



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

November 16, 2021

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

1. **Minutes Approval** – October 19, 2021

2. **Old Business**

V21-28 Brockley, Tom; represented by Keith Buff. Applicant seeks area variance related to the construction of single-family residence for the required 75' waterbody setback. The applicant seeks 13+/- feet of relief from said setback as required by §200-15. Zoning Districts RL3 and RM 1.3. Property Location: South Farm Road, located south of #86 South Farm Road. No property address. Section 156.00 Block 2 Lot 20. Subject to APA, WCPS and LWRP Review. Last Reviewed 10/19/2021.

3. **New Business**

V21-29 Lo Bue, Shannon; the applicant seeks an area variance related to construction of a storage structure for building front yard setback; 50' required, 10' proposed. For side yard, 20' required, 10' proposed. And for lot coverage 15%, approximately 21% +/- proposed. Zoning District RM 1.3. Four Evergreen Lane, Bolton Landing. Section 171.19 Block 1 Lot 61. Subject to WCPS and LWRP Review. Not reviewed at 10/19/2021 Meeting.

V21-30 Coon, Matthew P.; the applicant seeks and area variance to resolve non-conforming hunting camp for the required 75' waterbody setback pursuant to §200-15. Existing structure is located within 11' of waterbody. Location: 734 Coolidge Hill Road. Section 185.00 Block 2 Lot 31. Subject to WCPS and LWRP Review. Has undergone APA review

V21-31 Ayers, David & Linda; Represented by Studio A (M. Huntington) The applicant seeks an area variance related to the reconstruction of a single-family residential home and deck related to shoreline setback as required by §200-15. Existing setback is 0' feet, proposed setback 0'. Applicant seeks development within footprint of current built single-family residential structure, deck, and patio footprints. Zoning Districts: RM 1.3.; Section 200.14 Block 1 Lot 10 Location: 144 Cotton Point Road. Subject to APA, WCPS and LWRP Review

4. **Discussion Items**

Discussion by Town Planner regarding ZBA role in relation to Ordinance #47.

NOTE: Next Zoning Board meeting January 2022. Submittal deadline: December 15, 2021 at 4:00pm

11/8/2021