



Town of Bolton

Planning Board

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

PLANNING BOARD AGENDA

February 10, 2022

6:00pm

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website, www.boltonnewyork.org or all the Town Planning and Zoning Department 518-644-2893.

Site Plan Review

1. **SPR 21-22 Lands of Berberian.** Represented by EDP. Applicant seeks site plan approval for the construction of a 6-bedroom single-family residential home totaling 5,000 sq. ft. +/-, to be located on approved Lot 2 (pursuant to Subdivision Application 21-06). On-site wastewater treatment system and stormwater management practices are proposed. Section 186.00, Block 1, Lot 1, Zone LC 25 and RL3. Property Location: 4409 Lake Shore Drive. Subject to WCPA, APA, SEQR and LWRP review.
Last reviewed November 18, 2021
2. **SPR 22-01 Lake George Club.** Represented by Hutchins Engineering. Applicant seeks Site Plan Approval for the construction of a 60' x 80' maintenance building across NY 9N from the Lake George Club. Stormwater management practices are proposed. Section 213.09, Block 1, Lot 6. Zone RM 1.3. Property Location: 4000 Lake Shore Drive. Subject to WCPA, APA, SEQR and LWRP review.
3. **SPR 22-02 Casazza Residence.** Represented by EDP. Applicant seeks Site Plan Approval for the construction of a single-family home with a three-car garage, decks, and patios. On-site stormwater and wastewater management practices are proposed. Section 212.04, Block 2, Lot 11. Zone LC 25. Property Location: Lot 7 Diamond Ridge Road. Subject to WCPA, APA, SEQR and LWRP review.
4. **SPR 22-03 Larkin Residence.** Applicant seeks Site Plan Approval for the construction of a 24' x 24' single-family cabin. On-site wastewater management is proposed. Section 199, Block 1, Lot 15. Zone LC 45. Property Location: Next to 539 Wall Street. Subject to WCPA, APA, SEQR and LWRP review.

Referral

5. **Referral from ZBA. *ZBA Application V20-22 528 3rd Avenue Partners.*** Represented by Studio A. Seeking area variances for one townhouse building with four townhouse units (Building A). Section 171.19, Block 1, Lot 75, Zone RM1.3. Property Location 25 Goodman Avenue. Subject to LWRP, WCPA, and SEQR review.
Requested Variances are as follows:
 1. Overall density on the site for Buildings A: 1 principal building is allowed on the 0.69-acre site, 4 principal buildings are proposed;
 2. Overall setbacks for Building A – front setback 50 feet is allowed, 4 feet is proposed; side setback 20 feet is allowed, 12 feet is proposed; shoreline setback 75 feet is allowed, 54 feet is proposed;

(See Reverse)

(Continued)

3. Individual units in Building A

- a. Unit A-1 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
- b. Unit A-2 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
- c. Unit A-3 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
- d. Unit A-4 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed.

Last reviewed October 10, 2021. Tabled at the applicant's request.

NOTE: Next Planning Board meeting March 10, 2022. Submittal deadline: February 16, 2022.