.		



The 2016 LWRP laid out a number of Goals. The following goals and objectives are in the process or have been completed since that time:

## Completed LWRP Goal

## Town Actions to Advance This Goal

1. The Town Board implements the recommendations of the LWRP as funds and circumstances permit. The Town Board continues to focus on issues that were addressed in the LWRP but require further consideration and refinement. Establish LWRP Implementation as a permanent agenda item.	On-Going – Creation of LWRP assessment for all new planning and ZBA proposals. Consider the effects of development in accordance with LWRP.
3. Review and update the Bolton Stormwater Management Ordinance.	Updated in 2021 and 2023 in accordance with LGPC regulation updates.
6. Explore the potential of hiring a consistent and continuous level of professional planning support to assist with local planning initiatives and interface with the planning and zoning boards.	Town Planner was hired in 2021.
8. Develop and maintain an inventory of all on-site waste treatment systems in the town. Require an inspection of all on-site wastewater treatment systems in the town by both a licensed professional engineer and the Town Zoning Administrator prior to the sale, gift or any other transfer means of properties having subject systems.	Bolton Septic Inspection Program implemented (2019). Inspections are required on some systems if approved as Septic Variance. LGPC implementing regular inspection program (2022/2023)
9. Continue Implementing Master Plan for Rogers Memorial Park including: Construction of a Visitor Center; Comprehensive Stormwater Plan; Park Entry plaza; Replacement North Dock.	Rogers Park Master Plan has been implemented.
11. Implement the Veterans Memorial Park Master Plan. Priorities include: replacement of the south public dock; replacement of the all lighting.	Ongoing- Awarded Phase II in 2022. Construction to begin in Fall 2024
15. Support the Expansion of the Bolton Historical Museum.	New Museum Roof (2023); Asbestos Abatement (Oct. 2023- Approved); New Wing (2016); Additional phases are planned.

# VISION

Using your post-its, provide us with 3-5 words that help describe your vision for the future of Bolton

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here

# PRIORITIES FOR FUTURE BOLTON

Use post-it notes to tell us what areas Bolton should focus on. You can choose to address community issues, needed services or public amenities, or other policies.

Government Services: Such as water and sewer service, roads and highway maintenance, building and zoning enforcement etc.	Recreational and Community Services: Such as parks and recreation offerings, senior and youth services, childcare services, educational services etc.
<div>Place Post-It Notes Here</div>	<div>Place Post-It Notes Here</div>

# PRIORITIES FOR FUTURE BOLTON

Use post-it notes to tell us what areas Bolton should focus on. You can choose to address community issues, needed services or public amenities, or other policies.

**Environmental Sustainability:** This may include environmental resource conservation/protection, renewable energy infrastructure such as EV charging stations, climate change adaptation and resilience.

Place Post-It Notes Here

**Development:** What kind of development is needed in Bolton? This may include housing, new business or services.

Place Post-It Notes Here



# STEEP SLOPE DEVELOPMENT CONCERNS

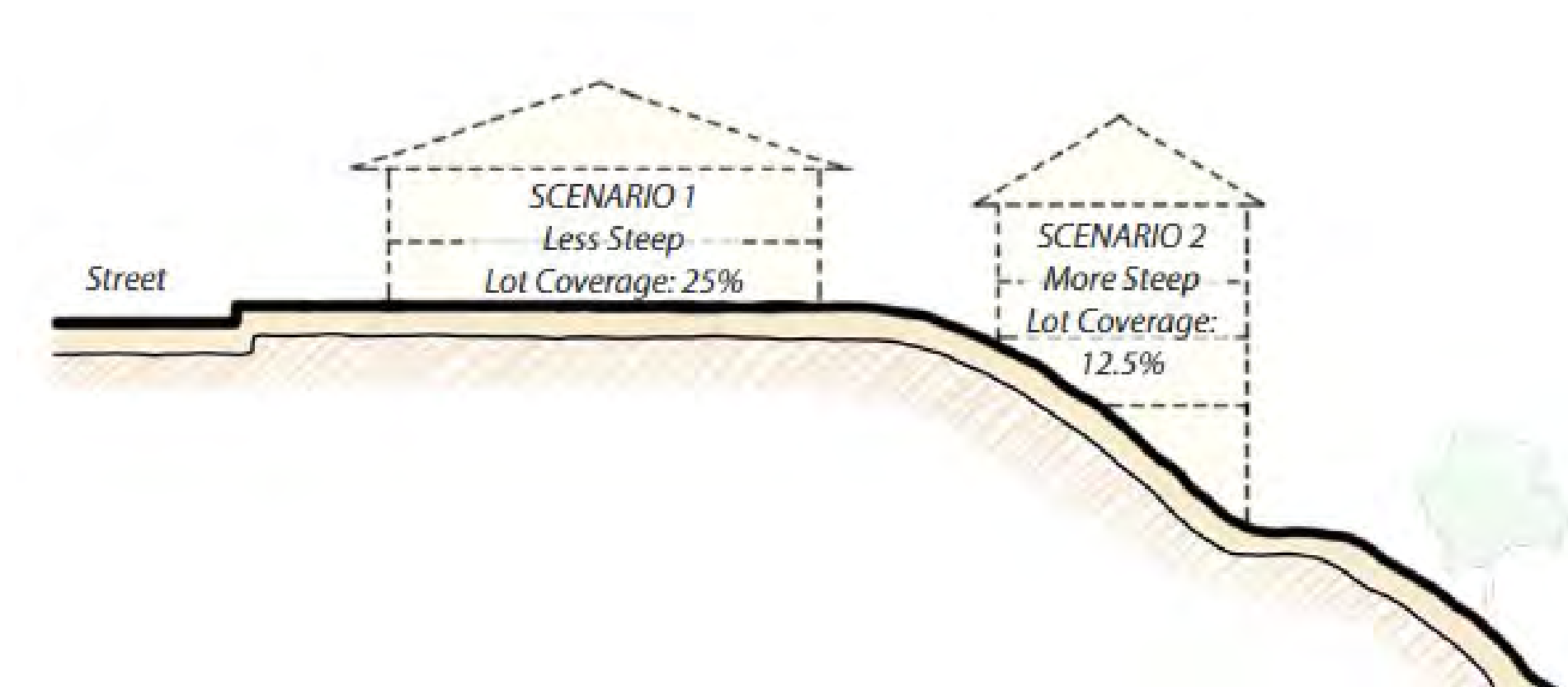
Use post-it notes or stickers to tell us of your concerns about residential and/or commercial development on steep slopes and whether greater regulation is needed.

## Environmental Impacts (Tree Removal, Soil Destabilization, Habitat Loss, Stormwater Runoff)

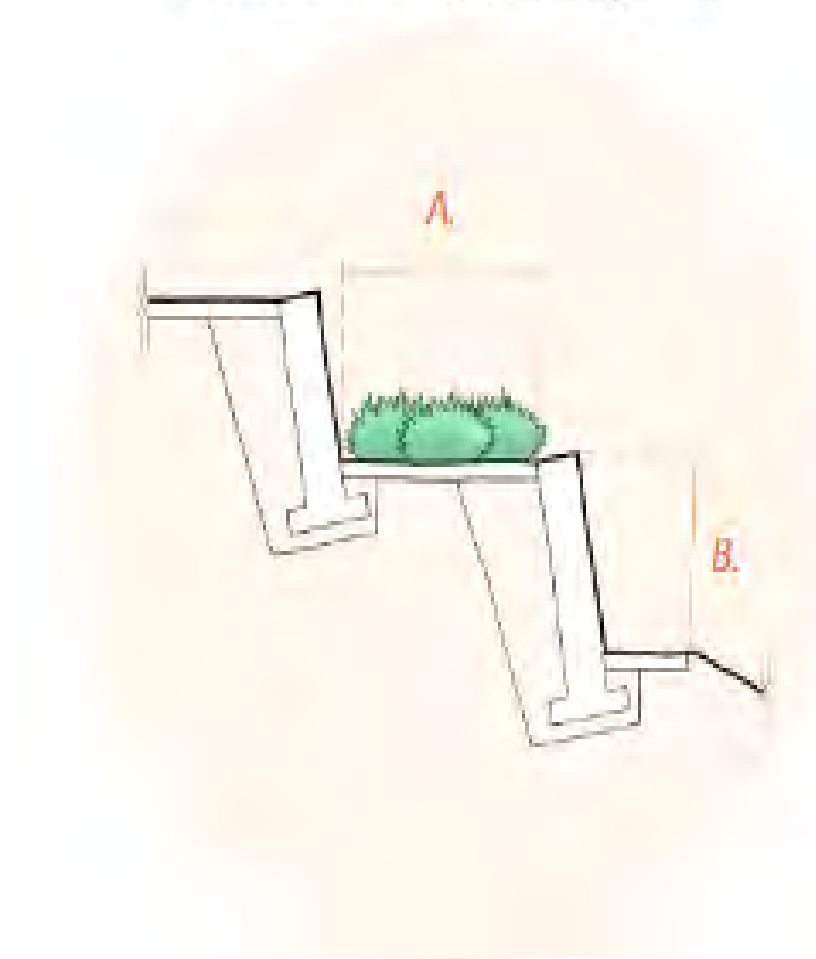
Place Post-It Notes Here

## Viewshed Impacts (Lake Views, Mountain Views, Neighborhood Character)

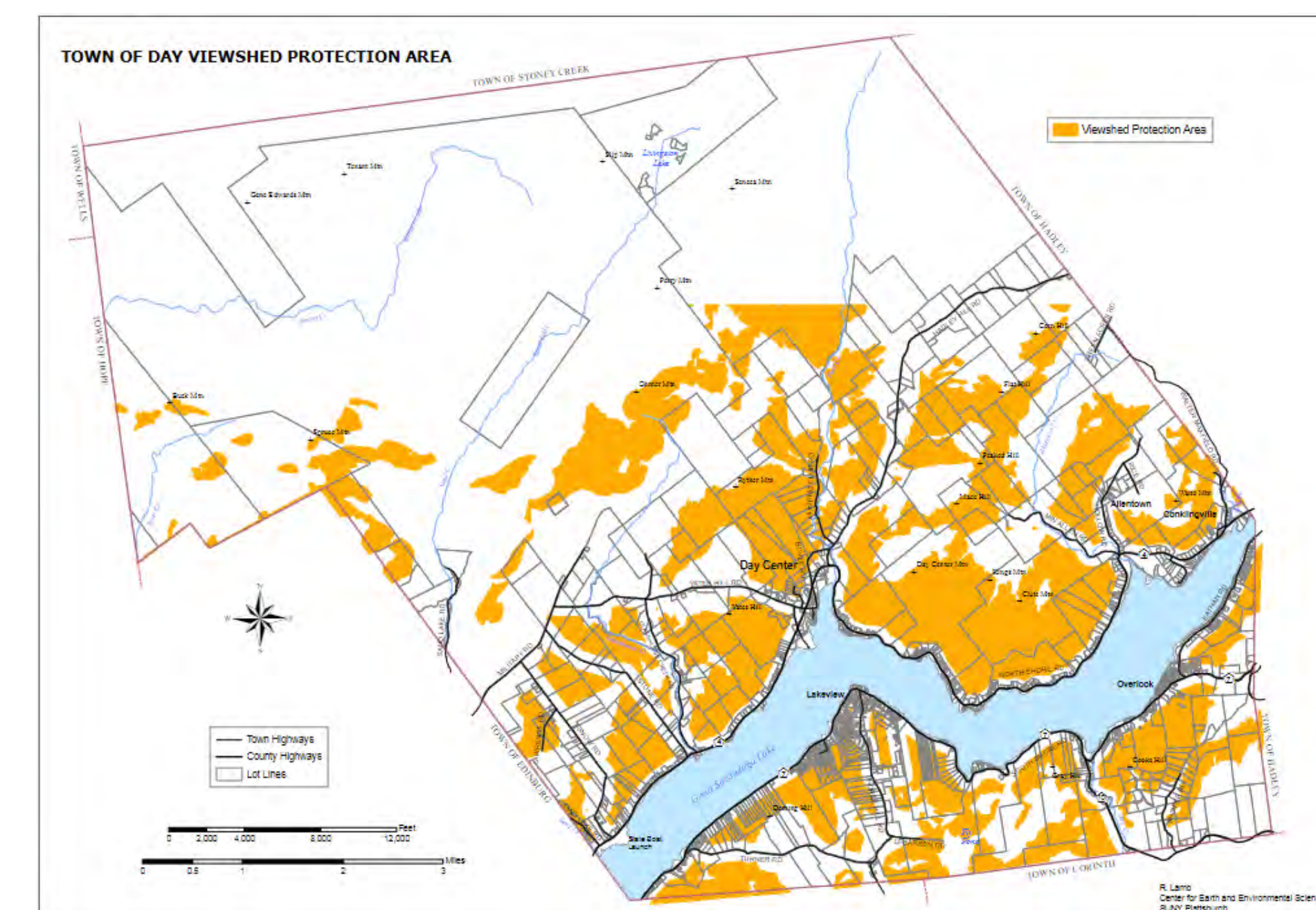
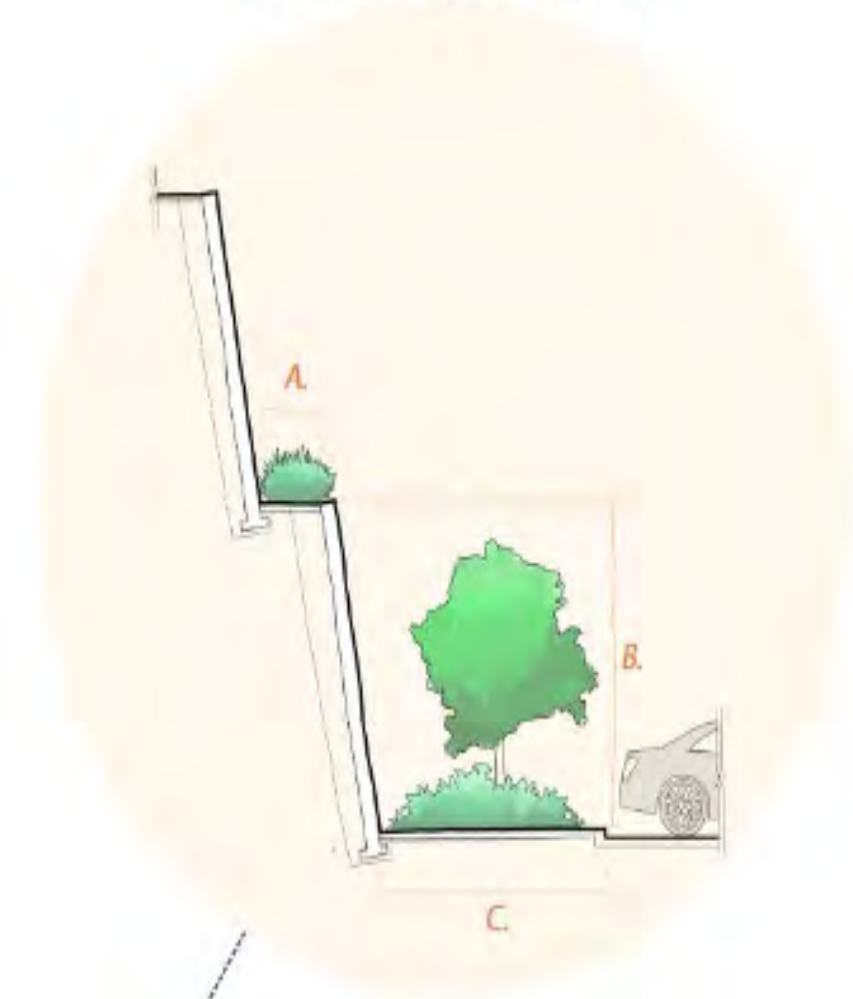
Place Post-It Notes Here



Residential Retaining Wall



Commercial Retaining Wall



# STRENGTHS

What are Bolton’s strengths? Use a post-it to tell us in a few words.

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here



# CHALLENGES

What are Bolton’s challenges? Use a post-it to tell us in a few words.

Place Post-It Notes Here

Place Post-It Notes Here

Place Post-It Notes Here



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## Smart Growth Comprehensive Plan CPC Meeting #3 Summary October 18, 2023

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

#### Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- Kevin Schwenzfeier, Senior Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

### Presentation from DR. Kevin Rose

The meeting started with a brief presentation from Dr. Kevin Rose, Director of the Jefferson Project (RPI), who has been coordinated through the Lake George Waterkeeper. Information about the Jefferson Project, was made available at the link: <https://jeffersonproject.live/>. The presentation provided the CPC with the chance to hear more about the project, discuss any possible trends seen, and discuss ways the Town or the Town's Planning Process can improve the quality of the Lake.

### Project Status

There was a brief update of the project status including an overall summary of the schedule.

### General Outreach

Laberge Group provided an overview of the stakeholders that had been identified to date. It was determined that there will be five (5) roundtables that will include likeminded stakeholders to engage on topics of expertise or interest. These five groups included business owners, local government, regional/state agencies, service providers, and general interest groups. Laberge Group will work with the Town's Director of Planning to schedule the roundtables in the upcoming month.

### Public Engagement Survey

The final public survey results were presented to the CPC. See attached presentation.

### Buildout Analysis

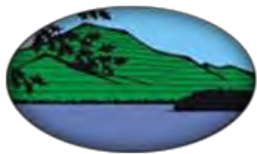
The County has offered to assist with a Buildout Analysis to identify future development and potential growth in the Town. The use of this tool was discussed with the CPC.

**County Housing Analysis**

The County is also preparing a County Housing Analysis. This report when ready will be incorporated into the Community Profile and utilized to refine the Town's goals, objectives, and strategies. The draft public outreach boards were shared with the CPC. Content was reviewed and discussed. Format of the meeting was finalized.

**Next Meeting – TBD December/January**

*This document was prepared with funding provided by the New York State Department of State. Contract: C1002328*



TOWN OF  
**BOLTON**  
WARREN COUNTY, NEW YORK

# Smart Growth Comprehensive Plan

Town of Bolton  
Warren County, NY

October 18, 2023



Department  
of State

Contract: C1002005/C1002328

# Project Status

Summer/**Fall**  
2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter 2023

- Draft Vision, Goals, & Objectives
- Plan Development
- Public Workshop

Winter/Spring  
2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption



# Stakeholders

Chris Navitsky Lake George Waterkeeper - [cnavitsky@lakegeorgewaterk](mailto:cnavitsky@lakegeorgewaterk)

Heidi Hess – Pres. Bolton Chamber/ Candlelight Cottages (Hotel) Owner  
[info@candlelightcottages.com](mailto:info@candlelightcottages.com)

Tom Guay – Mgr. Sagamore [tguay@thesagamore.com](mailto:tguay@thesagamore.com)

Dave Wick – Dir. LGPC [Dave@lgpc.state.ny.us](mailto:Dave@lgpc.state.ny.us)

Joe Thouin – LGPC [Joe@lgpc.state.ny.us](mailto:Joe@lgpc.state.ny.us)

Pastor Scotty (Scott Matthews) – Bolton Community Church [pastorscotty](mailto:pastorscotty)

Chad Shippee – Principal Bolton CSD [cshippee@boltoncsd.org](mailto:cshippee@boltoncsd.org)

Town Board Members

Ethan Gaddy – Warren County Planner [gaddy@warrencountyny.gov](mailto:gaddy@warrencountyny.gov)

Allison Gaddy/ Beth Gillies/ Sam Blake – LCLGRPB

Bolton FD – Contact Steve DeLorenzo - [delorenzos@boltonfirerescue.org](mailto:delorenzos@boltonfirerescue.org)

Chief Galante – Bolton PD [galante.j@town.bolton.ny.us](mailto:galante.j@town.bolton.ny.us)

Jim Liberum – WCSWD - [jiml@warrenswcd.org](mailto:jiml@warrenswcd.org)

Herb Koster- Planning Board Chair [kajen715@aol.com](mailto:kajen715@aol.com)

Matt Coon - Bolton Water and Sewer [blwwtp@town.bolton.ny.us](mailto:blwwtp@town.bolton.ny.us)

## Roundtables

- Business Owners
- Interest Groups
- Local Government
- Regional/State Agencies
- Service Providers

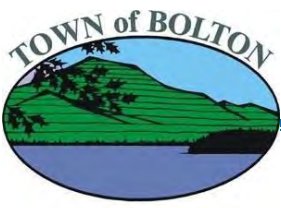
## Additional Stakeholders

- Building & Grounds
- Bolton Central School
- Bolton Police
- Elain Brown, Chamber
- Churches
- Library
- Keith Scott, Algonquin/Twin Bay
- Road Crews



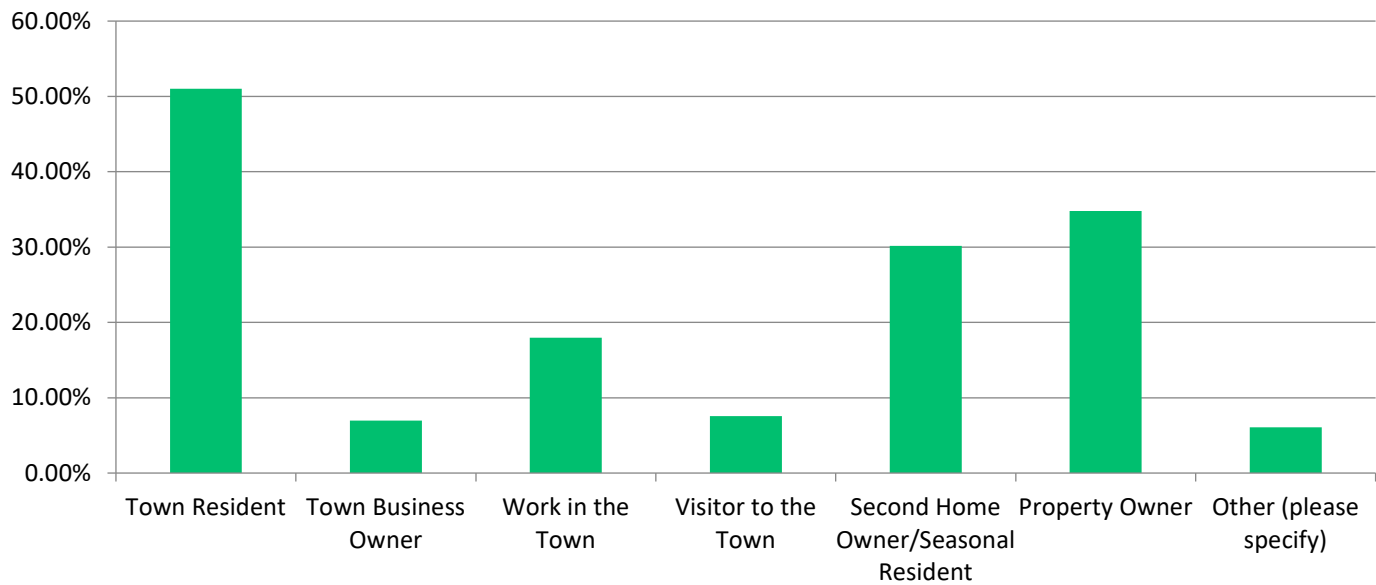
The background of the slide is a scenic landscape. In the foreground, there is a dense forest of evergreen trees. Behind the forest is a calm body of water, likely a lake or a wide river, which reflects the sky and the mountains. In the background, there are several mountain ranges with varying peaks. The sky is filled with soft, white clouds. The overall color palette is muted and naturalistic, with greens, blues, and greys.

# **Final Survey Results**

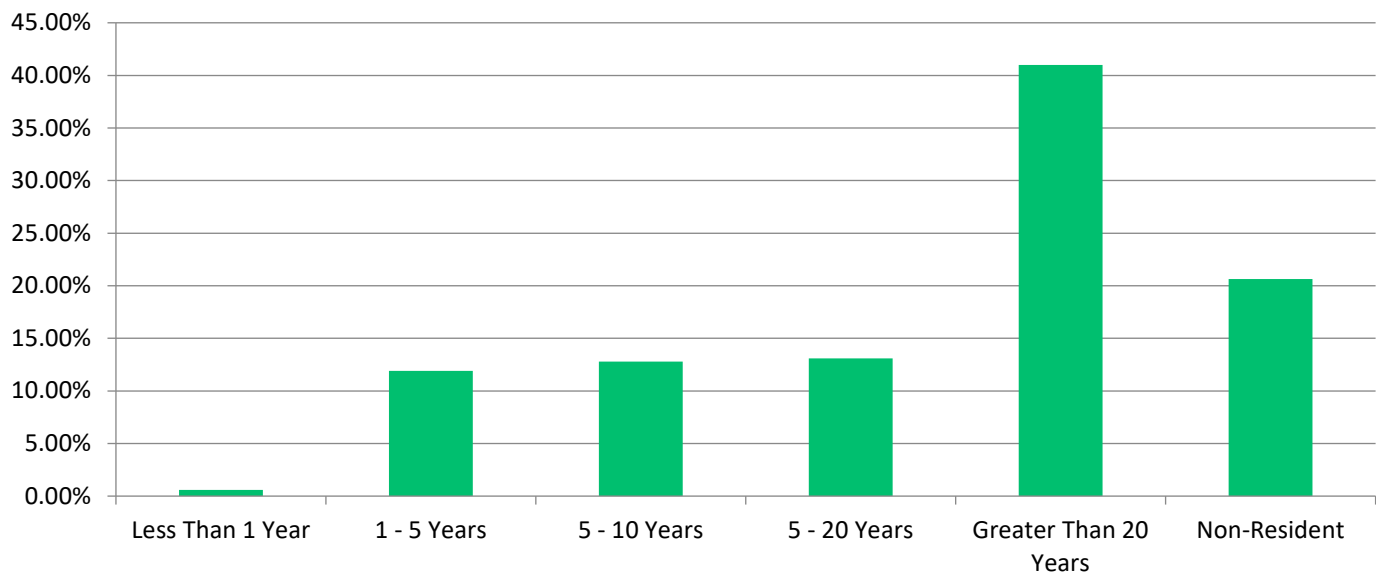


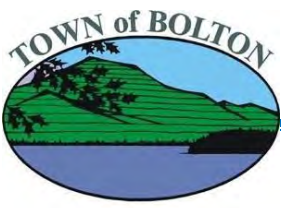
## Community Survey Results 2023

Q1 What is your relationship to the Town of Bolton  
(check all that apply)?

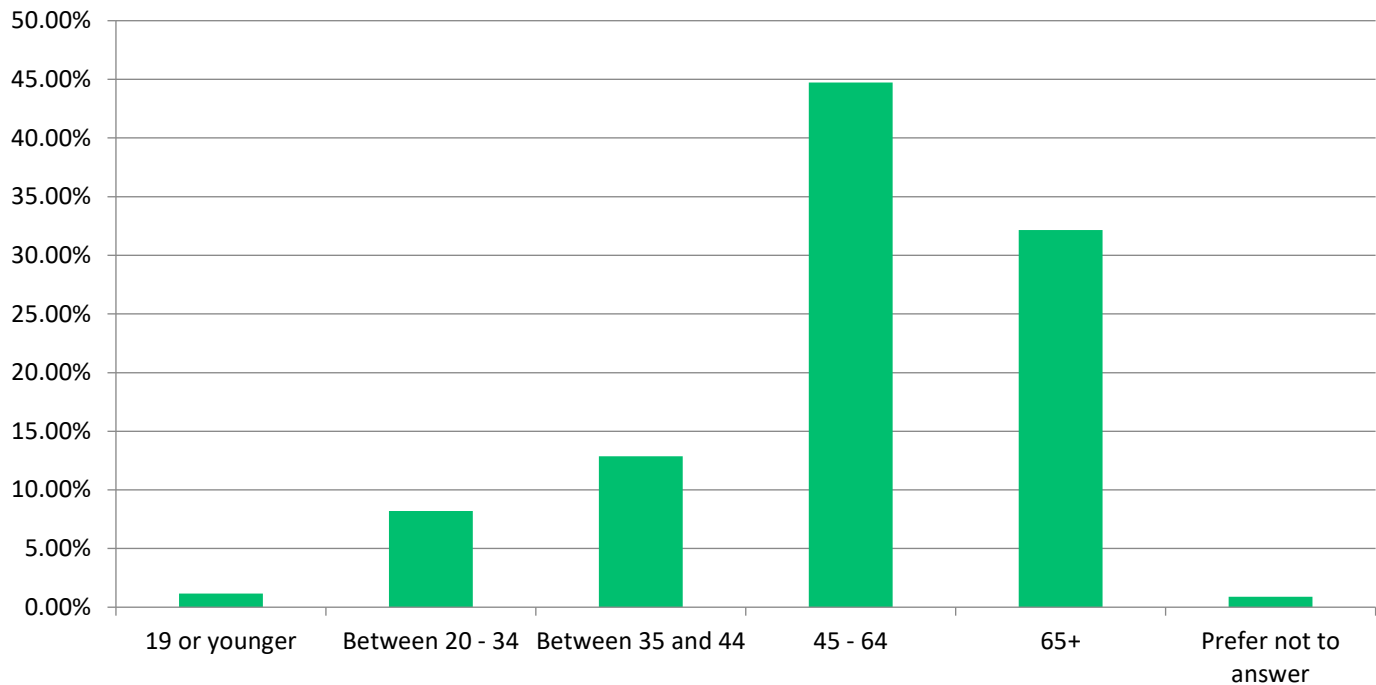


Q2 How long have you been a resident of the Town of Bolton?

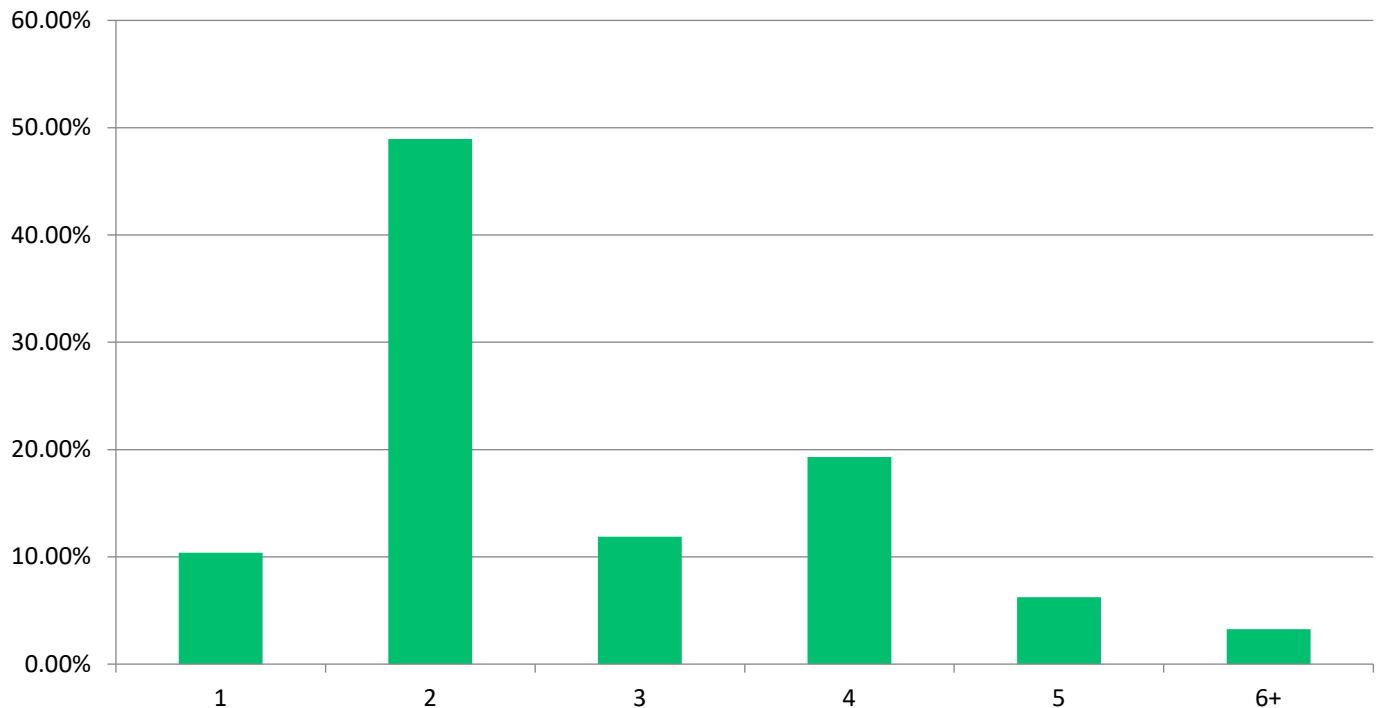




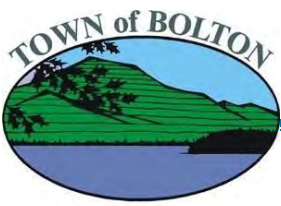
### Q3 What is your age group?



### Q4 How many people live in your household?



[illegible]



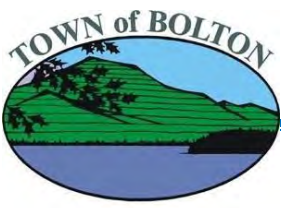
Q6 What are the top 3 issues or challenges facing the Town of Bolton over the next 10 years?



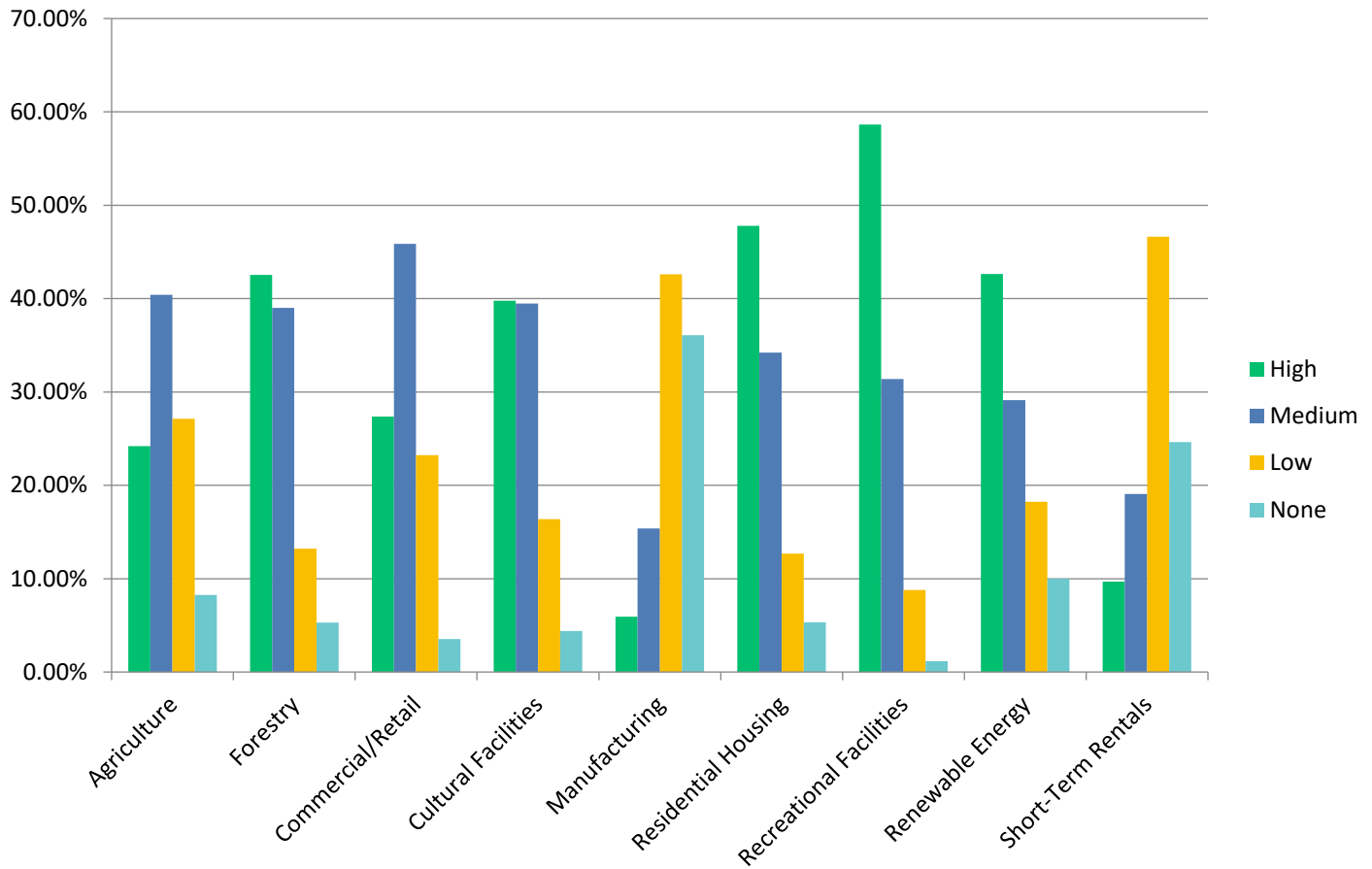


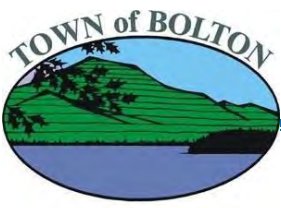
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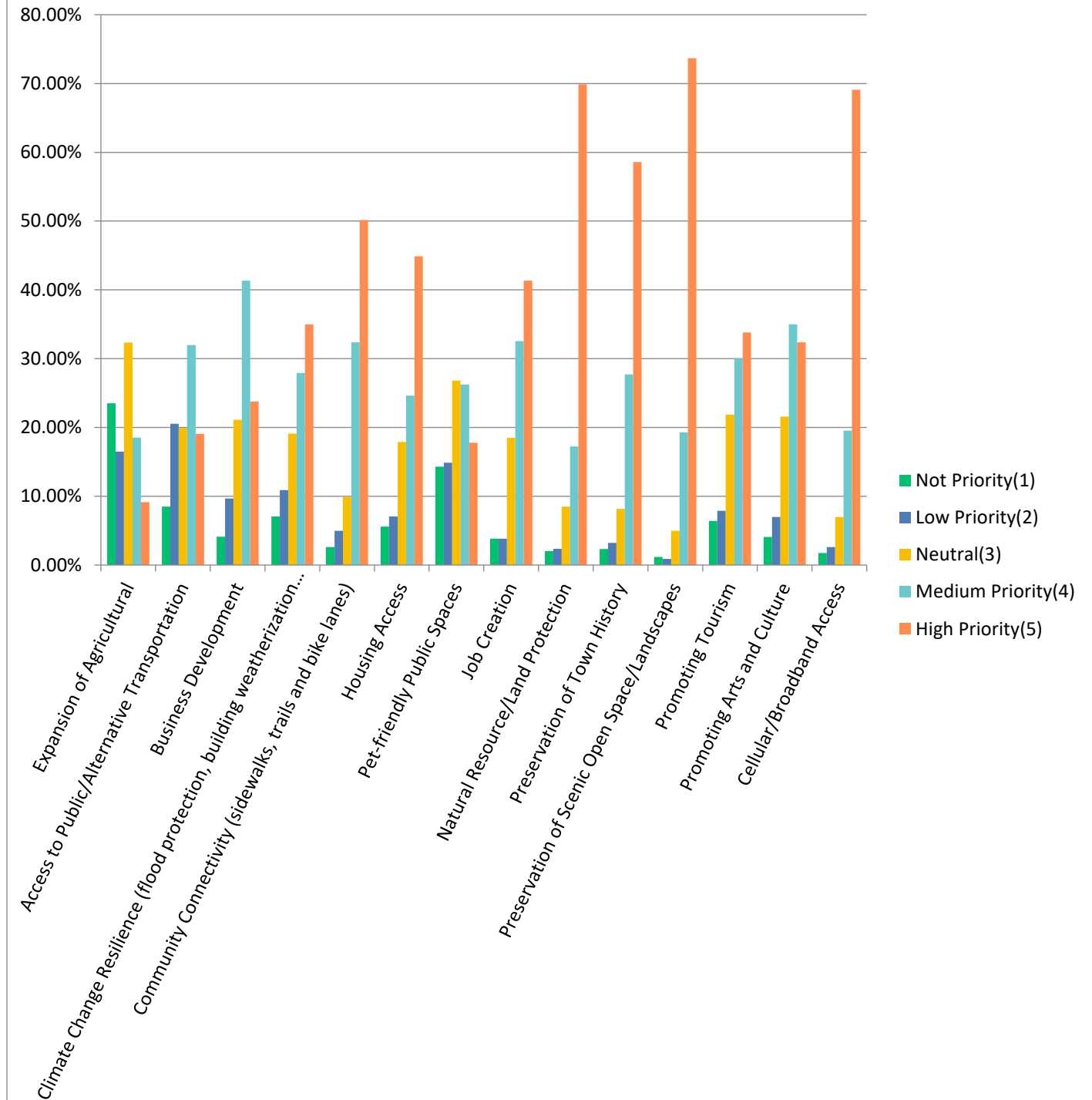


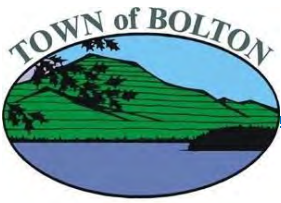
Q8 Please provide your level of support for the following types of development within the Town of Bolton:



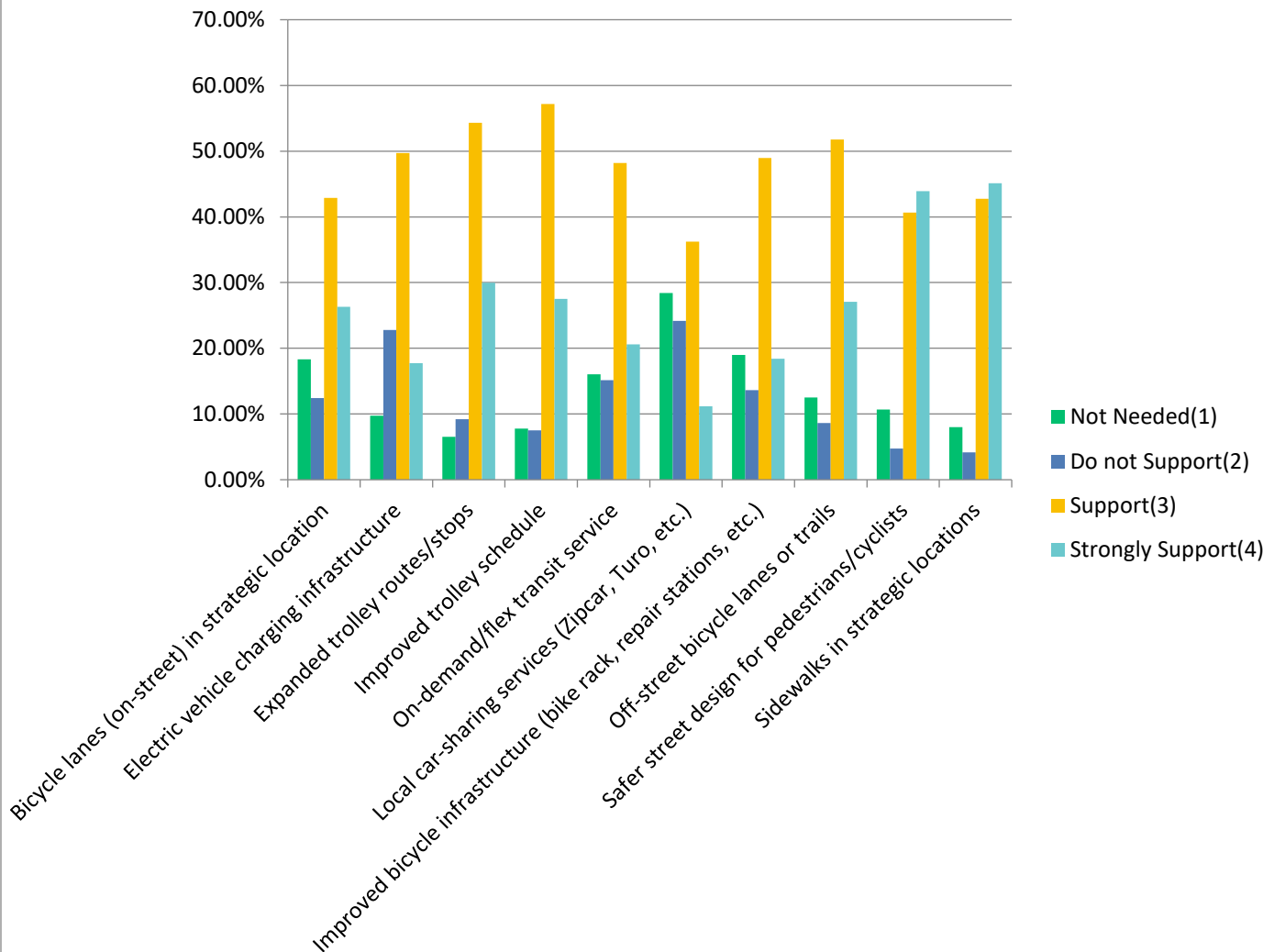


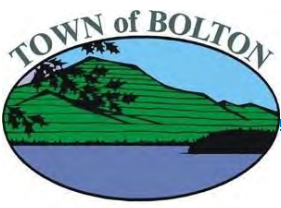
Q9 Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:



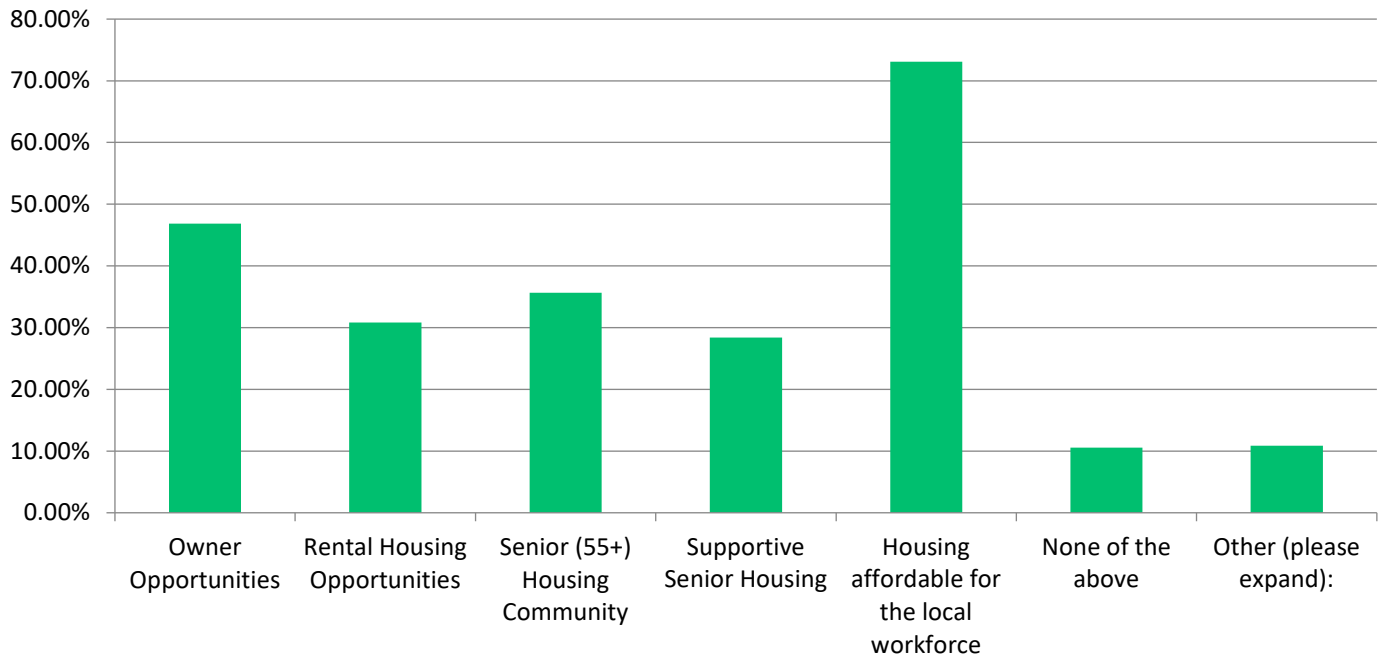


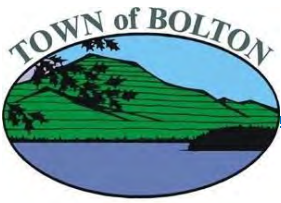
Q10 “Connectivity” is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:



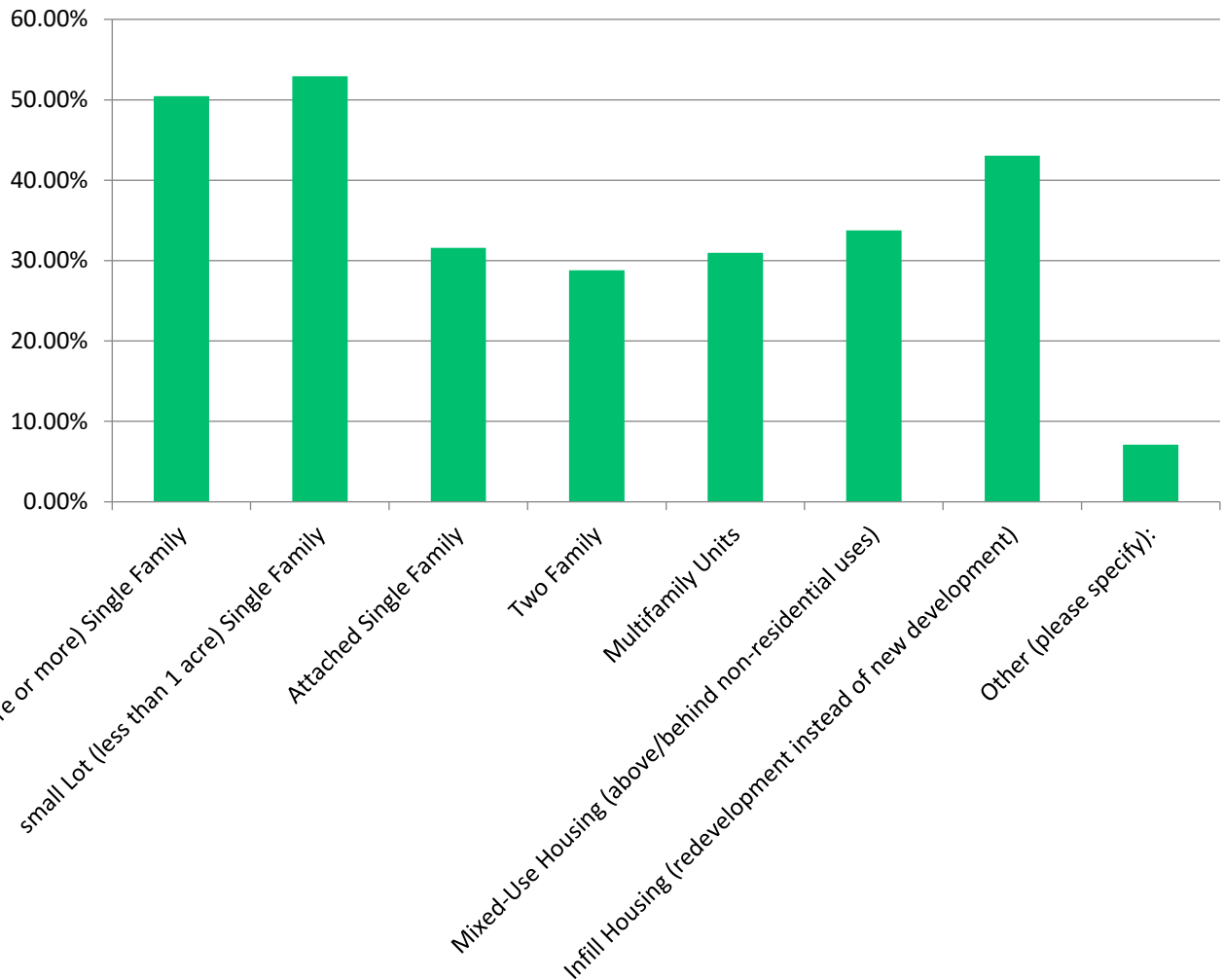


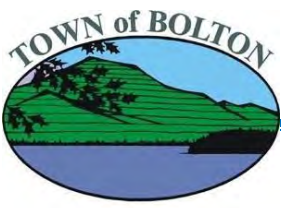
Q11 Does the Town of Bolton need more of the following housing options? Please choose all that apply:



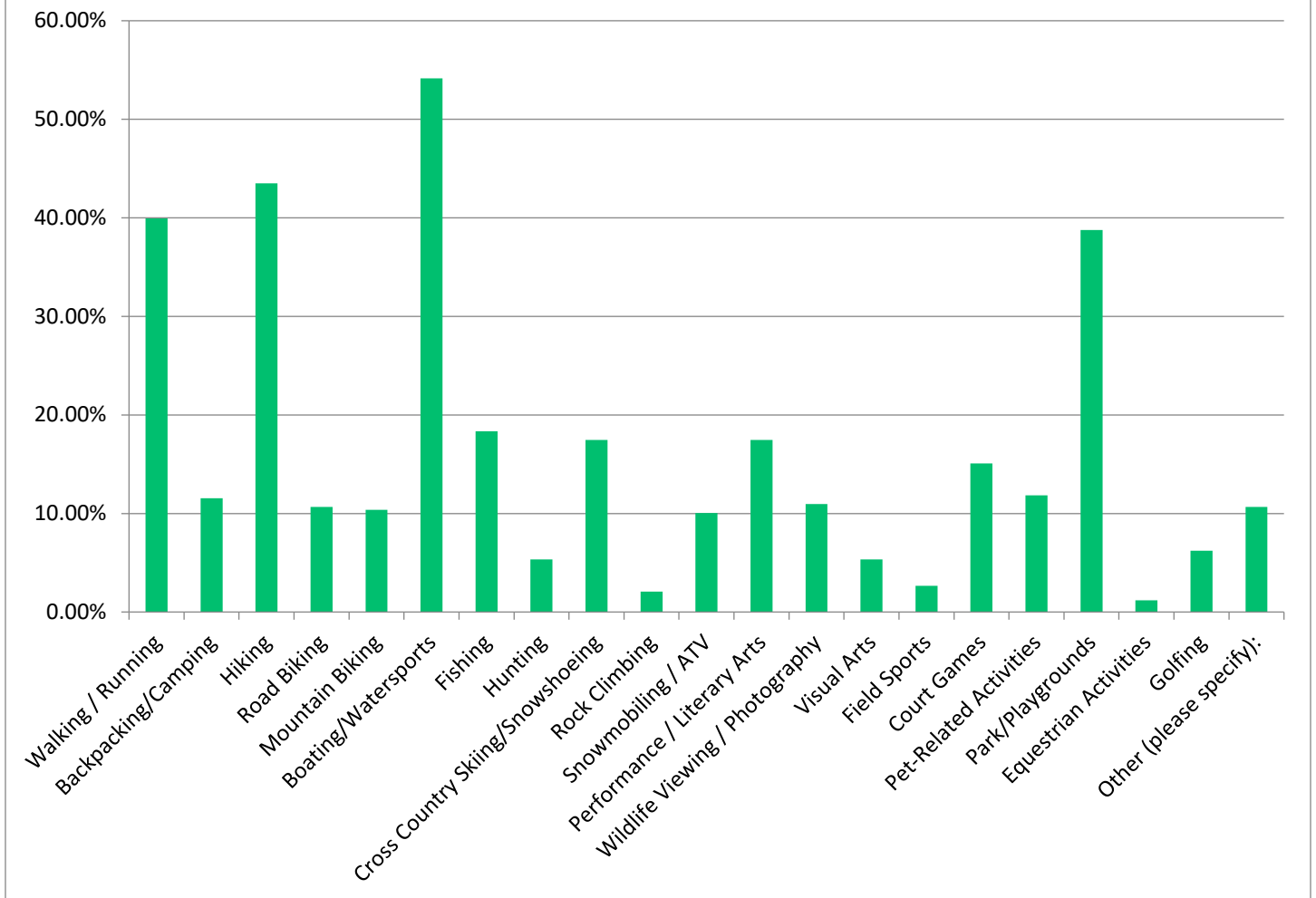


### Q12 Please indicate the types of new residential development you would support:





### Q13 What are the top three (3) recreational interests that should be prioritized in Bolton:







# Smart Growth Comprehensive Plan

## Bolton Comprehensive Plan Community Survey

### 1. What is your relationship to the Town of Bolton (check all that apply)?

- ☐ Town Resident
- ☐ Town Business Owner
- ☐ Work in the Town
- ☐ Visitor to the Town
- ☐ Second Home Owner/Seasonal Resident
- ☐ Property Owner
- ☐ Other [\_\_\_\_\_]

### 2. How long have you been a resident of the Town of Bolton?

- ☐ Less Than 1 Year
- ☐ 1 - 5 Years
- ☐ 5-10 Years
- ☐ 10-20 Years
- ☐ Greater Than 20 Years
- ☐ Non-Resident

### 3. What is your age group?

- ☐ 19 or younger
- ☐ Between 20 – 34
- ☐ Between 35 and 44
- ☐ 45-64
- ☐ 65+
- ☐ Prefer not to answer

## Town of Bolton Comprehensive Plan Update – Community Survey

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**4. How many people live in your household?**

- ☐ 1  
☐ 2  
☐ 3  
☐ 4  
☐ 5  
☐ 6+

**5. What are three things you love about living in or visiting Bolton?**

1.
2.
3.

**6. What are the top 3 issues or challenges facing the Town of Bolton over the next 10 years?**

1.
2.
3.

**7. Vision Statement. A community vision is a positive and forward-thinking statement that acts as a blueprint to guide future decision-making for the Town of Bolton. Provide up to five (5) keywords that describe your Vision for the future of Bolton:**

1.
2.
3.
4.
5.



# Smart Growth Comprehensive Plan

## 8. Please provide your level of support for the following types of development within the Town of Bolton:

Agriculture			High	Med	Low	None
Forestry			High	Med	Low	None
Commercial/Retail			High	Med	Low	None
Cultural Facilities			High	Med	Low	None
Manufacturing	High	Med	Low	None		
Residential Housing			High	Med	Low	None
Recreational Facilities			High	Med	Low	None
Renewable Energy			High	Med	Low	None
Short-Term Rentals			High	Med	Low	None

Comments: [\_\_\_\_\_]

## 9. Please rank on a scale of (1), not a priority to (5) high priority, whether the following should be a priority for Bolton:

	Not Priority (1)	Low Priority (2)	Neutral (3)	Medium Priority (4)	High Priority (5)
Expansion of Agriculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Public/Alternative Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate Change Resilience (flood protection, building weatherization, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Connectivity (sidewalks, trails, and bike lanes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pet-friendly Public Spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job Creation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Resource/Land Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of Town History	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of Scenic Open Space/Landscapes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promoting Tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promoting Arts and Culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cellular/Broadband Access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments:

- 10. Question 6: “Connectivity” is the idea that people can get to where they need to go easily and safely with or without a personal vehicle. Please indicate your level of support from (1) Not Needed to (4) Strongly Support:**

	Not Needed (1)	Do not Support (2)	Support (3)	Strongly Support (4)
Bicycle lanes (on-street) in strategic location	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electric vehicle charging infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded trolley routes/stops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved trolley schedule	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On-demand/flex transit service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local car-sharing services (Zipcar, Turo, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved bicycle infrastructure (bike racks, repair stations, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-street bicycle lanes or trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safer street design for pedestrians/cyclists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks in strategic locations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**If you have locations in mind that could use transportation improvements, please include them here:**

- 11. Does the Town of Bolton need more of the following housing options? Please choose all that apply:**

- ☐ Ownership Opportunities
- ☐ Rental Housing Opportunities
- ☐ Senior (55+) Housing Community
- ☐ Supportive Senior Housing
- ☐ Housing affordable for the local workforce
- ☐ None of the above
- ☐ Other (please expand)



# Smart Growth Comprehensive Plan

## 12. Please indicate the types of new residential development you would support:

- ☐ Large Lot (1 acre or more) Single-Family
- ☐ Small Lot (less than 1 acre) Single-Family
- ☐ Attached Single-Family
- ☐ Two-Family Multifamily Units
- ☐ Mixed-Use Housing (above/behind non-residential uses)
- ☐ Infill Housing (redevelopment instead of new development)
- ☐ Other \_\_\_\_\_

## 13. What are the top three (3) recreational interests that should be prioritized in Bolton:

- |   |   |
|---|---|
| <input type="checkbox"/> Walking / Running                  | <input type="checkbox"/> Performance / Literary Arts    |
| <input type="checkbox"/> Backpacking / Camping              | <input type="checkbox"/> Wildlife Viewing / Photography |
| <input type="checkbox"/> Road Biking                        | <input type="checkbox"/> Visual Arts                    |
| <input type="checkbox"/> Mountain Biking                    | <input type="checkbox"/> Field Sports                   |
| <input type="checkbox"/> Boating / Watersports              | <input type="checkbox"/> Court Games                    |
| <input type="checkbox"/> Fishing                            | <input type="checkbox"/> Pet-Related Activities         |
| <input type="checkbox"/> Hunting                            | <input type="checkbox"/> Parks / Playgrounds            |
| <input type="checkbox"/> Cross Country Skiing / Snowshoeing | <input type="checkbox"/> Equestrian Activities          |
| <input type="checkbox"/> Rock Climbing                      | <input type="checkbox"/> Golfing                        |
| <input type="checkbox"/> Snowmobiling / ATV                 | <input type="checkbox"/> Other (please specify) [_____] |

## 14. Which services are most in need of improvement within the Town of Bolton?

- |  |  |
|--|--|
| <input type="checkbox"/> Policing                  | <input type="checkbox"/> Library Services            |
| <input type="checkbox"/> Fire/Emergency Service    | <input type="checkbox"/> Sewer and Water Services    |
| <input type="checkbox"/> Emergency Medical Service | <input type="checkbox"/> Building/Zoning Enforcement |
| <input type="checkbox"/> Senior Services           | <input type="checkbox"/> Recreational Services       |
| <input type="checkbox"/> Family Services           | <input type="checkbox"/> Roads/Highway Maintenance   |
| <input type="checkbox"/> Youth Services            | <input type="checkbox"/> Childcare Services          |
| <input type="checkbox"/> Educational Services      | <input type="checkbox"/> Other [_____]               |

15. Is there any planning initiative not mentioned that you think should be a priority for the Town of Bolton?

**Thank you for taking the Bolton Community Survey!**

**Be sure to join us for the 1st Public Workshop being held at Bolton Town Hall from 4-7 on September 22nd to view the results of this survey and to provide additional input on prioritizing economic and community development initiatives for your Town.**



*This document was prepared with funding provided by  
the New York State Department of State.  
Contract: C1002328*





# Workshop #1 Results: Strengths

Solid Tax Base ✓✓✓

Rogers Park

John's Huge Deck ✓✓

Great School District ✓✓✓✓

The School ✓✓

School ✓✓✓✓

LGLC

The Chamber

Fresh Air

Close Community ✓✓✓

The Lake and Access ✓✓✓✓✓✓✓✓

Beautiful Beaches ✓✓

Police Are Great ✓✓✓✓✓✓

Nature ✓✓✓✓✓✓✓✓

Safe ✓✓✓✓

Small Town Community Based ✓

Great Court Personnel

Quiet- Can Hear Birds ✓

Beautiful Pristine Lake

Friendly Year-Round Residents ✓

Lake Access

Police

Small Friendly Community ✓✓

Farmers Market

Downtown

Beaches and Parks

Museum

Trails

Transfer Station

EMS and BVFD

The Library

Fire Dept. and EMS ✓✓✓

Close Knit Community ✓✓✓

Forward Looking Admin. ✓✓

The Natives

Healthy Environment w/ Many Opp. for

Outdoor Rec.

Tourism ✓

Good School ✓

Music

Small Town Atmosphere ✓✓✓

The Lake ✓✓✓✓✓✓✓✓

Fireworks ✓

Summer Town Activities ✓✓

Nice New Dining (Bears Cup, Loda, Cantina, Gem)

Rogers Park and Flowers Landscaping

Town Atmosphere- Avoided Ugliness of LGV

Unspoiled Beauty (*Continued*)

Lake Front Restaurants

Cute Shops

Community Vibe

Nice People

Mountainous

Trees All Around

Lake George and Peaceful Set on Earth

The Lake ✓

Landscaping in Parks and Public Spaces ✓

Small Town ✓

# Workshop #1 Results: Challenges

Alternate Parking During Peak Season ✓✓✓

Sewage Treatment

Sewers

Gentrification

Cell Phone/ WiFi Service

Paved Roads with Water Run-Off

More Stuff To Do for People Who Don't Go Boating

Everyday ✓

More Kids in School ✓

**Housing for Young Families ✓✓✓✓✓**

On Street Parking is Too Narrow/ Street too Narrow ✓✓

Housing for Locals ✓✓✓

Use Sand Instead of Salt in Winter ✓

Traffic on 9N in the Town ✓✓

Parking ✓✓✓

Bright Lighting at Houses

Bright Landscape Lighting

Local Childcare (6mos to 3 yrs) ✓✓✓

**Sidewalks ✓✓✓✓✓**

No Year-Round Transportation/ Trolley

Too Many Motorcycles Making too Much Noise

Fitness Center for Seniors ✓

Sewage Smell Near Tennis Courts ✓

Need Well-Paying Jobs at a Reasonable Distance to

Attract Families and Children ✓

**Affordable Housing ✓✓✓✓**

Playground at Rec. Field

**More Pickleball Courts for Bolton ✓✓✓✓✓✓**

Senior Housing ✓✓

Too Many People Speeding Through Town- Need

More Control

Traffic in Town ✓

Too Many Cars ✓

More Year Round Recreation (Mtn Bike, X Country Ski)

More Access to Lake

Waste Treatment Plant Smell ✓

Knot Weed

Year Round Public Restroom Missing ✓✓✓

Loss of Community ✓✓

9N is Terrible for Bike Riders

Littering ✓✓

Safe Track to Walk/ Run– 9N is too Dangerous

Limit Fertilizers and Chemicals on Lawn- Water

Sheets into Lake ✓✓

**No Dog Park- Need One ✓✓✓✓✓**

No Year-Round Auditorium in Town

**Cap on Airbnb's ✓✓✓✓✓**

Pedestrian Walkways Need Blinking Light ✓✓

Move Craft Fairs Out of Parking Lot– Parking

Always a Problem on Holiday Weekends ✓

**Lack of Affordable Housing ✓✓✓✓**

Senior Housing ✓

Water and Sewer Infr. Improvements Yearly

Transfer Station Operation Outdated Needs Renewal

Gas Station Across From Gem Unsightly

More Year Round Kids Activities for All Ages (Outside of School) ✓✓✓

Music Pumping Out of Too Many Businesses

Respect for Property Lines (*Continued*)

**Need Protected Bike and Walking on 9N ✓✓✓✓✓✓✓✓**

Need Public Services

Too Many Cars ✓✓✓

Lack of Services Overall for Senior Aged Residents

**Make Cable and Internet More Affordable and Improve Services ✓✓✓✓**

Great to have a Bookstore and Coffee Café

# Buildout Analysis

- A spatial analysis undertaken to project how much additional development could occur, taking into account physical constraints and zoning regulations, if every single bit of buildable land in the town was utilized.
- This Warrensburg buildout was limited to analysis of residential development only.
- [Town of Warrensburg Buildout Analysis](#)
- Town of Bolton Scope of Work:
  - Residential and Commercial Buildout
  - Steep Slope (Constraints) Analysis
  - Building Area Coverage
  - High-Build vs. Low-Build Scenarios
  - Capture Potential Accommodation to Residential Conversions
  - Include Water/Sewer Districts

# County Housing Analysis

\* This report will be incorporated into the Community Profile and utilized to refine Goals, Objectives, and Strategies.

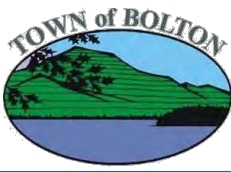
## Warren County Comparison Data: Recommendations:

- Town's Gross Rent is in line with Warren County.
- Bolton's household size is the smallest in the County.
- Median Household Income is above the County average.
- Bolton has the strongest projected increase in MHI.
- Senior MHI has strongest projected increase in County.
- Median sale price increased 53% from 2019 to 2022.
- Add Housing Supply with Focus on Addressing Identified Gaps
- Manage/proactively respond to changes in demand
- Leverage existing capacity, local and regional
- Develop a strategy to attract new residents, particularly younger people
- Leverage Opportunity Zones Designations

# Next Steps

- Stakeholder Meetings
- Draft Vision, Goals, & Strategies
- Next Meeting (Dec/Jan)
- Public Workshop #2 (Jan/Feb)
- Community Profile





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## Smart Growth Comprehensive Plan Business Community Roundtable January 3, 2024

### Purpose

The purpose of this roundtable was to understand the unique needs of business establishments and the ways in which local, regional, or state entities may serve as strategic partners in achieving those needs through a focused discussion on topics that have arisen through recent public engagement efforts along with topics specific to this sector of the Town. The business community's views and opinions will be used to further identify key issues facing the greater Bolton community.

### Attendees

#### Stakeholders:

- Lonnie Lawrence, Sherwood Group Real Estate
- David Smith, American Oak Distillery
- Missy Cady, Indian Tepee Gift Shop (employee)
- Heidi Hess, Chamber President, Candlelight Cottages
- John Kelly, Blue Water Manor
- Luke Callahan, Silver Bay YMCA
- Brenden Murnane, Bolton Landing Brewing Company
- John LaSalandra, Luxury Lake George Vacation Rentals
- Chris Moriarty, Luxury Lake George Vacation Rentals
- Kate VanDyck, Cedar Graphics
- Kelly O'Neil-Teer, Serendipity Boutique
- Christine McKee, Hunt Ral Estate
- Tom Guay, Sagamore Resort
- Natalie Kircher, Tall Pines Vacation Rental
- Paty, The Gem/Little Gem Liquors

#### Public:

- Zandy Gabriels
- Leona Shelton

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl

#### Town Staff:

- Joshua Westfall, AICP – Director of Planning and Zoning

#### Laberge Group:

- Kevin J. Schwenzfeier, Senior Planner



## **Presentation**

### **What is a Comprehensive Plan?**

- A Comprehensive Plan is a “living document” that should be updated every 10 years.
- Provides recommendations for land use, development, and other long-range planning decisions.
- The Town’s Zoning Code must be consistent with the goals and objectives of the Comprehensive Plan.
- The Town of Bolton adopted its last Comprehensive Plan in 2003. An update will ensure that the Town’s priorities align with local needs and realities.
- Future funding for identified projects is often supported by the Comprehensive Plan, which draws links between existing Town conditions, needs, and local and regional planning efforts.

### **Comprehensive Planning Answers the Questions**

- Where are we now? Analysis of existing conditions in the town.
- Where do we want to be? Creation of a Vision Statement.
- Where are we going? Analysis of existing conditions and trends.
- How do we get there? Creation of goals, objectives, and recommendations.

### **Comprehensive Planning Topics**

- Housing Choices
  - Housing
  - Quality Neighborhoods
  - Affordability
- Living Environment
  - Working Lands
  - Natural Systems
  - Sustainability
- Community Circulation
  - Transportation System
  - Connections
  - Trail Opportunities
- Placemaking
  - Distinctive
  - Attractive
  - Culturally Rich
- Economic Vitality
  - Community Infrastructure
  - Services
  - Workforce
  - Future Economy
- Leading for the Future
  - Government Operations
  - Efficiencies
  - Community Resiliency

### **Stakeholder Examples**

- Business Owners
- Interest Groups
- Regional/State Agencies
- Service Providers
- County Departments
- Bolton Central School
- Bolton Police
- Churches
- Library
- Town Departments

### Market Snapshot

- Community Overview
  - Home Value
  - Home Ownership
  - Household Income
  - Educational Attainment
  - Key Facts
  - Tapestry Segment
- Economic Development Profile
  - Labor Force by Industry
  - Commute Time
  - Businesses
  - Employment
  - Transportation to Work

### Buildout Analysis

- A spatial analysis undertaken to project how much additional development could occur, taking into account physical constraints and zoning regulations, if every single bit of buildable land in the town was utilized.
- This Warrensburg buildout was limited to analysis of residential development only.
- Town of Warrensburg Buildout Analysis
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- Warren County Comparison Data:
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- Recommendations:
  - Add Housing Supply with Focus on Addressing Identified Gaps
  - Manage/proactively respond to changes in demand.
  - Leverage existing capacity, local and regional.
  - Develop a strategy to attract new residents, particularly younger people.
  - Leverage Opportunity Zones Designations

### Community Survey Results

- Housing Priorities
- Recreation Priorities
- Service Priorities
- Three things you love about living in or visiting Bolton.
- Five keywords that describe the vision for the future of Bolton.

**Stakeholder Discussion (SWOT Analysis)**

**Strengths:**

- a. Water quality of Lake George.
- b. Locational opportunities for business and recreation.
- c. Strong real estate sales market.
- d. Summer resident who wanted to move here.
- e. Proven generational stability.
- f. Mix of lake, community, and town quality.

**Opportunities:**

- a. Growth in cultural perspective.
- b. Strong tourism economy.
- c. Many second home and investment property interests.
- d. Capitalize on multi-season attractions.
- e. Tourism season has extended to November.
- f. Lots of interest in buying on the lake.
- g. Holiday home tour.
- h. Year-round tourism.
- i. Sagamore is still 20% full on its lowest occupancy weekends.

**Challenges:**

- a. Challenging local regulations for approvals and permits through multiple levels of jurisdiction.
- b. New septic costs to get into compliance are very high has created higher competition for septic variances.
- c. Lack of influx of new owners to take on aging resorts due to upkeep costs; many being converted into housing.
- d. Bank financing is challenging or in some cases impossible.
- e. Affordable housing does not exist.
- f. Lack of off-season services; no cafe or coffee shop.
- g. Difficult to find staff willing to commute (cooks, waitstaff, etc.); many potential workers live in Queensbury and will take jobs closer to home.
- h. Sewer capacity needs upgrading.
- i. Need to turn around the loss of population, especially at the school. 300 to 180 students over the last decade.
- j. Teachers and other service professionals are unable to live in the town.
- k. No option for childcare in the town.
- l. Solutions needed for parking during the high season.

**Solutions:**

- a. Create a non-resident committee with a liaison to the Town Board.
- b. Turn school into k-8.
- c. Work with CDTA – needs and demand analysis is ongoing.
- d. Coordinate with surrounding communities to bolster transportation and workforce like Aspen.

- e. Need to understand where workers are coming from.
- f. Townwide solutions are needed.
- g. Clean, temporary housing (dormitory housing) for summer employees.
- h. Hire a marketing firm to promote and brand the Town.
- i. Modernize Town communications and expand social media presence.
- j. Capitalize off of Bolton being the hub within the greater trail network.
- k. Provide safe transportation on Lake Shore Drive from Lake George Village into Bolton (biking/walking lane).
- l. Assist restaurants with expanding covered outdoor seating areas to maximize summer revenue.
- m. Off-season marketing – activate a local ski scene with designated cross-country trails and other winter activities within Bolton.
- n. Provide assistance through low-interest seasonal business loans.

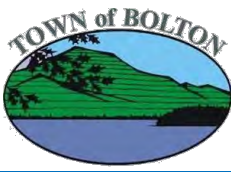
### **Business Stakeholder Questionnaire**

1. Why did you choose to locate your establishment in the Town of Bolton and how long have you been operating here?
2. What do you see as the most significant opportunities for economic development in Bolton?
3. What are the challenges/obstacles to your establishment and business development in the Town of Bolton?
4. How would you characterize the current development environment in the Town of Bolton and, from your perspective, what factors influence demand for residential or commercial property?
5. What steps could the Town take to improve problem areas/issues and the quality of life for you and your employees?
6. How would you assess the resources available to support economic development and business growth in Bolton and Warren County?
7. What should the Town of Bolton's economic development priorities be and how would you "brand" the Town?
8. In your opinion, would it benefit the local economic climate if the Town increased its promotion and support of tourism and recreational activities?
9. What types of additional businesses, services, or amenities should be encouraged in Bolton that would complement your establishment?

### **Next Steps**

- Stakeholder Meetings
- Next Committee Meeting (January)
- Draft Vision, Goals, & Strategies (February)
- Public Workshop #2: Identifying Goals & Priorities (March)
- Community Profile Report (March/April)

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002005/C1002328*



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## Smart Growth Comprehensive Plan CPC Meeting #4 Summary February 7, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

#### Town Staff:

- Josh Westfall, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- Kevin Schwenzfeier, Senior Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

### Project Status

A project update was provided to the CPC focusing on stakeholder engagement and timeline updates.

### Business Owner Roundtable

A roundtable was held with Business Owners – see attached summary.

### Plan Updates

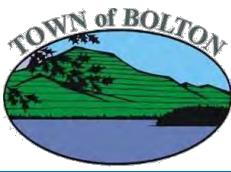
Laberge Group provided an overview of the demographic data that was collected and prepared for the community profile (see attached). In addition, Laberge Group worked with the Town's Director of Planning to refine the plans format and content. Key themes were identified including: housing choices, living environment, community circulation, placemaking, economic vitality and leading for the future.

### Next Steps

Additional Stakeholder meetings are scheduled for February. Following the conclusion of the stakeholder interviews, public workshop #2 will be initiated.

### **Next Meeting – March 19, 2024**

*This document was prepared with funding provided by the New York State Department of State. Contract: C1002328*



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## Smart Growth Comprehensive Plan CPC Meeting #5 Summary March 19, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo
- Eric Pfau
- Robert Wolgin
- Barry Kincaid
- Jame Galante
- Holly Dansbury

#### Town Staff:

- Joshua Westfall, AICP – Director of Planning and Zoning
- Chris Belden, AICP – Deputy Director of Planning and Zoning

#### Laberge Group:

- Kevin J. Schwenzfeier, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

### Slide Show

- Welcome and Project Status Update.
- Buildout Analysis Overview
  - CPC, Consultants, & Town Planners to review online and provide comments to the county.
  - Include Road Names and Layer.
  - Thicken/brighten water and sewer district boundaries.
  - Add Lake George Park Commission and Watershed Boundaries.
  - Constraints have been removed prior to density calculation.
  - Bedrock is not taken into consideration.
- Stakeholder Interview Summaries
  - Bolton Central School District – Chad Shippee, Principle
    - Barrier to cost for new facilities
    - Limited home internet
    - Lower pay initially
    - Need a family property to live in the district
    - All rooms are used and storage is limited
    - Lack of transportation from outside of the district
    - Lower Horicon is dangerous for walkers
    - \$1500/year tuition
    - \$2B tax base

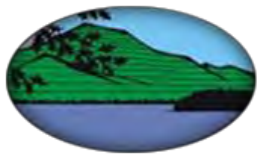


- Lake George Land Conservancy – Mike Horn, Executive Director
  - Enhance water quality
  - Provide recreational assets
  - Protect historic lands
  - Contribute to community resiliency
  - Co-manage town-owned lands
  - Protect wetlands, streams, and buffer areas
  - Secure lands for connections and conservation
  - High-quality, purpose-built trails
  - Trails Plan matches with the priority locations
  - The business community and land conservancy need to coordinate
  - Will provide their plan and priority property list
- Adirondack Park Agency – Robyn Burgess, Principal
  - Density concerns for accessory dwelling units.
  - Approved towns may shift density within districts.
  - Bolton has sole review and shoreline variance powers.
  - Recreation is only reviewed for wetlands and streams.
  - Can't charge commercial fees for use of public lands or parking areas.
  - Will provide outreach sessions for Town officials.
  - APA has adopted a pro-housing initiative, but is finding it to be challenging.
- Lake Champlain – Lake George Regional Planning Board – Allison Gaddy, Senior Planner
  - Regional Transportation Hub
  - Regional Housing Study
  - Housing Densification
  - Watershed initiatives
  - Hudson Headwaters
  - Hemlock Control
  - Broadband Expansion
  - Loan and Technical Assistance
  - Provide Housing for Younger Families
  - Daycare Program Similar to Keene
  - New Sewer in Johnsbury
  - Capitalize on Outdoor Recreation
- Bolton Pickleball Club – Vern Wetmore, Member at Large
  - Desire a contiguous 4+ court facility with restroom access.
  - Undersized courts at Roger's Park
  - No room for expansion.
  - Sagamore not open to cooperation.
  - Little play in afternoons due to lack of cover.
  - Opportunity at town garage.
  - Researching potential donations and partnerships.

**Discussion**

- Wastewater District Dilemma
  - Updates are needed.
  - Large desire to expand/densify the sewer district.
  - District is less than 50% of the APA Hamlet Area.
  - Unable to remove any water from the Lake George watershed.
  - Unable to distribute to any surface waters within the watershed.
  - Utilize an area with 20 foot sand deposits.
  - Not a treatment issue, a hydrologic issue.
  - Infiltration basins permitted for 300,000 gpd, but handles up to 500,000 gpd in summer.
  - Without solution to accommodate greater infiltration, town needs to create a political will to change the regulations.
  - Denials for discharge include golf course irrigation and pump to Sagamore.
  - Need to investigate soils throughout LG watershed within town.
- Model transportation after Gore's system.
- Potential for tiny homes as a form of affordable housing.
- Create a philanthropy campaign for housing seasonal workers.
- Condos – tax assessment, use, and regulations are challenging.
- Short-term rentals – soften language; rework town ordinance; can't contact owners; and public safety issues.
- Sidewalk and vehicular safety should be the priority.
- Mental health issues – need county liaison.
- Next Meeting and Public Safety Officer Meeting – April 22nd

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002328*



TOWN OF  
**BOLTON**  
WARREN COUNTY, NEW YORK

# Smart Growth Comprehensive Plan

## Comprehensive Plan Committee Meeting #5

### March 19, 2024



Department  
of State

Contract: C1002328

# Agenda

- ❖ Project Status
- ❖ Buildout Analysis Overview
- ❖ Stakeholder Interview Summaries
- ❖ Formulating the Goals & Vision
- ❖ Identification of Key Projects
- ❖ Public Workshop #2 Coordination
- ❖ Next Steps

# Project Status

Summer/Fall  
2023

- Public Engagement
- Community Profile & Trends
- Three CPC Meetings

Winter/**Spring**  
2024

- Draft Vision, Goals, & Objectives
- Plan Development
- Public Workshop

Spring/Summer  
2024

- Draft and Final Plan
- Refer to Town Board
- Town Board Adoption



# **Warren County Planning Department Buildout Analysis Overview**



## Undeveloped Residential

**Step 4:** The New York State Real Property System classifies parcels into a detailed system using a three digit code. Descriptions and codes can be viewed [here](https://storymaps.arcgis.com/stories/ea81d987c07647f88866448bf402d9cd). These property class codes were used to identify vacant parcels. Parcels that had Property Class Codes of Vacant Residential or Vacant Residential with Improvements (310, 311, 312, 314, 320, 322, 351) were selected.

Undeveloped Residential Parcels

**Step 5:** Physical constraints were erased from the Vacant Residential parcels.





# Stakeholder Interview Summaries

# Bolton Central School District

## Interview (Chad Shippee)

### Existing Conditions:

- 180 Students (340 capacity)
- 22% Out of District (Queensbury, Lake George, and Warrensburg)
- Approximately 20 Students/Class
- Enrollment has dropped by 41% over 20 years
- Most in-district students live in Bolton Landing, near Trout Lake Road, or near Route 11
- Joint athletics with Warrensburg (Football, Volleyball, Cross Country)
- Busing has remained constant with 4 morning, 3 afternoon, and 2 late
- SRO is shared with Town and funded through County (\$35k/year)
- One-way drop-off, with few traffic issues
- New IT and Facilities Director Position

# Bolton Central School District

## Interview (Chad Shippee)

### Challenges:

- Barrier to cost for new facilities and to meet building code requirements
- Limited home internet access
- Pay is lower initially than other districts
- Need family property in order to live in district
- School property uses every room and is tight on storage space
- Transportation hinders out of district participation in Young Scholars Program
- Town lost the most people when property costs rose sharply post-recession (2010)
- Walkers use Stewart Ave and avoid lower Horicon Ave

# Bolton Central School District

## Interview (Chad Shippee)

### Assets & Opportunities:

- Shared Resources – Veterans Park, Recreation Department  
Transportation and Field, Camp Walden, Baseball Field
- Strong AP Course Offerings
- School was a large draw prior to the Great Recession (2010)
- Walkers use Stewart Ave and avoid lower Horicon Ave
- LGCSD offers summer program and Pre-K offered by BCSD
- BCSD is a major asset that needs promotion
- High-Achieving Graduates
- Provides Individual Attention
- High Standard of Conduct
- High-Achieving Young Scholars Program
- Provides College Credit to SUNY Albany, Syracuse University, SUNY Adirondack, and Hudson Valley Community College



# Lake George Land Conservancy

## Interview (Mike Horn)

### Program Goals:

- Enhance Water Quality
- Provide Recreational Assets
- Protect Historic Lands
- Contribute to Community Resiliency
- Co-Manage Town-Owned Lands
- Protect Wetlands, Streams, and Buffer Areas
- Secure Lands for Connections and Conservation
- High Quality, Purpose Built Trails

### Town Assistance:

- Secure Financial Resources for Protection/Enhancement
- Potential for Coordination on Acquiring Portions of PUD Areas
- Enhance and Connect Amy's Park
- Identification of Priority Locations for Conservation and Linkage
- Provides Easement Language
- Grow Lecture Series at LGLC
- Grow Amy's Race



# Adirondack Park Agency Interview

## (Robyn Burgess)

### **2003 Plan Contributions:**

- Sign Regulations
- Natural Resource Education
- Land Use & Development Plan Map
- Affordable Housing Incentives within Hamlet Areas
- District Use Thresholds

### **Requirements & Opportunities:**

- Zoning changes to 5- or 10-acre areas require review
- Type 1 and 2 Reviews
- Density concerns for accessory dwelling units
- Approved towns may shift density within APA districts
- Bolton has sole review and shoreline variance powers
- Recreation is only reviewed for wetlands and streams.
- Can't charge commercial fees for use of public lands or parking areas
- Provide outreach sessions for Town officials

# Lake Champlain - Lake George Regional Planning Board Interview (Allison Gaddy)

## **Local Initiatives:**

- Regional Transportation Hub
- Regional Housing Study
- Housing Densification – Duplexes, Triplexes, & Apartments
- Watershed Initiatives – Wastewater & Stormwater
- Hudson Headwaters – Pace Program – Elder Daycare & Medicine Service
- Hemlock Control and Management
- Broadband Expansion
- Loan and Technical Assistance
- Second Story Renovations
- Gap Financing
- ADK Roots / ADK Community Housing Trust
- Need to Provide Housing for Younger Families
- Daycare Program in Keene
- Sewer in Johnsburg
- Capitalize on Growing Interest in Outdoor Recreation

# Bolton Pickleball Club Interview

## (Vern Wetmore)

### **Club Setup:**

- 120 Members; 35 Year-Round
- Founded in 2021
- Incorporated as NFP in 2023
- Play on 2 Courts at Roger's Park
- Able to Play at Sagamore when with Member
- 2-Hours per Person/Group
- Typically 20-25 Players at a Time

### **Issues & Initiatives:**

- Desire a Contiguous 4+ Court Facility with Restroom Access

- Undersized Courts at Roger's Park
- No Room for Expansion
- Sagamore not Open to Cooperation
- Little Play in Afternoons due to Lack of Cover
- Used as Dog Park Offseason
- Parking and Seating Issues
- Researching Potential Donations and Funding Partnerships
- Veteran's Park Potential Courts (2)
- Opportunity at Town Garage for Larger Facility

A scenic landscape featuring a calm body of water in the foreground, reflecting the soft light of a sunset or sunrise. In the background, there are rolling hills and mountains under a sky with wispy clouds. The overall mood is peaceful and contemplative.

# Formulating the Goals and Vision

# Bolton 2003 Vision

The essence of the plan for Bolton is to maintain the Town's distinctive rural character in the face of increased tourism and demographic change. Through the work with the CPC and with input from the community, the following general goals were developed:

1. Preserve the natural environment.
2. Maintain Bolton's distinct rural character.
3. Foster an economic base focused on a balance of quality tourism and year-round services.
4. Retain connections to the lakes as a resource for swimming, boating, fishing, and viewing.
5. Preserve the Hamlet of Bolton Landing as the economic/cultural/civic/social focal point for the community.



# Bolton 2003 Goals

1. Promote mixed-use development, residential, lodging, & waterfront access, and residential & home-based businesses.
2. Preserve and enhance the unique qualities of Bolton Landing for the benefit of the community as a whole.
3. Protect, maintain, and reestablish the quality of Bolton's natural setting, open spaces, and ecosystems to preserve the scenic shorelines, hillsides, and ridgelines and the overall distinctive rural character; and to ensure a sustainable future for the town, its residents, and wildlife.
4. Bolton's recreational resources should continually be assessed, modified, and improved to ensure that the expectations, abilities, and interests of all residents, as well as visitors, are met to the greatest extent practicable.



# Bolton 2003 Goals

5. Bolton's economic, cultural, environmental, and natural resources must be protected and enhanced to maintain Bolton as a choice for residents, tourists, entrepreneurs, and others seeking the unique rural experience and high quality of life offered in Bolton.
6. The town should seek to foster a variety of housing types to accommodate the varying needs of all Bolton residents in an attractive manner, including seniors, seasonal workers, low to moderate-income residents, and young families.
7. Continue to provide high-quality municipal services to every resident in the community that protect the natural environment, regard resident's needs, and protect the health, safety, and general welfare of the community.

The background of the slide is a scenic landscape. In the foreground, there is a dark, silhouetted forest line. Behind the forest is a calm body of water, likely a lake, which reflects the colors of the sky. The middle ground shows a wide, flat area, possibly a field or a beach, leading up to a range of mountains in the background. The sky is filled with soft, pastel colors of pink, orange, and light blue, suggesting a sunset or sunrise. The overall atmosphere is peaceful and natural.

# **Identification of Key Projects Public Priorities**

# Housing & Population

1. Increase Year-Round Population
2. Foster Affordable Housing for Workers/Families
3. Set Short-Term Rental Cap
4. Control Condo Development
5. Foster Seasonal Worker Housing/Transportation

# Physical Connections & Access

1. Implement Pedestrian Protections
2. Sidewalk Extension on Horicon Avenue
3. Sidewalk Extension South along 9N
4. Develop Multi-Use Trails
5. Develop Parking Solutions

# Public Infrastructure

1. Improve Sewer Capacity
2. Improve Runoff Collection
3. Improve Internet Access & Affordability
4. Create Dog Park
5. Create Outdoor Court Facility



# Community Development

1. Greater Focus on Residents
2. Provide Youth Programs
3. Increase Attention Outside Bolton Landing
4. Develop Daycare Facility
5. Diversify Festivals/Events

# Comprehensive Plan Headings

## ➤ Housing Choices

- Housing
- Quality Neighborhoods
- Affordability

## ➤ Living Environment

- Working Lands
- Natural Systems
- Sustainability

## ➤ Community Circulation

- Transportation System
- Connections
- Trail Opportunities

## ➤ Placemaking

- Distinctive
- Attractive
- Culturally Rich

## ➤ Economic Vitality

- Community Infrastructure
- Services
- Workforce
- Future Economy

## ➤ Leading for the Future

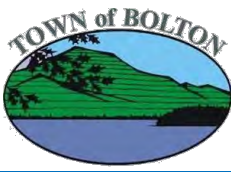
- Government Operations
- Efficiencies
- Community Resiliency

# Public Workshop #2

- ❖ Identifying Bolton's Goals & Priorities
- ❖ Materials and Information to Present
- ❖ Lessons from Workshop #1
- ❖ Format of Workshop #2
- ❖ Date:

# Next Steps

- ❖ Draft Community Profile
- ❖ Draft Vision, Goals, & Strategies
- ❖ Public Workshop #2: Identifying Goals & Priorities
- ❖ Next Meeting Date



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## Smart Growth Comprehensive Plan CPC Meeting #6 Summary April 22, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Kathleen Suozzo, P.E.
- Ike Wolgin
- Barry Kincaid
- James Galante

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1, Local Waterfront Revitalization Program

### Meeting Overview

The group indicated they were fine with the summary from the last meeting.

### Updates

There are signs of progress with getting a child care entity to come into town. There was discussion around the topic of child care in terms of how it impacts community and economic development. There was also discussion of regional context, such as what BOCES and SUNY Adirondack are doing. Linked with this there was discussion about how it is important it is to get young people to move into and take part in this community, including as part of supporting the economic base.

### Recap Emergency Services Roundtable & Discuss Findings

Within the recap of the emergency services roundtable, it was recounted that understanding is that sometimes at peak periods, there is not a strong head on the public water system. If there is a draw on the water supply, such as for a fire response, it causes turbidity within the system. This led to discussion by Ms. Suozzo, P.E., on characteristics of the water and sewer system. For the water system, there is annual flow monitoring.

For sewers, there are definite needs for evaluation on how to manage finite capacity. There is a limited additional increment of supply on the order of 15,000 gallons. There is consideration for instituting a moratorium on new connections. There could be a benefit to expanding the system, but there is a need to deal with existing system constraints first. The conveyance system sometimes surcharges.

### Discussion on Community Profile Development

On discussion of past plans as part of the dialogue regarding development of the profile, it was suggested the hamlet sustainability plan, formulated using an Adirondack Smart Growth Grant, should be obtained. Mr. Beldon identified Lake George Watershed Action Plan as a regional study, but there were capacity issues that arose around the organization charged with implementing it.

In setting up for the land-use assessment and zoning audit, Mr. Gilmour probed the group for its experiences with zoning and other land-use codes. He asked if there were any challenges?

It didn't seem that there were many 'use, challenges. Outside of residential development, there are some applications for business uses and light amusement type uses. There is not industrial development.

It was noted most developments really push allowable standards for housing construction to the limit. Land is typically constrained. Land is also expensive, which means people are really trying to take advantage of the properties that they are seeking to develop.

It was acknowledged parking is a challenge/ a problem. The zoning is hard to adhere to. It seems there is benefit in a model where property owners are left to figure out how they're going to deal with solving their parking needs. Linked with this, it was noted there should be efforts to improve sidewalks so people have an ability to obtain mobility by walking places and not having to drive.

The discussion extended into efforts by the Planning Board to obtain easements on frontages when there are development applications. There has been pushback. Yet, they seek easements for future sidewalk extensions or widenings. It was noted there isn't a continuous sidewalk from the school, which is identified as a need.

There was discussion around the need for a parking plan. An opinion was offered that a shuttle won't work.

One commentor noted the zoning code is inadequate at 30 years old. It is sometimes hard to interpret. There are frequent requests for relief and people really push the boundaries of what's allowed. This leads to a potential need to have stronger standards for holding the line on what's important. sometimes there is a quick resort to the pursuit of a variance, rather than adherence with code standards.

It was noted there is not a lot of collection of recreation fees.

The community is registered with NYS DEC's Climate Smart Communities (CSC) program. The Town Planner would be available to help parties in town select actions to pursue in order to move towards obtaining a CSC Bronze certification. Mr. Belding would also like to establish Bolton as a NYS Energy Research & Development Authority (NYSERDA) registered Clean Energy Community. He could assist with helping advance actions in order to move forward within that incentive grants based program.

It was noted the County's resources mapper has a lot of information that can be used in community profiling.

#### Project Timeline & Public Workshop #2: Identifying Goals & Priorities

It is an objective to have this meeting be a large convocation which can gather seasonal residents as well as people year round. A location and date will be advanced at the next meeting.

#### **Next Meeting – June 10, 2024**

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002328*





## Town of Bolton Landing Smart Growth Comprehensive Plan

### Emergency Services Stakeholder Roundtable

*April 22, 2024 3:30 to 4:45 p.m. at Bolton Town Hall*

#### Attendees:

- Chris Belden, AICP, Town of Bolton, Director of Planning & Zoning
- James Galante, Town of Bolton, Chief of Police
- William (Griff) Lambert, Chief of Town of Bolton Landing Fire Company
- Erick Neuffer, Member, Town of Bolton landing Fire Company

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

#### Police

This discussion covered the Town of Bolton and Warren County emergency services environment and its relationship to future planning and development in Bolton. There was an open format discussion with a series of questions posed. The discussion was used to identify emergency service needs, opportunities, as well as possible priority projects over the next five to ten years.

The police operate generally 08:00 a.m. to 10:00 p.m. Hours may be extended in peak seasons and go until 02:00 a.m. They respond to approximately 230 to 250 calls per year. The local services align with efforts of the NYS Police/ and the Warren County Sheriff.

The staff outside of the Police Chief (who is the one full time staffer) receive their certifications with other agencies they work with, or have worked with. Some are retired officers. There are four part-time sworn officers and another who works as a Court Officer.

The Town Police work out of Town Hall within a small office. They have two patrol vehicles that are kept at the DPW garage. The space in Town Hall is constrained, at roughly 15 by 17 feet. This limited space is used to accommodate all police needs for office space, records keeping, evidence storage, and other purposes. The Police Chief recommends there will be a need to find more space soon.

There are not particular prevalent or highly violent crimes the police are focused on or concerned about.

### Bolton Volunteer Fire Company

The Bolton Volunteer Fire Company has a roster of 34 individuals. The average age is 55 years. There was concern for an aging fire corps; however, they recently five or six additional younger volunteers have joined the force. They initiated their trainings through the New York State run certification process.

Services are within the Town of Bolton Landing's boundaries. Mutual aid supports the Bolton Volunteer Fire Company. It was noted the Town of Lake George has a ladder truck, which is a type of apparatus that this community could benefit from. However, Lake George will respond automatically wBolton assists activities on Northway exits 23 and 24.

The Fire Company is governed by a five member fire commission, and operates from a building in Bolton Landing. The land which the firehouse is on is owned by the school, but it is available to the Fire Company as long as it is maintained as a fire house. There are offices and training spaces on upper floors.

There are three main bays at this fire station. There is an issue that the bay door openings are 6 to 8 inches too low for typical fire apparatus. This means equipment has to be special ordered to fit within these bay doors. There is interest in establishing a new station.

Response to calls range from 130 to 180, with an average of approximately 150 call per year. The Company is busier in summer and peak months.

The apparatus they have is depicted on the Company's webpage. The large vehicles are pumpers and response trucks. Among equipment, the Fire Company also has a mini pumper, which is four-wheel-drive, other four-wheel-drive utility trucks, and a brush truck. The Fire Company has a rescue boat that is stored at the DPW facility when not in use. An airboat/ ice rescue boat, plus a rubber rescue boat are stored in the same manner.

The sheriff and the DEC rangers patrol the Lake, but the Bolton Fire Company is a primary responder. They use Norowal Marina.

It was noted the County provides fire inspections. The inspections include those provided for multifamily and commercial properties.

### Ambulance Services

While years ago ambulance service was a part of the Fire Company, it has been established as a separate nonprofit. The Bolton Emergency Medical Squad (EMS) is now a separate nonprofit that is funded through an ambulance taxing district. The Bolton EMS lease space from the Fire Company. Bolton EMS have two ambulances.

The Bolton EMS service is delivered through a combination of volunteers and paid staff. This helps ensure there is always coverage available. If there was an EMS call on an island, the Fire Company provides transport from the mainland and then the EMS crew takes over.

### **Other Discussions**

The police and fire entities participated in some regional hazard planning. It was acknowledged there are wildfire risks in Bolton.

The steep and windy roads/driveways provide a risk for emergency services. No specific locations were identified as areas of high risk due to high incidences of accidents or severity of accidents.

Traffic calming was discussed to determine whether locations may benefit from physical alterations of roads or aspects of the transport system. It was noted that one-way vehicle speeds are managed by the Police through the deployment of an electronic reader board in the southern gateway into the Hamlet. It is used successfully so drivers see their high speeds and consciously slow down.

Regarding emergency response challenges that could be addressed through Planning Board coordination or Town regulations (zoning code, subdivision, streets, driveway standards, etc.), the Fire Chief noted there needs to be adequate width on access drives in order to get vehicles into properties. The Fire Company needs the ability to close to structures and to turn around. The steep/narrow driveways often make this challenging.



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## Smart Growth Comprehensive Plan Draft CPC Meeting #7 Summary July 17, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Gena Lindyberg
- Meg Diehl
- Ike Wolgin
- James Galante

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via weblink)

Ms. Suozzo, P.E., and Ms. Dansbury had provided their regrets that they could not attend this meeting.

### Meeting Overview & Updates

The project website is being updated. The Town can link with it on their website. It contains hyperlinks to all of the local and regional plans that are germane to this community planning.

The Town received notification in May or June that it is now registered by New York State Homes & Community Renewal as a Pro-Housing Community.

There has been success obtaining grants for modernizing sewer facilities. The Town is preparing an application to the NYS Environmental Facilities Corporation for additional sewer facilities improvements underwriting support that is focused on the need for pump station upgrades.

The group requested one clarification to the meeting summary for CPC Meeting #6 for April 22, 2024.

### Discussion on Draft Community Profile

There will be hardcopies provided to members.

There was a request for consideration of the draft vision statement on page 26. The same page contains guiding principles that fit under the proposed vision for each of the six subject elements or major headings of the proposed comprehensive plan. People were generally comfortable with the draft vision presented.

There was a request to confirm that the figure presented for the drinking water treatment facility is correct. *(Editor note – the figure used of One Million Gallons Per Day jives with what is presented in the 2023 Annual Drinking Water Quality Report of the Town).*

Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

Laberge Group was asked whether there can be checks of assessment data used in the Land Use Map, or if there are ways to reconfigure the sub-categories of data. The interest is for this Map to provide more clarity in what it depicts. Laberge Group noted that one finding arrived at from this current depiction is there are large numbers of large parcels, outside parkland or other conserved lands, and around the hamlets and more densely settled areas, that have one house on them, or which are vacant.

The discussion included some dialogue about the population, demographics, housing and economic analysis with the report by 4Ward Planning. This included questions about the data sources and quality concerning rental vacancies.

### **2003 Plan Goals & Recommendations Matrix.**

This tool is proposed for helping identify what has been accomplished and which goals remain relevant. Members are asked to return their evaluations by August 9, 2024.

There was discussion regarding what has been attempted in the past for making zoning updates. Mr. Gaddy expressed that a lot of resources went into this, but major refinements were not implemented.

The group discussed the interest in regulating development on steep slopes. This topic was explored at the first public workshop.

### **Project Timeline & Public Workshop #2: Identifying Goals & Priorities**

It is an objective to have this meeting be a large convocation which can gather seasonal residents as well as people year-round. The Committee is interested in effective outreach and awareness of the planning.

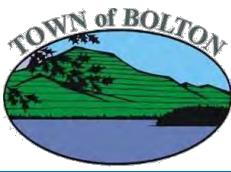
It will test proposed goals and recommendations, including key projects.

The date selected is Friday, September 13, 2024 from 4:00 to 7:00 p.m. at the Town Hall. Mr. Belden seeks a press release and will aid outreach. At the last major meeting over 100 persons attended – it should be able to get a sizable turnout.

The meeting design will be advanced at the next meeting.

### **Next Meeting – August 21, 2024**

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002328*



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## Smart Growth Comprehensive Plan Draft CPC Meeting #8 Summary August 21, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Susan Wilson - Deputy Supervisor
- Holly Dansbury
- Meg Diehl
- Barry Kinkaid
- Gena Lindyberg
- Ike Wolgin

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Nicole Allen, AICP, Director of Planning & Community Development (briefly via weblink)

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via weblink)

Ms. Suozzo, P.E., and Mr. Galante provided regrets they could not attend this meeting.

### Meeting Overview & Updates

It was noted there is a new public school Superintendent.

The YMCA of Glens Falls is interested in collaborating on childcare service planning. There was discussion about the need for a business plan.

A full time staff planner was added to Dept. of Planning & Zoning. They will assist Planning Director.

There was a severe rain and wind storm the day before the last meeting. Mr. Gilmour asked about how long power outages lasted. In some places these lasted up to three days.

There is a property arrangement being implemented between the Town and Lake George Land Conservancy. It will help provide for trail connections between Cat and Thomas Mountains. Discuss about this led into more discussion about planned improvements at Edgecomb and Veteran's Parks.

### Meeting Summaries & Project Development

The Meeting #7 summary will be presented at Meeting #9.

Laberge Group will provide the modified Meeting #6 summary to Mr. Belden and put it on-file.

The Project website will contain the draft plan. The public can be directed to review it. There may be other updates provided.

### Discussion on Draft Community Profile

Mr. Gilmour noted there has not been significant additional feedback received on the Draft Community Profile.



At the prior meeting there was discussion of the characteristics and capacity of the Town's drinking water infrastructure. Laberge Group checked statements made. They link with the Town's Annual Drinking Water Quality Reports that are online on the Town web page. Mr. Belden will look into whether there is a copy available of the Drinking Water Source Protection Plan that was formed a number of years ago.

There was discussion about the Town-owned Senior Center, ways it is managed used, and the levels of use. Descriptions about it can aid in characterizing and contextualizing senior services. There should be content in the Plan addressing how to advance needs of senior citizens.

### **Goals & Strategies.**

At CPC Meeting #7, Laberge Group distributed a 2003 Plan Goals & Recommendations Matrix. Members were asked to return them by August 9, 2024. Five copies were submitted. Laberge Group used these to identify support for objectives, where there may be lag addressing objectives, and to define possible ways to restructure incomplete actions that were still considered important. Laberge Group compared CPC feedback with other public input, such as from the community survey, or the earlier public workshop.

There was support for the goals presented. The group felt these generally match the proposed Vision. There was a request to wordsmith Placemaking– #9, concerning density in hamlets.

The strategy recommendations flow from goals. The strategies were compiled based on feedback so far, including perceptions of Committee members on progress with strategies in the 2003 Plan, and their continued relevancy (or not). Laberge Group identified at least one goal that corresponds with each strategy. There is also identification of the source of strategies, in terms of whether these are new, or link with the existing 2003 Comprehensive Plan. There is indication on whether a strategy is drawn straight from the current plan, or whether it was substantially changed in its current iteration. Overall, the CPC was comfortable testing the goals and strategies presented at Public Workshop #2.

### **Public Workshop #2: Goals & Priorities**

This meeting is organized as a walk-in gathering for seasonal residents as well as year-round residents. It will occur on Friday, September 13, 2024 from 4:00 to 7:00 p.m. at Town Hall.

There was review of a memo outlining the proposed meeting organization. Laberge Group will bring sign-in sheets. There will be a series of stations. Attendees can provide input at these displays. This way, the meeting will be used to test proposed goals and recommendations, including key priorities and possible projects.

There was a lot of discussion about capital planning and grants and funding efforts of the Town, as these inform what are relative priorities. There are extensive sewer needs. There is inflow/infiltration, meaning water entering sewer lines, which ends up using sewer treatment capacity. A federal award is being used to cure aspects of that. Still, the wastewater treatment plan will need upgrades, which are estimated to cost many tens of millions of dollars. There have been funds awarded from NY State that are going to upgrade a pump station by Rogers Park. The Town is also working to mitigate Edgecomb Pond Dam and address sediment in Finkle Brook.

Since one Hamlet Goal was revised, the corresponding statement that tests that type content would also require adjustment.

An opinion was expressed that cellular communications upgrades remain an important priority for the community.

Laberge Group will provide Mr. Belden with a flyer, press release and calendar notice that can be used to assist publicity for this meeting. There are homeowners associations that can be altered. The Town will notify agencies like Warren County Planning and organize for representatives from area non-profits to attend and conduct displays/ tabling. They will also organize some food and drinks.

The Public Workshop #2 meeting results will be examined at the next CPC meeting.

**Next Meeting – Public Workshop #2 Sept. 13, 2024 & CPC 9 October 2, 2024**

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002328*

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## **Town of Bolton Comprehensive Plan Update Public Workshop #2 Summary of Results**



The Town of Bolton Comprehensive Plan Committee (CPC) held a public engagement workshop on Friday, September 13, 2024 from 4pm-7pm at Bolton Town Hall. The workshop was an “open house” format, where participants were invited to drop-in any time and provide input on various topic stations setup around the room.

Laberge Group staff and members of the CPC were in attendance to facilitate and answer any questions. The meeting was designed to gain insight into the community vision for Bolton, obtain geographically referenced comments on maps regarding issues or needs in key locations, identify assets and challenges facing the Town, plus assess alternative priorities and ways to address them. Attendees were encouraged to place their ideas and opinions on poster boards using post it notes and sticker dots in order to develop a representation of the community’s values, beliefs and preferences.

Overall, 45 persons attended the workshop, with 35 who signed-in. This document describes findings from feedback received. It breaks down the input garnered at seven feedback stations.

In general, participants expressed they value Bolton’s unique character and setting and want a sustainable built environment. They associate importance with sidewalks and trails, seek enhancements to these types of mobility and outdoor recreation offerings, support actions to create a mix and affordability of housing, and economic vitality through bolstered water and sewer capabilities, advancement of child care options, plus they support leading for the future though environmental protection.

## Town of Bolton – Public Workshop #2 Summary

### Vision Board

This station prompted visitors to comment on the Plan’s vision. Instructions were: Based on Workshop #1 and Survey responses, the Comprehensive Plan Committee drafted this vision statement for the Town:

*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.*

Do you agree with this vision statement? Is there anything you would change with the Vision statement?”

**VISION BOARD**

Based on Workshop #1 and the Survey responses, the Comprehensive Plan Committee has drafted the following vision statement for the Town:

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.

Do you agree with this vision statement?

Yes	No
<p>Blue dots: 3</p> <p>Brown dots: 12</p>	

Is there anything you would change with the Vision statement?

Sticky notes:

- More focus on historic
- Consistency with vision statement expectation - preserve historic
- Retain dirt and gravel roads vs pavement

TOWN OF BOLTON  
NEW YORK State Department of State  
Laberge Group

All participants who voted **agreed** with the vision for Bolton. Participants also commented:

- More focus on historic/ consistency with vision statement expectation – preserve historic; and
- Retain dirt and gravel roads vs pavement.

### Proposed Principles & Goals

This station asked what attendees think about the proposed main principles of the comprehensive plan which were displayed on the boards under six headings: Housing Choices, Living Environment, Community Circulation, Place Making, Economic Vitality, and Leading for the Future. A participant was encouraged to use sticker dots to vote if they particularly supported a goal and they could provide comments using post-it notes to aid in deriving findings. A variety of responses and comments were presented around the needs for Bolton which are summarized by topic within the table that follows:

## Town of Bolton – Public Workshop #2 Summary

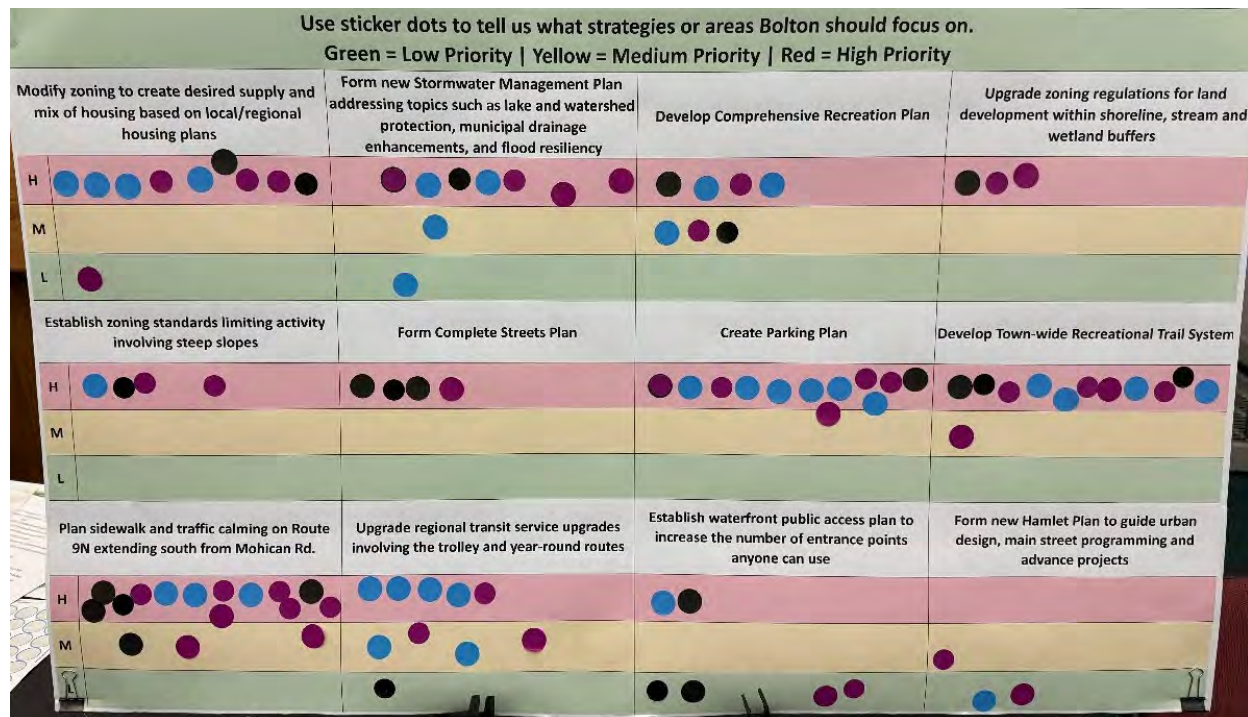
<u>Housing Choices</u>	<u>Living Environment</u> Multiple people signaled they agree with this principle and associated goals
<ul style="list-style-type: none"> <li>- Reasonable priced housing for families, new families, seniors &amp; young single people (<i>multiple overlapping entries</i>).</li> <li>- Housing for seniors needs to also be accessible to allow for aging in place.</li> <li>- Housing for summer workers is lacking.</li> <li>- Short term rental policies so locals can buy homes and live in Bolton.</li> <li>- Use existing structures to remake into housing opportunities.</li> <li>- Housing choice is needed for young families and seniors who want to remain in Bolton.</li> </ul>	<ul style="list-style-type: none"> <li>- Prohibit ridgetop development/ don't allow on top of hill/ blend-into hillside (<i>multiple overlapping entries</i>).</li> <li>- Expand Septic capacity/ Extend Town septic further south (<i>multiple entries</i>).</li> <li>- Improve water lines.</li> <li>- Improve town water quality.</li> <li>- Tie this to the Recreation Hub Plan.</li> <li>- Balance environmental protection with land available for housing.</li> <li>- Flood/storm resilience.</li> <li>- Knotweed (invasive plant) is taking over (<i>this concern was affixed by Bixby Beach in the Hamlet Board below</i>).</li> </ul>
<u>Community Circulation</u> Multiple votes supported the goal for complete streets development	<u>Place Making</u>
<ul style="list-style-type: none"> <li>- More public transportation – potentially year round/ creative options/ trolley needs (<i>multiple overlapping entries</i>).</li> <li>- Form jitney service for seniors, workforce.</li> <li>- Parking.</li> <li>- Expand parking on purchased lands in back streets and change business district parking to one-sided parking for pedestrian safety and vehicular mobility.</li> <li>- Bike lanes and bike racks.</li> <li>- On expanding public access to waterbodies, a commenter supports more access to beaches, but not for more boats.</li> </ul>	<ul style="list-style-type: none"> <li>- Support for updating zoning for community growth and goals (<i>multiple overlapping entries</i>).</li> <li>- Adopt Dark Sky Ordinance/ Develop Dark Sky Astronomy Park @ Transfer Station (<i>overlapping/ related entries</i>).</li> <li>- Prohibit Ridgetop Development (<i>this cross-cutting issue shows-up under different principles</i>).</li> <li>- Initiate Schroom River Bike Trail.</li> <li>- Reopen old part of Bolton Historic Museum.</li> <li>- Enforce environmental design on new construction.</li> </ul>
<u>Economic Vitality</u>	<u>Leading for the Future</u>
<ul style="list-style-type: none"> <li>- Child care to support school.</li> <li>- Develop, adopt, and enforce best management practices for large volume commercial/sewer users.</li> <li>- Sewer/Water is a major issue (<i>cross-cutting issue</i>).</li> <li>- Parking passes for residents/tourists pay.</li> <li>- More recreation programs.</li> <li>- Review and adopt Recreation Hub Plan for Bolton – continue parcel acquisition.</li> </ul>	<ul style="list-style-type: none"> <li>- Consider alternate revenue sources – bed tax, user and parking fees (<i>multiple votes/overlapping entities/ and cross-cutting issue</i>) – summer/seasonal/ parking fees/ resident exemptions/maybe residents can purchase discounted season passes.</li> <li>- Improve energy efficiency Conservation (<i>multiple votes</i>).</li> <li>- Improve Septic System.</li> </ul>



## Town of Bolton – Public Workshop #2 Summary

### Comprehensive Plan Strategies

This station asked respondents to indicate which strategies the Town of Bolton should focus on and whether a respondent thought/felt a particular strategy is a high, medium, or low priority.



Most strategies were identified as a high priority. The following are findings and commentary based on the responses:

- The single highest response under any item displayed related to planning sidewalk and traffic calming on Route 9N extending south from Mohican Road, with 13 high priority rankings and three medium rankings (*the same notion was expressed on other boards*).
- A relative priority based on responses is to create a parking plan (12 high priority rankings).
- There were 11 high priority rankings supporting development of a town-wide recreation trail system, plus one medium ranking. This seems to identify importance of hiking in this community. While it is inferred, it may show that the HUB Study is influential and has legs.
- There were mostly high priority assignments for changing zoning to create a desired supply and mix of housing (nine high and one low). Fewer people responded regarding other potential zoning changes covering standards limiting activity on steep slopes or within shoreline, stream and wetland buffers, but when they did these items were ranked high.
- There is support for transit upgrades, but on a more medium priority basis or timeframe (five high rankings, four medium, and one low).
- 2/3 of respondents saw it as lower priority to increase the number of waterfront public access points.
- The goal that had the least responses and proportionately more low priority assignments was “Form new Hamlet Plan to guide urban design, main street programming and advance projects”.

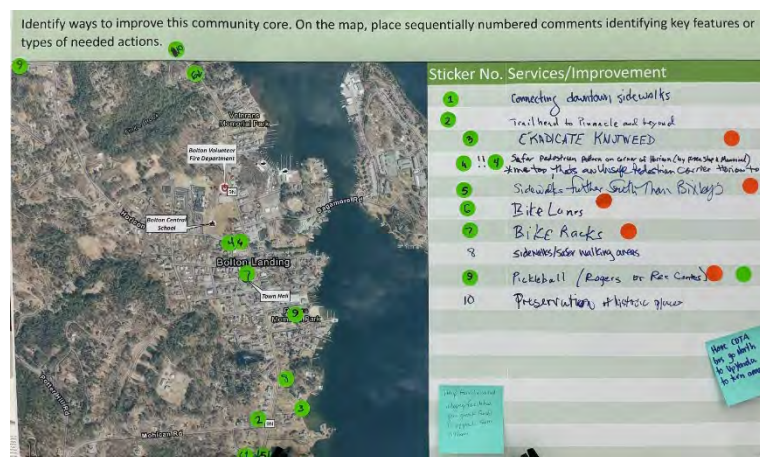


## Town of Bolton – Public Workshop #2 Summary

### Places & Spaces - Bolton Hamlet Area

This board asked users to “Identify ways to improve this community core. On the map, place sequentially numbered comments identifying key features or types of needed actions.” Respondents keyed their thoughts and ideas to a numbered sticker which they placed on a map of the Town. If there was an additional comment for that location, respondents were encouraged to comment. Others could add a sticker on the board to indicate agreement with a comment.

- Notions in support of multimodal transport (*multiple comments*), with interests such as:
  - Sidewalks:
    - Create walking areas;
    - Connect downtown sidewalks;
  - Provide bike lanes/ bike racks;
  - Establish a safe pedestrian drop-off area at base of Horicon Ave.;
  - Have CDTA transit authority bus/trolley service extend north to Up Yonda Farm;
- Recreation:
  - Establish trailhead to Pinnacle and beyond;
  - Develop pickleball courts at public recreation lands off Edgecomb Road; and
- Preserve historic places (*no specific point/ location identified*).



Another board ‘Places & Spaces – Route 9 Corridor (South)’ captured geolocated recommendations on an aerial map depicting broad areas around the Route 9N corridor extending from Cotton Point Road in the south to Veteran’s Park in Bolton Landing.

This Board resulted in the capture of similar types of comments on development of the roadway, such as:

- Extended/ wider shoulders along the whole corridor.
- Establish sidewalks from the Huddle northerly.
- Provide pedestrian crosswalks by the Algonquin/ Chicks Marina.

Another idea presented was for dredging the Finkle Brook delta. This commentator was concerned for growth of this sandbar and its influence on navigation and recreation. They felt the Town has contributed to instituting physical stormwater practices/ measures upstream to slow flows and capture sediment and this physical work is important to lake environment management.

## Town of Bolton – Public Workshop #2 Summary

### Economic Vitality

Users were asked to rate alternative economic development strategies and add related thoughts.

Rate these economic development strategy recommendations for Bolton by picking three (3) pressing objectives. Use a Post-it to tell us in a few words any related thoughts

Strategies	Choose Top 3 Strategies
Create incentives for workforce housing	
Evaluate expanding water and/or sewer systems	
Form working group to establish and expand commercial businesses	
Form working group to establish ways for child care services	
Implement planned improvements at ( )	
Improve local telecommunication	

Participants most often expressed in favor of evaluating expansions of water and/or sewer and improving telecommunications, plus there was strong support for workforce housing incentives and forming a working group for advancing childcare. There was not much interest in planned improvements at NoRoWal Marina, but it was noted it is an essential part of off-street parking supply (*it may be that many in the community are not aware of Town control of this facility and economic development efforts around it*). Users also seemed to indicate there is a limited need for interventions to establish or expand commercial businesses.

### Additional Comments

Some participants supplied written comments on topics of interest, as follows:

- Cut down/ round edges of curbing so vehicles get closer to curb and don't cut tires along Rte. 9N
- Open transfer station Tues. or Thurs.
- Establish area at transfer station for dropping-off items that may be taken by others for re-use.
- Concerned for loss of family-owned motels. Strict septic regulations without funding options like grants to help these businesses become compliant is resulting in the sale of lodging properties to private homeowners and investment companies. Without weekly turnover of guests, you will not need as many shops, restaurants, and marinas. It is again becoming Millionaire's Row; however, the millionaires will leave if there are not restaurants and shops.
- Without regulations, homes are being purchased for short term rentals.
- Housing prices are out of reach for first time home buyers and seniors looking to downsize.
- Concern for fewer students in the school system.
- Lack of volunteers for emergency services.
- The business district also suffers due to the lack of year round residents.
- Bolton Landing should consider restrictions of Short Term Rental owners – commentor wrote about efforts in Town of Hague to regulate this type use.
- Bolton hamlet – traffic issues and remedies:

## Town of Bolton – Public Workshop #2 Summary

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- To address bottle-necks on 9N, where delivery trucks take-up lane space – establish on-street “loading-zone” signage advising the availability of these from 7–am daily (in order to facilitate deliveries). These spaces would be available for visitors to park at all other times - as has been done in Lake Placid for many years.
- To address narrow travel lanes in hamlet: erect “flashing warning sign” at Bixby Road
  - “Narrow Lanes Ahead”
  - Watch for pedestrians!
  - Retract mirrors!
- Parking: partner with school (signage Public Use: June, July, August), blacktop lower field parking lot (encourage employers to direct their employees to use this lot).
- Sidewalks: There once was parking along east side of 9N from Rogers Park, south, but DOT eliminated that during reconstruction 10+ years ago (to “maintain even lanes”). At that time a few parking spots were created on west side of 9N along wall by Evergreen townhouses. That location is unsafe, barely enough space for cars, with no room for passengers to exit! Request State to realign driving lanes from Bixby Road north to Rogers Park to allow parking along east 9N, where sidewalks exist. This will increase parking plus make it safer for those who use those spaces.

Participants also made the following observations or asked questions to facilitators during the event:

- Regulate non-resident vacation rentals (*multiple comments*).
- Establish a gateway by Sembrich to help define this landmark, cultural and open space resource.
- Sembrich grounds can be pleasant place for people to take recreational walks.
- There is need for housing for families / there are households encountering housing stress.
- Are there ways to optimize utilization of courts for pickleball at Rogers Park?
- Establishing childcare influences whether young families locate in this community.
- There seems to be escalating demand for beaches and other Town public parks/ facilities.



# JOIN US TO SHAPE BOLTON'S FUTURE!

## TOWN OF BOLTON COMPREHENSIVE PLAN PUBLIC WORKSHOP #2

FRIDAY, SEPTEMBER 13, 2024

4:00 - 7:00 PM

BOLTON TOWN HALL,  
4949 LAKE SHORE DRIVE

*Please join us for a Community Open House Event where you can share your ideas about the future of the Town of Bolton.*

*This community engagement will be used to refine goals, set strategies, and prioritize actions.*

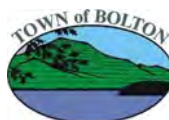
During this workshop participants can:

- ❖ Comment on Planning Goals for Bolton
- ❖ Provide Input on Map displays
- ❖ Discuss Resource Needs and Priorities
- ❖ Help Assess Capital Investment and Policy Objectives



Chris Belden, AICP, Town Director of Planning & Zoning | [Belden.C@town.bolton.ny.us](mailto:Belden.C@town.bolton.ny.us)

David Gilmour, AICP | Laberge Group | [dgilmour@Labergegroup.com](mailto:dgilmour@Labergegroup.com)



*This project is funded by a NYS Department of State Smart Growth Planning Grant*

**Town of Bolton Hosts Comprehensive Plan Workshop on Goals & Strategies at Town Hall on  
Friday, September 13, 2024 from 4 to 7 PM**

All interested persons are invited to help shape Bolton's future by participating in Comprehensive Plan Public Workshop #2 at Bolton Town Hall. This event builds on Workshop# 1, which was held in September, 2023, and explored needs and opportunities and tested support for objectives in the current 2003 Town Comprehensive Plan.

Input will be gathered by asking participants to confirm issues important to them and by commenting on alternative goals, strategies, and projects to help the Town overcome challenges to quality and sustainable growth. Based on feedback received, the Comprehensive Planning Committee expects to review and present a full draft plan this fall. Then, the Committee will refine and deliver the proposed Plan to the Town Board, so the Town Board can hold a hearing and consider the Plan for adoption early in 2025.

Funding for establishing a new Town of Bolton Comprehensive Plan is provided using a Smart Growth Grant from the New York State Department of State, contract C1002328. Smart growth is an approach to community planning that integrates economic, equity, environmental and energy principles to facilitate a livable sustainable community. For more on the NY State Smart Growth Planning Program visit: <https://dos.ny.gov/nys-smart-growth-program>

Persons interested in learning more about the project and the regional and community plans that were consulted as part of shaping this project can visit the project website at: <https://labergegroup.com/Bolton/>. Information on local planning is also available from Christopher Belden, AICP, Town of Bolton Director of Planning & Zoning in the Town Planning Office at [Belden.C@Town.Bolton.NY.us](mailto:Belden.C@Town.Bolton.NY.us), by calling during business hours at (518) 644-2893, or by visiting the Planning/ Zoning website at: <https://www.boltonnewyork.com/departments/planning-zoning.html>



**Town of Bolton**  
**Smart Growth Comprehensive Plan**  
**Comprehensive Planning Committee (CPC) Meeting #9**  
*Wednesday, October 2, 2024 at 5:00 p.m.*

## Agenda

### **I. General Updates**

- Review CPC #7 Meeting Notes from July 17, 2024
  - Review CPC #8 Meeting Notes from August 21, 2024
  - CPC Updates
    - Current developments that intersect with this planning
    - Review Project schedule
- 

### **II. Review Public Workshop #2 – Held on September 13, 2024**

- Review Comments & Findings – See attached discussion document 'Workshop #2 - Summary of Results'.
  - Other content interests, findings, or adjustments based on input obtained?
- 

### **III. Review Draft Plan Implementation Program & Schedule**

- See the attached 'Proposed Bolton Comprehensive Plan – Implementation Program & Schedule' of 9/26/24
- 

### **IV. Next Steps**

- Draft Plan, CPC review, and prepare for CPC's Public Hearing #1
- CPC #10 - Monday, October 28, 2024 at 5:00pm via Zoom.





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## Smart Growth Comprehensive Plan Draft Comprehensive Plan Committee (CPC) Meeting #9 Summary October 2, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- James Galante
- Gena Lindyberg
- Ike Wolgin

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning
- Colleen Nelson, AICP, Planning & Codes Coordinator

#### Laberge Group:

- David Gilmour, AICP, Senior Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1 (via comm link)

Meg Diehl and Susan Wilson provided regrets they could not attend this meeting.

### Meeting Overview & Updates

Mr. Belden, AICP, introduced Colleen Nelson, AICP, Planning & Codes Coordinator, who was recently hired as a new Town planning staff.

There were no changes to CPC #7 Meeting Notes from July 17, 2024

There were no changes to CPC #8 Meeting Notes from August 21, 2024.

In a review of the schedule, Mr. Gilmour noted that the body preparing the comprehensive plan must hold one or more public hearings and other meetings, as it deems necessary, to assure full opportunity for citizen participation. Additionally, the governing body must hold a public hearing on the proposed plan prior to its adoption.

Mr. Gilmour has noted to Mr. Belden that preparation for NY State Environmental Quality Review Act (SEQRA) administration can begin at the level of the Town Board before they are referred the Plan. Laberge Group has started preparing SEQRA documents which it will provide to Mr. Belden so the process can be setup by the Town Board.

### Review Public Workshop #2 – September 13, 2024

There were not any changes suggested for the seven page discussion document 'Workshop #2 - Summary of Results' that was provided to the CPC. The CPC members discussed there were not a lot of surprises in terms of the input received.

### Review Draft Plan Implementation Program & Schedule

There was presentation and discussion on a 14-page plan implementation strategies document. This draft developed for the CPC's consideration contains all proposed goals and correlating strategies. These are

arranged in tabular format under the six Guiding Principles. When a strategy is identified to align with a Key Project the table of actions will be annotated to indicate a KP-number corresponding with Key Project description that will be provided within the Comprehensive Plan. Each Strategy is assigned a recommended timeline for implementation.

There was detailed discussion around some of the strategies. Mr. Gilmour request for comments on the strategies document within two week. Each Strategy is assigned a recommended timeline for implementation.

**Next Meeting** – October 28, 2024 via Zoom. The purpose will be to review a draft plan and set a public hearing.

*This document was prepared with funding provided by the New York State Department of State.  
Contract: C1002328*



**Town of Bolton**  
**Smart Growth Comprehensive Plan**  
**Comprehensive Planning Committee (CPC) Meeting #10**  
**Wednesday, October 28, 2024 at 5:00 p.m. via Zoom**

Join Zoom Meeting: <https://us02web.zoom.us/j/82149311629>

**Meeting ID: 821 4931 1629**

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One tap mobile

+19292056099,,82149311629# US (New York)

+16469313860,,82149311629# US

Dial by your location

• +1 929 205 6099 US (New York)

## **Agenda**

### **I. General Updates**

- Review CPC #9 Meeting Notes from October 2, 2024.
  - CPC Updates
- 

### **II. Review Draft Plan**

- Go over comments on Comprehensive Plan – ‘Draft Implementation Program & Schedule’ of 10/1/24
  - Discuss Draft Comprehensive Plan of 10/25/2024
    - Key Projects
    - Other parts
  - Schroon River Environments
  - Septic Inspections
  - Draft Future land Use & Key Projects Map
  - Other(s).
- 

### **III. Process**

- Confirm process and timeline for refining draft plan
  - Set Public Hearing – Proposed as Wed. Nov. 20
    - Determine start-time.
    - Public hearing press release
    - Post plan and hearing notice on Project website.
-

**IV. Next Steps**

- Public Hearing #1
- Setup SEQRA



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## Town of Bolton - Smart Growth Comprehensive Plan Comprehensive Plan Committee (CPC) Meeting #10 Summary - October 28, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- Meg Diehl
- Gena Lindyberg
- Susan Wilson
- Ike Wolgin

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Christopher Spencer, Planning Services Manager (until 5:45 P.M.)

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1

***This meeting was held via Zoom and stated at 5:00 P.M.***

Mr. Gilmour indicated Notes for CPC #9 Meeting from October 2, 2024 were not ready.

The purpose of this meeting was to review a preliminary draft plan distributed to the CPC that is dated October 25, 2024. It was an objective to confirm whether refinements are needed in order for the CPC to publicize the plan and conduct CPC public hearing #1 which will be scheduled for November 20, 2024.

A Future Land Use & Project Draft Map was distributed to the CPC as part of the documentation shared for consideration. The Chair has requested depictions of key projects and would like to emphasize the urgency of needs for zoning changes not realized but identified in the 2003 plan. There were comments on implementation strategies supplied by Mr. Belden in October that are reflected in the draft being reviewed.

Ms. Wilson asked for descriptions to be added for the Town's Septic Inspection Program. There are also Lake George Park Commission (LGPC) standards for inspections that apply. The Draft Plan should also address development limitations established in buffers adjoining Class AA streams that are within LGPC jurisdiction. The CPC confirmed the Town's stormwater management program is unique from the LGPC stormwater standards, but it matches those of the LGPC. The local stormwater framework is an important aspect of environmental protection within the Lake George watershed.

The CPC discussed changes to some principles and goals. These particularly related to the section on the living environment. Strategies for environmental protection should be broader than a focus on visual environment protection.

There was a request to make sure that priority zoning changes are distinctly called-out (they should be their own key project). There are concerns identified which the Planning Board has long been trying to address, with some of these consisting of zoning changes suggested in the 2003 comprehensive plan which have not been implemented. There are subject plans which have attempted to address many of these items. It would be advantageous to get the Town to establish committees to address these topics. An Implementation Committee is important.

There was discussion of formatting and text changes.

## **Town of Bolton – CPC Meeting #10 Summary**

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Describe the local land use program of the Town under the auspices of the Adirondack Park Agency. There are eight communities with these powers.

Veteran's Memorial Park Map Replacement - Mr. Belden will provide Laberge Group with an more recent Local Waterfront Revitalization Plan program map. This more up to date version depicts a master plan showing different improvements and upgrades planned at Veteran's Memorial Park.

Enhance discussion regarding dark sky protection. Make it a separate Key Project.

Road salt initiative – It was requested to enhance the text descriptions and emphasize potential for cooperation on improvements and instituting better practices.

Cellular telecommunications/ internet access improvements will be defined as a Key Project. This was previously discussed with the CPC.

Schroon River Environments – The CPC Chairman would like more discussion in the Plan about this area that is a part of the Hudson River watershed. The Chair confirmed Lamb Hill Road is not gravel. There are large sections of gravel within East Schroon River Road, which may limit development potential. Considering this area for plan purposes, there are strong recreation opportunities, including possibility to tie trails plans here with regional mountain biking facilities, such as exist in Brant Lake, where this a mountain bicycling park and hub. The Land Conservancy may have interests in advancing open space protection in this area. It was noted some beneficial housing development potential may exist in this area. Mr. Gilmour would seek to reinforce a need to build outside 500-year floodplain to ensure future resiliency.

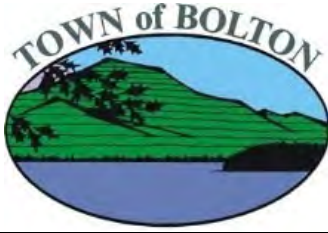
School – CPC members discussed the importance of the public schools in this community and that this organization faces challenges. There is interest in bolstering the prescriptions for collaboration between the Town government and School Board and administration, with community engagement/ involvement for developing pragmatic options that benefit the community.

The plan can reflect that the cemetery located in the Huddle Hamlet is reaching capacity. The Town is working with cemetery officials to screen/ find properties that may be used for a cemetery.

Overall, the CPC provided substantial comments. Laberge Group was asked to push ahead with edits in order that the next-stage revised plan is posted on the project website well in advance of the hearing that will be scheduled on Wednesday, November 20 at 6:00 pm. Laberge Group will work with a subgroup to prepare edits. Laberge Group will generate a press release and make a brief PowerPoint presentation on the project at the beginning of the hearing. It was acknowledged there needs to be the development and presentation of a smart growth matrix as required by the NY State Department of State.

The meeting ended at 6:44 P.M.





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

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**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)

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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.

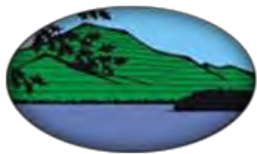
**Barry Kincaid** mentioned how a substantial amount of time was spent discussing the needs of the WWTP and other wastewater improvements.

**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



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.



Contract: C1002328

# 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





**Comprehensive Plan Committee Public Hearing #1 on the**  
**Draft Comprehensive Plan for the Town of Bolton –**  
**Wednesday, November 20, 2024 at 6:00 pm**  
**Bolton Town Hall, 4949 Lake Shore Drive, Bolton Landing, NY**

All interested persons are invited to help shape Bolton's future by participating in the Comprehensive Plan Committee (CPC) Public Hearing #1 on the proposed Town of Bolton Comprehensive Plan on Wednesday, November 20, 2024 at 6:00 pm at Bolton Town Hall, 4949 Lake Shore Drive, Bolton Landing.

The proposed plan is posted for viewing on the comprehensive plan project website at: <https://labergegroup.com/Bolton/> (note – Bolton is case sensitive in this hyperlink). A printout of the plan is also available for viewing at the Town Hall during routine office hours.

Written comments on the draft comprehensive plan may be submitted to the Town Clerk until Monday, December 2, 2024, or by email directed to Christopher Belden, AICP, Town of Bolton Director of Planning, at: [Belden.C@Town.Bolton.NY.us](mailto:Belden.C@Town.Bolton.NY.us).

Information on local planning is also available from contacting Mr. Belden, AICP, at the above email, by calling at (518) 644-2893, or through an appointment. Besides the background on the comprehensive plan project website, there is also information on Town Planning that is available by visiting the Town's Planning & Zoning website at: <https://www.boltonnewyork.com/departments/planning-zoning.html>

Funding for establishing a new Town of Bolton Comprehensive Plan is provided using a Smart Growth Grant from the New York State Department of State, contract C1002328. Smart growth is an approach to community planning that integrates economic, equity, environmental and energy principles to facilitate a livable sustainable community.

Going forward after this hearing, the CPC will be expected to refer a proposed Comprehensive Plan to the Town Board. The review process for the proposed comprehensive plan is expected to continue into 2025. As part of the review and approval of a proposed comprehensive plan, the Town Board will also conduct a hearing on the Comprehensive Plan.



## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Post Star** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(518) 792-3131**.

Notice ID: 6ne0oX46qtfRjcgNn4D7 | **Proof Updated: Oct. 30, 2024 at 09:54am EDT**  
Notice Name: Comprehensive Plan - Public Hearing Notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Chris Belden	Post Star
belden.c@town.bolton.ny.us	
(518) 644-2893	

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Columns Wide:	1	Ad Class: Legals
Total Column Inches:	3.44	
Number of Lines:	34	

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11/09/2024: General Legal	22.60
Publish Fee	20.00

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Subtotal	\$42.60
Tax	\$0.00
Processing Fee	\$0.00
<b>Total</b>	<b>\$42.60</b>

### NOTICE OF PUBLIC HEARING BOLTON COMPREHENSIVE PLANNING COMMITTEE –

**November 20, 2024, at 6:00pm**

Please take notice that the Bolton Comprehensive Planning Committee will host a public hearing on the Draft Comprehensive Plan Update on Wednesday, November 20, 2024, at 6PM in the Bolton Town Hall (4949 Lake Shore Drive, Bolton Landing, NY 12814). Draft materials have been made available for review at <https://labergegroup.com/Bolton/>. This plan was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Anyone interested may provide input on the Draft Plan. Public comment can be provided in person at the above indicated date, time, and address. Alternatively, written comments can be submitted via email to [belden.c@town.bolton.ny.us](mailto:belden.c@town.bolton.ny.us) or direct mail to the Chris Belden, AICP, Director of Planning, at the address indicated above, on or before the public hearing.

**PUB: NOVEMBER 9, 2024**

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## Town of Bolton

### Smart Growth Comprehensive Plan Comprehensive Planning Committee (CPC) Meeting #11 *Wednesday, February 26, 2025 at 5:00 p.m. at Town Hall*

#### Agenda

#### **I. General Updates**

- Review CPC #10 Meeting Notes from October 28, 2024.
  - CPC Updates.
- 

#### **II. Revised Draft Plan Preparation**

- Go Through Memo: Comprehensive Plan – Response to Comments
  - Review Public Hearing #1 Public Comments - November 11, 2024
  - Review Submitted Written Comments
  - Discuss Map Edits, including Future Land Use Map
  - Other edits/ related items, as identified.
- 

#### **III. Process**

- Confirm steps and timeline for Plan readiness and referral to the Town Board.
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#### **IV. Project schedule and Town Board Milestones**

- SEQRA
- Referrals
- Town Board Plan review and schedule Public Hearing #2.



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## Town of Bolton - Smart Growth Comprehensive Plan Comprehensive Plan Committee (CPC) Meeting #11 Summary – February 26, 2024

### Attendees

#### Comprehensive Plan Committee Members:

- John Gaddy - Chairman
- Holly Dansbury
- Meg Diehl
- Gena Lindyberg
- Jim Galante

#### Town Staff:

- Chris Belden, AICP, Dir. of Planning & Zoning

#### Laberge Group:

- David Gilmour, AICP, Senior Planner
- Sergio Ramirez, Planner

#### NYS Dept. of State

- April Brun, Coastal Resources Specialist 1

***This meeting was held in-person and started at 5:00 P.M.***

The purpose of this meeting was to discuss comments on the draft Comprehensive Plan received at the public hearing on November 20, 2024 as well as during the public comment period that lasted through December 31, 2024. The main meeting objective to confirm the refinements to provide to the next iteration of the Draft Plan. A memorandum 'Comprehensive Plan – Response to Comments' was distributed which overviewed the treatments recommended by the Laberge Group.

A summary of CPC Meeting #10 which was held on October 28, 2024 was accepted as it was prepared.

The Chair asked CPC members to identify themes or topics which they believe are important because they encountered significant feedback, or attention, during the planning process.

- Many people want involvement in community affairs. There are opportunities to encourage dialogue, make connections, and overcome silos;
- Public safety services are valued. There is recognition how resource allocations assist seniors, including actions like wellness check, and provide for overall community health and wellness;
- There is broad support for fostering housing options – there is awareness of significant needs;
- People want livability and support enhanced potential for young families being able to stay here as well as move here;
- There is interest in improving wastewater infrastructure and resources are being allocated for this purpose;
- Town staff is available to assist with planning and advancing action.
- There is a need for strong implementation efforts around the plan – having an implementation committee will be important in keeping a focus on the Plan once it is adopted;
- There is some sense of urgency. It is important to be able to define and advance priorities once the plan is adopted.

David Gilmour, AICP, facilitated discussion on the main subjects addressed in the memo, collecting the thoughts and guidance from the members. Under the discussion of housing planning, it was noted that Franklin County has done a commendable job with multisector involvement in forming housing options. The implementation matrix will be reorganized so that objectives are stratified under each element, going from short to long-term.

## **Town of Bolton – CPC Meeting #11 Summary**

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The Future Land Use Map was discussed and Laberge Group received feedback on edits to be made. Chris Belden took some time to address sewer management. It was noted that the Town acquired funding for pump stations, is addressing multiple objectives, and is pursuing funding for further wastewater planning.

Upon collecting everything said, it was agreed Laberge Group will address the topics discussed and supply a new draft of the Comprehensive Plan.

There was discussion of the steps that will follow from the presentation of a revised Draft Comprehensive Plan. The next draft of the plan will be referred to the Town Board. They will need to review and schedule Public Hearing #2, plus refer it to the County and Adirondack Park Agency.

The meeting ended at 6:22 P.M.

*This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.*

*Contract: C1002328*