



Town of Bolton

Planning Board

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

PLANNING BOARD AGENDA

September 15, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.com or all the Town Planning and Zoning Department 518-644-2893.

Public Hearing

1. **SD 21-02 Twin Bolton Residential Sub-division, Twin Bolton, LLC.** Represented by Studio A. Subdivision for six townhouses (two triplex units) and 15 single family lots. Section 186.06, Block 1, Lot 14.1 and Section 186.07, Block 1, Lot 13, Zone RM1.3 and RL3; Property Location: 4799 Lake Shore Drive. Subject to WCPA, SEQR and LWRP review.

Old Business

2. **SD 21-02 Twin Bolton Residential Sub-division, Twin Bolton, LLC.** Represented by Studio A. Subdivision for six townhouses (two triplex units) and 15 single family lots. Section 186.06, Block 1, Lot 14.1 and Section 186.07, Block 1, Lot 13, Zone RM1.3 and RL3; Property Location: 4799 Lake Shore Drive. Subject to WCPA, SEQR and LWRP review.
3. **SPR22-16 24 FR Smith and Sons Marina.** Applicant seeks Site Plan Review and Approval for the removal and replacement of an existing waterfront structure to feature new store, office, and work area. Existing store and gas dock will be removed and replaced partially within existing structures footprint. New Stormwater measures (rain garden) are proposed in remaining area of existing structures footprint. Section 171.15, Block 3, Lot 56 and 57. Property Location: 36 Sagamore Rd. Zone: GB5000. Subject to WCPA, SEQR, LWRP review.

New Business

Subdivision

4. **SD22-03 Abbott.** Represented by EDP. Applicant seeks Minor Subdivision Approval related to subdividing a 2.52 acre lot into two (2) lots. Lot 1 area is to total 1.51 acres. Lot 2 is to total 1.01 acres. A single-family home is currently sited on proposed Lot 1 an additional single-family home is proposed on proposed Lot 2, said single family home will be subject to site plan approval (SPR22-20). Section 213.17, Block 1, Lot 38. Property Location: 3793 Lake Shore Drive. Zone: RCM 1.3. Subject to WCPA, SEQR, LWRP review.
(Application is subject to ZBA approvals from V22-24)
5. **SD22-02 Beale/Audette.** Represented by EDP. Applicant seeks Minor Subdivision Approval related to subdividing a 3.03-acre lot into two (2) conforming lots; proposed Lot 1 area is to total 1.52 acres, proposed Lot 2 area is to equal 1.51 acres. Proposed access to both lots is to be shared. Section 213.13, Block 1, Lot 33. Property Location: Lake Shore Drive. Zone: RCM 1.3. Subject to WCPA, SEQR, LWRP review.

(See Reverse)

Site Plan

6. **SPR22-18 Beale/Audette.** Represented by EDP and Flynn Design Studio. Applicant seeks Type I Site Plan Approval and major stormwater review for the development of two multifamily dwellings (triplex units) on two lots (resulting from proposed SD22-02). The resulting structures will share one access point from NYS 9N and be served by well water and private septic systems. Section 213.13, Block 1, Lot 33. Property Location: Lake Shore Drive. Zone: RCM 1.3. Subject to APA, WCPA, SEQR, LWRP review.
7. **SPR22-17 Belvedere Lake George LLC.** Represented by Anthony Volpe. Applicant seeks Type I Site Plan Approval to renovate existing four-unit apartment building for reuse as four-unit condominium use. The new use will have four separated private yard areas, reconfigured parking, and a common area. No external structural changes are proposed. Site will be served by public water and sewer. Section 171.15, Block 2, Lot 3. Property Location: 66 Horicon Ave. Zone: RM 1.3. Subject to WCPA, SEQR, LWRP review.
8. **SPR22-19 Laurie.** Represented by Studio A. Applicant seeks Type II Site Plan Approval and major stormwater review for a single-family dwelling and associated improvements. The site will be served by well water and a private septic system. Section 212.04, Block 2, Lot 13. Property Location: Ridge Lane. Zone: LC25. Subject to APA, WCPA, SEQR, LWRP review.
9. **SPR22-21 Belle Lodi LLC.** Applicant seeks Type II Site Plan Approval for the construction of an accessory structure containing more than 1,500 sq. ft. of floor space. The applicant proposes an additional 3,035 +/- sq. ft. to be used as a Guest Cottage and storage/ laundry area. Section 186.06, Block 1, Lot 10.1. Property Location: 14 Belle Lodi Lane. Zone: RM 1.3. Subject to WCPA, SEQR, LWRP review.
10. **SPR21-22 Lands of Berberian.** Revision to Site Plan. The Zoning Administrator has issued a stop work order pursuant to §200 of the Town of Bolton Zoning Ordinance related to excessive clearing. The applicant has provided an updated proposed planting/ remediation plan at the Planning and Zoning Office's Request. Additionally, the applicant has proposed minor modifications to the siting of the approved structure. Section 186.00, Block 1, Lot 1, Zone LC 25 and RL3. Property Location: 4409 Lake Shore Drive. Subject to SEQR and LWRP review.

NOTE: Next Planning Board meeting October 13, 2022. Submittal deadline: September 21, 2022.