



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

February 14, 2023

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

Minutes Approval – January 10, 2023

New Business

1. **V23-01 Bolton Property Holdings, LLC/ Jane Goewey.** Represented by Susan Davis/SD Atelier Architecture, LLC. Applicant seeks Area Variances related to §200-15 and to remove existing seasonal residence and construct a year-round residence in the same approximate footprint. Specific variances include:

Setbacks:

- *West Side Yard - Existing: 1'4". Proposed: 2'. Required: 15'. Relief Requested 13'.*
- *South Side Yard – Existing: Structure (Deck) Extends Over Property Line. Proposed 1'4". Required 15'. Relief Requested 13'8".*
- *Rear Yard - 1' 2" Existing. 0' Proposed. 20' Required. Relief Requested 20'.*
- *Shoreline Setback - 31' Existing. 36' Proposed. 75' Required. Relief Requested 39'.*

Percent Lot Occupied: Existing: 39%. Proposed: 32%. Required: 15%. Relief Requested: 17%.

Lot is non-conforming; however, development may occur in accordance with §200-54, per §200-58. Zoning District RM1.3. SBL 171.11-2-9. Location:41 Hidden Hills Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

2. **V23-02 KSCH Trust- Silvio Spallone, Trustee.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks an area variance from §200-15 related to the construction of a patio and retaining wall and stormwater control devices, an accessory structure (garage) is also proposed. Specific variances include:

Setbacks:

- *Front Yard – Existing: 19'. Proposed 9.75'. Required 50'. Relief Requested 40.25'.*
- *Rear Yard – Existing: 26'. Proposed: 0.50' Required: 30'. Relief Requested 29.5'.*
- *Side Yard - Existing. 44' Proposed: 0.25' Required: 30'. Relief Requested 29.75'.*

Percent Lot Occupied: Existing: 21.7%. Proposed: 22.1%. Maximum Required: 15%. Relief Requested: 7.1%.

Zoning District RCL3. SBL 185.19-1-49. Location:120 Retreat Road. Subject to APA, WCPS, SEQRA and LWRP Review.