

Town of Bolton
PLANNING BOARD
AGENDA
August 19, 2021

SEQR= State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPA = Warren County Planning Agency
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Department of Environmental Conservation
LWRP =Local Waterfront Revitalization Program

1. **SD21-03 35 & 37 Horicon Lane.** Represented by John Harris. Subdivision of a nonconforming lot containing two houses into two undersized lots each containing one house. Section 157.05, Block 1, Lot 3, Zone RCL3. Property Location: 35 & 37 Horicon Lane. Subject to SEQR and LWRP review.
2. **SPR21-18 Brookside Parkway.** Represented by Eric Schwenker & Hutchins Engineering. Site plan review of the stormwater and erosion control improvements for Brookside Parkway Road. Section 186.00, Block 1, Lot 42; Section 186.00, Block 1, Lot 40.111; Section 186.00, Block 1, Lot 41; Section 186.00, Block 1, Lot 40.2; Section 186.00, Block 1, Lot 40.131; Section 186.00, Block 1, Lot 40.132 and Section 186.00, Block 1, Lot 40.12. Zone RL3. Property Location: Brookside Parkway Subdivision. Subject to SEQR and LWRP review.
3. **SD21-04 LaGoy.** Represented by Diane Burkhardt. Minor subdivision of a conforming lot into two conforming lots. Section 185.00, Block 2, Lot 3, Zone RL3. Property Location: 24 Potter Hill Road. Subject to SEQR and LWRP review.
4. **SD21-05 Moffit.** Represented by Steven Moffitt. Minor subdivision of a conforming lot into two nonconforming lots. Section 200.14, Block 1, Lot 25, Zone RM1.3. Property Location: 11 Cotton Court. Subject to SEQR and LWRP review.

Informal Discussion and Review requested by applicants:

5. **SPR 21-15 David Massaroni,** Represented by Studio A. Construction of three single family homes, two triplex townhouse units, and three single family residences from conversion of existing motel buildings. 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 WCPA, SEQR and LWRP review.
6. **SD21-02 Twin Bolton Residential Sub-division, Twin Bolton, LLC.** Represented by StudioA. 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.