



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

January 10, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 – November 15, 2022

New Business

1. **V22-29 Daniel Ryterband.** Represented by Luke Michaels. Applicant seeks a variance related to §200-8 Definitions in Chapter 200 to construct an addition to an existing, non-conforming guest house (1,485 sq/ft.) as approved in 2009. The proposed addition will total 872 sq/ft. Zoning District RM1.3. SBL 213.09-1-13. Location: 4038 Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.
2. **V22-30 Michael Wilkins.** Represented by Andrew Chary, AIA. Applicant seeks an area variance from §200-15 related to alterations and additions to an existing single-family home. Applicant seeks relief from the Maximum Building Height requirements. A new roof height of 38' is proposed, 35' of roof height is existing; 3' of relief requested. Zoning District RL3. SBL 171.07-1-30. Location: 83 Lakeview Hill Drive. Subject to APA, WCPS, SEQRA and LWRP Review.
3. **V22-31 Tom Lapham.** Represented by Phinney Design Group / Studio A. Applicant seeks an Area Variance from §200-15 related to the removal, and replacement of an existing residential structure within an area including the existing footprint. The applicant seeks a shoreline setback of 20.75', 75' is required; 54.25' of relief is requested. Zoning District RM 1.3. SBL 200.07-1-8. Location: 16 Lapham Road. Subject to APA, WCPS, SEQRA and LWRP Review.