



Town of Bolton

Planning Board

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

PLANNING BOARD AGENDA - **REVISED** October 21, 2021

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

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

2. **Public Hearings** - None

3. **Old Business**

SPR 21-15 David Massaroni. Represented by Studio A. Construction of three new single-family homes, two new triplex townhouse units, and two new duplex townhouse units, and the conversion of two existing motel buildings into two single-family homes; totaling 15 dwelling units. The pool and patio area are to remain. On-site wastewater treatment system and stormwater management practices are proposed. Section 213.13, Block 1, Lot 51/52/35, Zone RCM1.3. Property Location: 3926 Lake Shore Drive. Subject to APA, WCPA, SEQR and LWRP review.

Last reviewed informally by the Planning Board August 19, 2021.

4. **New Business**

Referral from ZBA. *ZBA Application V20-22 528 3rd Avenue Partners.* Represented by Studio A. Seeking area variances for one townhouse building with four townhouse units (Building A). Section 171.19, Block 1, Lot 75, Zone RM1.3. Property Location 25 Goodman Avenue. Subject to LWRP, WCPA, and SEQR review.

Requested Variances are as follows:

1. Overall density on the site for Buildings A: 1 principal building is allowed on the 0.69-acre site, 4 principal buildings are proposed;
2. Overall setbacks for Building A – front setback 50 feet is allowed, 4 feet is proposed; side setback 20 feet is allowed, 12 feet is proposed; shoreline setback 75 feet is allowed, 54 feet is proposed;
3. Individual units in Building A
 - a. Unit A-1 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
 - b. Unit A-2 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
 - c. Unit A-3 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.

- d. Unit A-4 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed.

5. Discussion Items

SD 21-02 Twin Bolton Residential Sub-division, Twin Bolton, LLC. Represented by Studio A. Subdivision for six townhouses (two triplex units) and 15 single family lots. Section 186.6, Block 1, Lot 14 and Section 186.7, Block 1, Lot 13, Zone RM1.3 and RL3; Property Location: 4799 Lake Shore Drive. Subject to WCPS, SEQR and LWRP review.

Applicant seeks Planning Board Resolution to set a public hearing for next scheduled Planning Board meeting.

Last reviewed informally by the Planning Board August 19, 2021.

***NOTE:** Next Planning Board meeting November 18, 2021. Submittal deadline: October 27, 2021.*