



Town of Bolton Planning Board

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

PLANNING BOARD AGENDA

April 13, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 – March 13, 2023

Public Hearing

1. **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.
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

Old Business

3. **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.
4. **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

5. **SPR 23-05 ADK Real Estate Holdings.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of single-family residence, driveway, onsite wastewater treatment system and major stormwater management. Zoning District RCH5000. SBL 186.14-1-56. Location: 4644 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

(See Reverse)

6. **SPR 23-06 528 3rd Partners** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of three townhomes in two buildings and a three-car garage. Stormwater management and landscaping are proposed as well as parking on stabilized lawn area (5 cars). Served by municipal water and sewer. Variances approved by the Town ZBA (V22-25) Zoning District RM 1.3. SBL 171.19-1-75. Location: 25 Goodman Ave. Subject to APA, WCPS, SEQRA and LWRP Review.

***NOTE:** Next Planning Board meeting May 11, 2023. Submittal deadline: March 13, 2023.*