



Town of Bolton Office of Planning & Zoning

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

PLANNING BOARD AGENDA February 16, 2023 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.

Minutes Approval – January 12, 2023

Public Hearing

1. SPR22-24 Bernstein (Jumbo Realty). Represented by CLA SITE. Applicant seeks Type II Site Plan Review for the construction of a 120' x 80' accessory structure (open-sided gymnasium). Section 185.00, Block 1, Lot 32. Property Location: 429 Trout Lake Road. Zone: RCL3, LC25, and LC45. Subject to APA, WCPA, SEQR, LWRP review. *Last Reviewed November 2022*

Old Business

2. SPR22-24 Bernstein (Jumbo Realty). Represented by CLA SITE. Applicant seeks Type II Site Plan Review for the construction of a 120' x 80' accessory structure (open-sided gymnasium). Section 185.00, Block 1, Lot 32. Property Location: 429 Trout Lake Road. Zone: RCL3, LC25, and LC45. Subject to APA, WCPA, SEQR, LWRP review. *Last Reviewed November 2022*

New Business

3. SPR 22-26 American Tower Corporation.

Applicant seeks Site Plan Approval related to §200-99 to modify a previously approved cell tower site. Applicant is adding 80 Kwh generator in existing lease space. All work will be at ground level, no tower work. Section 139.00, Block 1, Lot 77. Property Location: 1792 E Schroon River Rd. Zone: LC45. Subject to APA, WCPA, SEQR, LWRP review. *Tabled from January 2023*

4. SPR 22-27 Cindy and Kevin Towers. Represented by EDP. Applicant seeks Type II Site Plan Approval and Stormwater Approval related to the construction of single-family residential structure. Total site development will consist of a paved driveway, stormwater management devices, on-site wastewater management and a detached 24' x30' garage. Section 199.08, Block 1, Lot 3. Zone: LC45 Property Location: 1014 Wall Street. Subject to APA, WCPA, SEQR, LWRP. *Tabled from January 2023*

5. SPR 23-01 KSCH Trust- Silvio Spallone, Trustee (Plans Identify Project as "Sherlock Residence"). Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Major Stormwater Site Plan Approval, in accordance with LGPC order, related to the construction of stormwater control devices, a versa-lock retaining wall, driveway improvements, realignment of an existing access drive for an adjacent property, and a garage. Zoning District RCL3. SBL 185.19-1-49. Location:120 Retreat Road. Subject to APA, WCPS, SEQRA and LWRP Review.

***Subject to Variance by Town ZBA – V23-02**

(See Reverse) SEQR - State Environmental Quality Review ZBA - Town Zoning Board of Appeals WCPA - Warren County Planning Agency APA – Adirondack Park Agency LGPC – Lake Geo. Park Commission LWRP - Local Waterfront Revitalization Plan

6. SPR 23-02 Bonnie View. Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks revised Site Plan Approval for the construction of an 80' x 40' storage structure. Stormwater will be reviewed as an addendum to approved major stormwater plan. The applicant proposes to use an existing curb cut along NY-9N. Zoning District RCH5000. SBL 185.114-1-52,31. Location: 4654 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

Subdivision

7. SD23-01 Chris Levins. Represented by EDP. Applicant seeks a minor subdivision of a 186 +/-acre lot into three (3) conforming lots. Proposed Lot 1: 19 acres; Proposed Lot 2: 88 Acres; Proposed Lot 3: 79 acres. Will be subject to major stormwater review, and site plan as applicable. Zoning District RCL3, RL3, LC25. SBL 140.00-1-53. Location: 5637 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.