



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 November 15, 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 November 14, 2022.**

New Business

V22-26 Michael Pachucki. The applicant seeks an area variance related to §200-57 of zoning code to alter a preexisting nonconforming structure. Addition will be to the rear of the property and will not increase nonconforming nature of single-family residence. The existing structure is 7.3' front the front of the parcel, 30' required. Zoning District GB. SBL 171.15-3-48. Location: 44 Norowal Road. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-27 Doug Hoyt. The applicant seeks two area variances related to §200-15 (setbacks) and §200-57 (modify preexisting, nonconforming structure) of code to construct an addition. The applicant seeks to add an addition on the front of the existing structure at 30' in an area between the existing garage and front deck, 50' front setback required, 20' of relief requested. The applicant seeks to build to the rear of the existing structure within 45' of the existing drainage swale, 75' required, 30' of relief requested. Zoning District RM1.3. SBL 200.18-1-33. Location: 15 Island View Loop. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-28 Mark Anderson. The applicant seeks an area variance related to §200-15 (setbacks) and §200-57 (modify preexisting, nonconforming structure) of code to construct an addition. The applicant seeks to add the addition to the northern front yard and western side yard. Proposed setbacks are 20' front yard setback and 3.5' side yard setback; 23' front yard and 16.5' side yard exist. 50' front yard setback and 20' side yard setback is required. 30' front yard setback relief and 16.5' side yard setback relief is requested. Zoning District RM1.3. SBL 156.20-1-21. Location: 7 Cottage Lane. Subject to APA, WCPS, SEQRA and LWRP Review.

Ordered by:

Joshua Westfall AICP, Town Planner
