

# Hamlet Sustainability Plan Underway in Bolton

## HAMLET SUSTAINABILITY PLAN UNDERWAY IN BOLTON LANDING



The Town of Bolton was recently awarded a \$50,000 Smart Growth Grant from the Environmental Protection Fund to complete a comprehensive analysis and plan development of the Hamlet of Bolton Landing. The project will aid Bolton Landing in its mission to grow in an economically sustainable manner and in harmony with the special conditions of the Adirondack Park. The project will result in the development of a master plan for the hamlet utilizing Smart Growth planning principals. It will focus on recommendations that will improve the land use, parking, streetscape, underutilized building and spaces, pedestrian circulation and linkages, infrastructure, visual quality, and condition and function of public parks. The Town has retained the services of The LA Group of Saratoga Springs to provide professional planning guidance to the Steering Committee.

Bolton Landing has historically represented a model for a sustainable economy for hamlet communities in the Adirondacks. However, original streetscape improvements carried out by the Town are now 15-20 years old and in need of maintenance and upgrades. In addition, much of the stormwater, sewer, and water infrastructure is not operating at optimal efficiency. As a community that sustains itself largely through tourism, Bolton Landing is also experiencing issues such as retention of youth, rising land costs, a lack of workforce housing, and competition for the tourist spending. The master plan will focus on strengthening the downtown to put it in the best position to compete, retain existing businesses, and create new businesses. It will provide needed direction for future improvements and will generate economic opportunity strategies that bring together public and private markets in new and effective ways.

### PUBLIC WORKSHOP TO FRAME NEW DOWNTOWN PROJECTS

**COME AND VOICE YOUR OPINION! THE DOWNTOWN SUSTAINABILITY COMMITTEE WANTS TO HEAR FROM YOU!**

We invite you to take an active part in charting the future of downtown Bolton. Please join the Committee, your fellow residents, and business owners in a public workshop to help define a vision for the downtown.

Following an introduction to the project, workshop participants will break into groups and answer a set of questions. Ideas will then be shared with all the participants and posted on the website. The ideas and recommendations generated at this workshop will ultimately create a coherent and sustainable vision for the Hamlet. For those unable to attend the workshop, you may follow the progress of the Plan through the Town's website: <http://town.bolton.ny.us>.

### PUBLIC WORKSHOP NOTICE

**When:** Wednesday, October 15, 2008

**Time:** 6:30—8:45 PM

**Where:** Bolton Town Hall

**Who:** Year Round and Seasonal Residents, School Representatives, and the Business Community

**Agenda:**

- What are Bolton Landing's strengths and opportunities?
- How can we take advantage of each strength and opportunity?
- What specific projects would you recommend to enhance the Hamlet?



BOLTON LANDING, WARREN COUNTY, NY

# Bolton Landing Hamlet Sustainability Plan

## **PROJECT MISSION STATEMENT**

*Prepare a comprehensive development plan for the Hamlet of Bolton Landing. The development plan and associated projects are intended to provide a detailed blueprint that permits Bolton Landing to continue to grow in an economically sustainable manner that is in harmony with the special conditions of the Adirondack Park and Lake George basin while preserving the unique character of the community.*

### **PROJECT GOALS:**

The LA Group and Steering Committee will generate a list of proposed land uses for the Hamlet study area, and propose design elements and project alternatives necessary to improve the downtown area. The alternatives will consider the following:

- Range of most appropriate land and water access uses and associated potential development opportunities;
- Direct, indirect, and cumulative economic benefits to the community and region;
- Streetscape plan for sidewalk construction and enhancement; pedestrian scaled street lighting; curb replacement; drop curbs for the handicapped; street amenities such as benches, waste and recycling receptacles; street trees; street graphic signage system, and pedestrian crossings;
- Infill and redevelopment and reuse opportunities, including the Norowal Marina property (Town Boat Launch), Grand Union block, Firehouse area, public parking lots, and public parks and open spaces;
- Open space and recreation framework;
- Pedestrian safety and connectivity, including pedestrian connections to facilities such as the Town-owned Norowal Marina, Sagamore Hotel and Sagamore Road, Veterans Park, Rogers Memorial Park, downtown businesses, the Bolton Central School, etc.;
- Visual and aesthetic improvements;
- Development and placement of interpretive and information signage;
- Parking considerations, on and off street, both public and private;
- Recommendations and standards for new buildings and rehabilitation of existing buildings and mixed-use development opportunities; and
- Analysis of community infrastructure including urban stormwater issues and compliance with applicable Lake George basin-wide regulations, water system deficiencies, and municipal sewage treatment plant issues including capacity and odor.



### **ONGOING PROJECT GRANTS**

<i>Project Name</i>	<i>Funding Source</i>	<i>Project Type</i>	<i>Grant Amount—Total Project Cost</i>	<i>Project Status</i>
<b>Local Waterfront Revitalization Program (LWRP)</b>	NYSDOS EPF 1999	Planning grant to identify waterfront policies and projects and implementation strategies	\$17,000—\$34,000	Awaiting completion of zoning revisions; update anticipated 2009
<b>Zoning Ordinance Update</b>	NYSDOS EPF 2003	Revise to incorporate recommendations from LWRP	\$20,000—\$40,000	To be completed by 12/08
<b>Smart Growth Grant</b>	NYSDEC EPF 2007	Hamlet Sustainability Planning Grant: Develop downtown Master Plan	\$50,000—\$50,000	Underway April 2008
<b>Rogers Memorial Park Improvements</b>	NYSDOS EPF 2001/2008	Design and engineering of pier/docks/landing improvements; park Master Plan	\$57,850—\$115,700	Permitting completed; design and engineering underway
	NYSDOS EPF 2009	construct pier/docks/landing improvements	\$250,000—\$500,000	Application for funding submitted June 2008
<b>Veterans Park Improvements</b>	NYSDOS EPF 2000	Park Master Plan; stormwater engineering	\$30,000—\$60,000	Master Plan Concept completed; engineering underway

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