



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

February 8, 2022

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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** – January 11, 2022

2. **Old Business**

V21-30 Coon, Matthew P.; the applicant seeks an area variance to resolve non-conforming hunting camp for the required 75' wetland setback pursuant to §200-15. Existing structure is located within 11' of the wetlands. Requested wetland setback relief is 64'. The applicant also seeks a variance for a side yard setback. 33' side yard setback existing; 50' side yard setback required. Requested side yard setback relief is 17'. Zoning Districts RL 3 and LC 25, camp located in LC 25. Location: 734 Coolidge Hill Road. Section 185.00 Block 2 Lot 31. Subject to WCPS and LWRP Review. Has undergone APA review and has been determined to not be in violation. Continued from November 16, 2021.

3. **New Business**

V2-01 Schwerman Residence: Represented by EDP. The applicant seeks an area variance related to shoreline setback as required by §200-15 for the installation of a new wastewater system on a non-conforming lot. Applicant seeks 47' waterfront setback; 75' waterfront setback required. Total relief requested is 28'. Zoning District: RM 1.3.; Section 200.14 Block 1 Lot 8 Location: Cotton Point Road. Subject to APA, WCPS and LWRP Review.

V22-03 Lake George Club; Represented by Hutchins Engineering. The applicant seeks an area variance related to waterbody setback as required by §200-15 for the construction of a new maintenance building. Applicant seeks a 33' waterfront setback; 75' waterfront setback required. Total relief requested is 42'. Zoning Districts: RM 1.3 and LC 25 with construction occurring only in RM 1.3.; Section 213.09 Block 1 Lot 6 Location: 4000 Lakeshore Drive. Subject to APA, WCPS and LWRP Review.

V22-04 Boccato; Applicant seeks an area variance related to side and rear setbacks as required by §200-15 for the installation of shed with a concrete pad. Applicant seeks 3' setback for rear yard and 6' for side yard. 15' and 8' are required for rear and side yards respectively. Total relief requested is 12' for rear yard and 2' for side yard. Zoning District: GB5000.; Section 171.15 Block 2 Lot 46. Location: 4983 Lakeshore Drive. Subject to WCPS and LWRP Review.

NOTE: Next Zoning Board meeting March 8, 2022. Submittal deadline: February 16, 2022 at 3:30PM