



Town of Bolton

Planning and Zoning

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

TOWN OF BOLTON – Zoning Board of Appeals

Tuesday September 13, 2022 at 6:00pm

Please take notice that pursuant to the Zoning Ordinance of the Town of Bolton, a public hearing will be held on date listed above in the Town Hall, 4949 Lake Shore Drive, Bolton Landing to consider the following applications. Anyone interested may comment on the application. Public comments will be accepted via email to planningclerk@town.bolton.ny.us (*preferred*) or direct mail to the Planning Office received **prior to noon on September 12, 2022.**

New Business

V22-22. Efstathiades; The applicant seeks an area variance to construct a 26' x 30' garage within the shoreline setback. Per §200-13. 75' is required, 56' is proposed; 19' of relief requested. Zoning District RL3. SBL 124.00-1-9. Location: 600 New Vermont Road. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-23. Beale/ Audette; the applicant seeks an area variance pursuant to §200-37(B)(6) related to the construction of multifamily triplex units. Applicant seeks to clear up to ACOE wetland, 10' clearing limitation applies; relief requested 10'. Zoning District RCM1.3.SBL 213.13-1-33. Location: Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-24. Abbott; the applicant seeks an area variance pursuant to §200-15 related to the area bulk and height controls, shoreline restrictions min. lot width. Applicant requested relief is 135 feet vs. the 150 feet required. Zoning District RCM1.3. SBL 213.17-1-38. Location: 3794 Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.

Appeal

Fortuna: Mr. Fortuna seeks to appeal a Second Notice of Violation and Order to Remedy from the Zoning Administrator, dated June 23, 2022, related to an Order to remove all items from the Brookside Parkway right of way (trailers, stumps, rocks, etc.) to allow the installation of the storm water management plan as approved by the Town. Zoning District RL3. SBL Location: 18 Brookside Pkwy.

Ordered by:

Joshua Westfall AICP, Town Planner
