



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 21, 2023

Rescheduled from March 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 – February 14, 2023

New Business

- V23-03 Ferguson.** Represented by Chris Gabriels. Applicant seeks an area variance from §200-15 related to the construction of a 10'x18' shed on 3 Oahu. Proposed Shoreline Setback will be 40'; 100' required; 60' of relief requested. Side yard setback will be 10'; 30' required; 20' of relief requested. Zoning District RR10. SBL 172.01-1-30. Location: 3 Oahu Island. Subject to APA, WCPS, SEQRA and LWRP Review.
- V 23-04 Di Paola.** Represented by Cullen Fuller, Rucinski Hall Architecture. Applicant seeks an area variance from §200-15 and §200-57 related to an addition to an existing (non-conforming) single-family residence. The area variance request are as follows:
 - Shoreline Setback: 75' Required; 69' 4" Existing; 58' 7" Proposed. 16' 5" Relief Requested
 - Side Yard Setback: 20' Required; 16' 9" Proposed. 3' 3" Relief Requested
 - Total Yard Setback: 40' Required; 38' Proposed. 2' Relief Requested.
 - Height: 35' Required; 36' 6" Existing; 36' 6" Proposed. 1' 6" Relief Requested (in line with existing roof)Zoning District RM 1.3. SBL 200.18-1-1. Location: 4220 Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.
- V 23-05 Russo.** Represented by Curtis Dybas. Applicant seeks an area variance from §200-57 related adding a second floor on an existing garage allowing the reconfiguration of rooms in an existing single-family home. The existing garage is non-conforming due to the deficient front yard setback; required front yard 33'. No change in existing setback dimensions. Zoning District RM 1.3. SBL 171.07-2-45. Location: 3 Braley Lane. Subject to APA, WCPS, SEQRA and LWRP Review.