



# Town of Bolton

## Planning Board

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

### PLANNING BOARD AGENDA

April 14, 2022

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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.com](http://www.boltonnewyork.com) or all the Town Planning and Zoning Department 518-644-2893.

#### Public Hearings

1. **SPR 21-15 David Massaroni (Capri)**. 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. Continued from March 10, 2022
2. **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. Continued from March 10, 2022.

#### Regular Meeting

##### Old Business

3. **SPR 21-15 David Massaroni (Capri)**. 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.
4. **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.

##### New Business

5. **SPR 22-06 Nahaczewski**. Represented by Studio A. Applicant seeks Site Plan Approval for the construction of a 1,090 sq./ft. single-family residence and retaining walls. Stormwater management practices and an on-site wastewater treatment system are proposed. Contingent on area variances. Section 171.07, Block 1, Lot 42. Zone RL-3. Property Location: 20 Horicon Valley Lane. Subject to WCPA, APA, SEQR and LWRP review.  
*\*Application contingent on ZBA Approvals 4/12/2022 (ZBA Application V22-07)*
6. **SPR 22-07 Huddle Properties**. Represented by Louis DeSantis. Applicant site plan approval for the reuse of former winery tasting room to be converted into a restaurant use. Section 171.15, Block 2, Lot 36.1. Zone GB 5000. Property Location: 4973 Lake Shore Drive. Subject to WCPA, SEQR and LWRP review.

*NOTE: Next Planning Board meeting April 13, 2022. Submittal deadline: April 20, 2022.*