



# Town of Bolton

## Zoning Board of Appeals

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

### ZONING BOARD OF APPEALS AGENDA

April 11, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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](http://www.boltonnewyork.com) or call the Town Planning and Zoning Department 518-644-2893.

#### Minutes Approval – March 14, 2023

#### New Business

- V23-06 Boynton.** Represented by Dennis Austin. Applicant seeks an area variance related to §200-57 for the alteration of a nonconforming building, related enclosure of an area of the existing deck and construction of a screened deck area further east on another portion of the existing deck. The location of the construction will be in the side yard setback area where the current deck lies (as approved in variance application V14-43 (relief to allow 8' side yard where 20' is required). Zoning District RM1.3. SBL 200.18-1-43. Location: 4148 Lake Shore Drive. Subject to WCPS, SEQRA and LWRP Review.
- V 23-07 Granger.** Represented by Curtis Dybas. 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:
  - Front Yard Setback: 50' Required; 19.2' Existing; 19' Proposed. 31' Relief RequestedAdditional proposed improvements include internal renovation and the addition of second floor living space. Zoning District RM 1.3. SBL 186.18-1-29. Location: 29 The Back Road. Subject to APA, WCPS, SEQRA and LWRP Review.
- V 23-08 Robin.** Represented by Tom Hutchins, Hutchins Engineering. 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 requests are as follows:
  - Front Yard Setback: 30' Required; 9.2' Existing; 7.6' Proposed. 22.4' Relief Requested.
  - Shoreline Setback: 50' Required; 38.3' Existing; 28'; 22' Relief Requested.Zoning District RCH5000. SBL 186.10-1-21. Location: 23 Sunrise Shores Loop. Subject to APA, WCPS, SEQRA and LWRP Review.

*(See Reverse)*

4. **V 23-09 Miller.** Represented by David Smith. Applicant seeks an area variance from §200-15 and §200-57 related to an addition to an existing (non-conforming) structure. Applicant proposes to push out deck area on southern corner of deck for seating space and expand the balcony above the current deck. Variances requested are as follows:

- Lot Coverage: 40% is allowed. 69% is Proposed. 28% Relief Requested
- Front Yard Setback: 30' Required; 2.4' Existing; 2.4' Proposed. 17.6' Relief Requested from NY 9N.
- Front Yard Setback: 30' Required; 6.3' Existing; 6.3' Proposed; 23.7' Relief Requested from Goodman Ave.
- Side Yard Setback: 20' Required; 6.1' Existing; 6.1' Proposed; 13.9' Relief Requested.

Zoning District GB5000. SBL 171.19-1-84. Location: 4941 Lake Shore Drive. Subject to WCPS, SEQRA and LWRP Review.