



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 February 14, 2023, 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 February 14, 2023.

V23-01 Bolton Property Holdings, LLC/ Jane Goewey. Represented by Susan Davis/SD Atelier Architecture, LLC. Applicant seeks Area Variances related to §200-15 and to remove existing seasonal residence and construct a year-round residence in the same approximate footprint. Lot is non-conforming; however, development may occur in accordance with §200-54, per §200-58. Zoning District RM1.3. SBL 171.11-2-9. Location: 41 Hidden Hills Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

V23-02 – Sherlock Residence. The applicant seeks area variances related to the development of a patio and retaining wall and stormwater control devices in accordance with §200-15 of the Town of Bolton Zoning Code (Chapter 200) in association with a major stormwater plan to be reviewed by the Town Planning Board in association with Town of Bolton Stormwater and Erosion Control (Chapter 125). Area variances relate to setback requirements. Subject Property Address: 120 retreat Road- Town of Bolton. SBL: 185.19-1-49.

V23-03 Keith Ferguson. Represented by Chris Gabriels. Applicant seeks an Area Variance from §200-15 related to the construction of a 10' x 18' accessory structure (shed). Zoning District RR10. SBL 172.01-1-3. Location: 3 Oahu Island. Subject to APA, WCPS, SEQRA and LWRP Review.

Please note, specific variance requests as well as the entirety of this application may be reviewed at the Planning and Zoning Office in Town Hall during regular business hours.

**Ordered by:
Joshua Westfall AICP, Town Planner**