



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

March 8, 2022

6:00pm

The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

1. **Minutes Approval** – February 8, 2022

2. **New Business**

V22-02 Boccicchio; Represented by Gabriel Carter - rootsindustry. The applicant seeks an area variance related to front yard setbacks per requirements of §200-15. The applicant seeks to expand master bedroom and garage in non-conforming structure. Applicant seeks minimum 19'-1.5" setback front yard setback, 22'-9.25" existing, 50' required. Total front yard setback relief is 30'-10.5". As structure is non-conforming, the applicant seeks modification approval per §200-57 for rear yard setbacks currently 8'-11.25"; 20' required. Zoning Districts: RL3 and RM 1.3. Section 171.11 Block 1 Lot 37. Location: 66 Woodland Ridge. Subject to APA, WCPS and LWRP Review.

V22-03 Lake George Club; Represented by Hutchins Engineering. The applicant seeks an area variance related to shoreline setback requirements per §200-15, shoreline regulations per §200-37 and for maximum cut requirements per §200-46, for the construction of a new maintenance building. Applicant seeks a 33' shoreline setback; 75' shoreline setback required; total shoreline setback relief requested is 42'. Applicant seeks to place stormwater basin within 5' of the top of slope from a stream bed, 10' clearing limitation applies per §200-37(B)(6); relief requested 5'. Applicant seeks allowable cut to be increased to 11' from 6'; relief requested is 5'. Zoning Districts: RM 1.3 and LC 25 with construction occurring only in RM 1.3. Section 213.09 Block 1 Lot 6 Location: 4000 Lakeshore Drive. Subject to APA, WCPS and LWRP Review.

V22-05 Salamone; The applicant seeks an area variance per §200-15 to construct a 10' X12' shed. Applicant seeks 8' side setback; 20' side setback required; Applicant seeks 12' relief. Zoning District RM 1.3. Section 186.00 Block 18 Lot 1. Location: 24 Nightingale Lane. Subject to APA, WCPS and LWRP Review.

V22-06 Lake Shore, LLC. (Kaufman); Represented by Jeffrey Meyer, ESQ. The applicant seeks a variance related to §200-57 (B) the modification of a nonconforming structure. The applicant seeks to construct a deck to the rear of the property and perform interior renovations. Structure is nonconforming as it is located within the front yard setback where 50' is required. No encroachment shall be made into required setbacks. Zoning District; GB 5000. Section 171.15 Block 2 Lot 47. Location 4985 Lake Shore Drive. Subject to APA, WCPS and LWRP Review

NOTE: Next Zoning Board meeting April 12, 2022. Submittal deadline: March 23, 2022 at 3:30PM