



Town of Bolton

Planning Board

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

PLANNING BOARD AGENDA

January 27, 2022 **REVISED**

6:00pm

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.

Public Hearing

1. **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 APA, WCPA, SEQR and LWRP review.
Last reviewed October 21, 2021

Site Plan Review

2. **SPR 21-22 Lands of Berberian.** Represented by EDP. Applicant seeks site plan approval for the construction of a 6-bedroom single-family residential home totaling 5,000 sq. ft. +/-, to be located on approved Lot 2 (pursuant to Subdivision Application 21-06). On-site wastewater treatment system and stormwater management practices are proposed. Section 186.00, Block 1, Lot 1, Zone LC 25 and RL3. Property Location: 4409 Lake Shore Drive. Subject to WCPA, APA, SEQR and LWRP review.
Last reviewed November 18, 2021
3. **SPR 21-23 JTR Realty, LLC. Garage.** Represented by Studio A. Applicant seeks Site Plan Approval for the construction of two-story garage (48'X30' footprint, plus 14'X30 exterior roof for outdoor storage). No water or sewer utilities are proposed. stormwater management practices are proposed. Section 200.10, Block 1, Lot 1.4. Zone RM 1.3. Property Location: 4376 Lake Shore Drive. Subject to WCPA, APA, SEQR and LWRP review.
4. **SPR 21-24 Bolton Studios Solar Array.** Represented by Apex Solar Power, LLC. Applicant seeks Site Plan Approval for the construction of a solar array totaling approximately 561 +/- square feet in area. Section 155.00, Block 1, Lot 36.1. Zone RR-5 and LC 45. Property Location: 609 Edgecomb Pond Road. Subject to WCPA, APA, SEQR and LWRP review.
*Application contingent on ZBA Approvals 1/11/2021
5. **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 186.06, Block 1, Lot 14.1 and Section 186.07, Block 1, Lot 13, Zone RM1.3 and RL3; Property Location: 4799 Lake Shore Drive. Subject to WCPA, SEQR and LWRP review.
Last reviewed October 21, 2021.

(See Reverse)

Subdivision

6. **SD 21-07 Beckley Subdivision.** Minor subdivision of a conforming lot into two conforming lots. Proposed Lot 1-A will total 5.13 +/- acres and proposed Lot 1-B will total 5.05 +/- Acres. Section 212.00, Block 1, Lot 6.3, Zone RR-5. Property Location: Dickinson Hill Road. Subject to WCPA, APA, SEQR and LWRP review.
7. **SD 21-08 Sheridan Subdivision.** Represented by Studio A. Minor subdivision of a conforming lot into two conforming lots. Proposed lot 1 will total 18.71 +/- Acres and proposed Lot #2 will total 7.01 +/- Acres. Section 199.00 Block 1 Lot 35. Zone RR-5 and RR-10. Property location: 15 Woodview Lane. Subject to APA, WCPA, SEQR and LWRP review.
8. **SD 21-09 Curri Estates Subdivision.** Represented by Pietrzak & Pfau. Sketch Plan Review. A major subdivision of a 26.25 +/- lot into seven (7) conforming lots ranging in in size from 1.85 to 5.85 +/- acres. Section 156.00 Block 1 Lot 38.4. Zone RL3 and LC25. Property Location: Finkle Road (E. of Town Highway Garage). Subject to WCPA, APA, SEQR and LWRP review.

***NOTE:** Next Planning Board meeting February 10, 2022. Submittal deadline: January 19, 2022.*