



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

January 25, 2021 **REVISED**

6:00pm

The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

1. **Minutes Approval** – November 13, 2021

2. **New Business**

V21-32 Daniger/ Cromwell; the applicant seeks an area variance related to construction of an addition (approx. 48' x 25') to an existing single-family residential structure within the Scenic Corridor Setback as required per §219-15 and §219-19. The addition is proposed to be located south of current residential structure and completely within the 75' Scenic Corridor Setback; front of addition will be 24.56' from front property line at Coolidge Hill Road. Zoning District RCM 1.3. Property Location: 73 Coolidge Hill Road. Section 213.13 Block 1 Lot 6. Subject to APA, SEQRA, WCPA and LWRP Review.

V21-33 Torrey, Donald and Susan; the applicants seek and a variance to temporarily occupy existing unapproved vacant cabin structure during construction of single-family dwelling. Existing cabin structure was constructed prior to applicant's property purchase without Town approvals or inspections by Warren County Building Department. Upon completion of single-family dwelling applicant seeks to maintain structure as guest home. Zoning District LC 25 and RL3. Property Location: 84 North Bolton Road. Section 156.00 Block 2 Lot 63.2. Subject to APA, SEQRA, WCPA and LWRP Review.

V21-34 Winslow, Donne-Lynn; the applicant seeks an area variance related to two additions to a single-family residential home located on a non-conforming lot. Variance requests are related to side and shoreline setbacks as required by §200-15. Existing side setback is 30' +/- on the south side, 57' +/- on north side, proposed side setbacks are 14.5' and 45' respectively and total 59.5', required side setbacks of 50' on one side total of 100'. Required Shoreline Setback is 100', currently structure is located 53' from shoreline, proposed shoreline setback is 52'+/-. Zoning Districts: LC 45.; Section 186.15 Block 1 Lot 15. Location: 46 Treasure Point. Subject to APA, SEQRA, WCPA and LWRP Review.

V21-35 Bolton Studios. Represented by Apex Solar. The applicant seeks an area variance for side yard set back related to the installation of a solar array. Required side yard set back is 30', proposed 28'. Zoning Districts RR5 and LC 45. Property Location: 609 Edgecomb Pond Road. Section 155.00 Block 1 Lot 36.4. Subject to APA, SEQRA, WCPA and LWRP Review.

NOTE: Next Zoning Board meeting February 8, 2022. Submittal deadline: January 19, 2022 at 4:00pm
12/28/2022