



# Town of Bolton

## Zoning Board of Appeals

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

### ZONING BOARD OF APPEALS AGENDA

August 8, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 – July 11, 2023

#### Old Business

1. **V23-15 Vacations By Quality PM, LLC.** Applicant seeks two area variances from §208-15 related to the construction of a new "vacation rental" structure and accessory garage. Specific variances include:

- *Front Yard Setback (From Private Easement): Existing: -1.4' (existing cabin south of proposed structure). Proposed 0'. Required 30'. Relief Requested: 30'.*
- *Lot Density: Existing: 28,314 sq/ft Needed for Uses: 30,000 sq/ft. Relief Requested 1,686 sq/ft.*

Zoning District GB5000. APA Land Use Classification: Hamlet. SBL: 171.16-1-2. Location: 39 Sagamore Road. Subject to WCPS, SEQRA and LWRP Review.

#### New Business

2. **V23-18 Dominic & Jennifer Napoli.** Applicant seeks an area variance from §208-15 to alter a preexisting, nonconforming structure. Specifically, relief is requested for three additions within the footprint of the existing structure within the Scenic Travel Corridor Overlay (§200-120) front setback (SC Front). SC Front – Existing 22.5'. Required 75'. Zoning District RL3. APA Land Use Classification: Residential Low Density. SBL 140.00-1-62. Location: 197 N. Bolton Road. Subject to WCPS, SEQRA and LWRP Review.
3. **V23-19 ADK Hospitality Group LLC.** Applicant seeks an area variance from §208-15 related to the reconstruction of an existing seasonal residence. Specific variances include:

- *Side Yard Setback (South): Existing 11.5'. Proposed 11.5'. Required 30'. Relief Requested: 18.5'*

Zoning District RCL3. APA Land Use Classification: Low Intensity. SBL 141.00-1-20. Location: 5680 Lake Shore Drive. Subject to WCPS, SEQRA and LWRP Review.

4. **V23-20 Hogan-Murphy.** Applicant seeks an after-the-fact area variance from §208-15 related to a constructed side deck on an existing structure (easternmost home).

Specific variances include:

- *Side Yard Setback (Deck): Existing/ Requested: 11.92'. Required 20'. Relief Requested: 8.08'*

Zoning District RM 1.3. APA Land Use Classification: SBL 213.05-1-7.1. Location: 4122 Lake Shore Drive. Subject to WCPS, SEQRA and LWRP Review.

**NOTE:** Next ZBA meeting September 12, 2023. Submittal deadline: August 14, 2023.