



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

June 13, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 – May 23, 2023

New Business

1. **V23-13 7 Belle Lodi LLC.** Applicant seeks an area variance from §200-57 related removing existing residence to construct a new residence in the same approximate footprint. There are current deficiencies in front and rear setbacks. Zoning District RM1.3. APA Land Use Classification: Hamlet. SBL 186.06-1-4. Location: 7 Belle Lodi Lane. Subject to APA, WCPS, SEQRA and LWRP Review.
2. **V23-16. Sweet Briar LLC.** Applicant seeks relief from §200-16 related to the construction of a single-family dwelling and retaining wall. The site currently includes two apartments. Specific variances include:
 - *Density Variance: 35,000 square feet required (20,000 sq. ft. for Single-Family Residence, 7,500 sq. ft. for Apartments). 23,958 square feet proposed. Relief Requested 11,042 sq. ft.*
 - *Front Yard Setback (retaining wall): Required 30'. Proposed 10.5'. Relief Requested 19.5'.*Zoning District RCH5000. APA Land Use Classification: Hamlet. SBL: 186.06-1-18. Location: 4768 Lake Shore Drive. Subject to WCPS and LWRP review.

NOTE: Previously approved as V19-27, Variance Expired November 2020.

3. **V23-15 POV Dock, LLC Subdivision.** Applicant seeks an area variance from §200-15 related to minimum lot size for LC45 Zoning District. Other lots within the proposed subdivision conform to area requirements as outlined in §200-15. Zoning District RCH5000/LC45. APA Land Use Classifications: Resource Management and Hamlet. SBL 186.18-1-31. Location: 75 Shallow Beach Road. Subject to APA, SEQRA and LWRP Review. Additional approval for subdivision will be required from the Town Planning Board.

NOTE: Next ZBA meeting July1, 2023. Submittal deadline: June 19, 2023.