



# Town of Bolton

## Planning Board

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

### PLANNING BOARD AGENDA

June 16, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.

#### Old Business

1. **SPR21-15 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.
2. **SPR 22-10 Hens, James.** Applicant seeks Site Plan Approval for the construction of a single-family residence and garage. On-site stormwater management practices are proposed. Section 171.16, Block 1, Lot 7. Zone GB 5000. Property Location: 24 Sawmill Lane. Subject to WCPA, SEQR and LWRP review.

#### New Business

3. **SPR 22-11 Massaroni, David.** Applicant seeks Site Plan Review and Approval for the conversion of an existing marina from storage and operation of two tour boats to berthing of 14 seasonal boats within two existing docks and associated boat house from an existing lot. Section 213.13, Block 1, Lot 52. The property address is: 3926 Lake Shore Drive. The zoning district is the RM 1.3 District. Subject to WCPA, SEQR, LGPC, and LWRP review.
4. **SPR 22-12 Zervas, Gary D.** Applicant seeks Site Plan Review and Approval for the construction of a single-family dwelling on an existing lot. Section 200.14, Block 1, Lot 20.3. The property address is: 12 Basin Shore Lane. The lot is split zoned between the RM 1.3 District (roadside portion) and the LC-45 District (shoreline portion). The proposed single-family dwelling is wholly within the RM 1.3 District. Subject to WCPA, SEQR, LWRP review and a Stormwater Management Permit.
5. **SPR 22-13 Sheridan, Jodi and Dan.** Applicant seeks Site Plan Review and Approval for the construction of a single-family dwelling on an existing lot. Section 199.00, Block 1, Lot 35. The property address is: 15 Woodview Lane. The lot is split zoned between the RR-5 District (northerly portion) and the RR-10 District (southerly portion). Subject to WCPA, SEQR, LWRP review and a Stormwater Management Permit.

**(Continued)**

6. **SD 22-01 Bolton Carmela, LLC.** Applicant seeks a Minor Subdivision for the subdivision of an existing lot, tax map parcel no. – Section 156.00, Block 2, Lot 67 consisting of 3.39± acres, into two compliant lots. Proposed lot #1 would be 1.74± acres in area; and proposed lot #2 would be 1.61± acres in area. The proposed action also includes a boundary adjustment with the adjoining lot to the east of the referenced parcel that would convey .04 acres to the owner of tax map parcel no. – Section 156.00, Block 2, Lot 70. The resulting adjustment, if approved would be compliant with all relevant zoning regulations. The zoning district is the RM 1.3 District. The property address is: 14 North Bolton Road. The proposed action is subject to minor subdivision, WCPA, SEQR, and LWRP review.

*NOTE: Next Planning Board meeting July 14, 2022. Submittal deadline: June 22, 2022.*