



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

September 13, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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.com or call the Town Planning and Zoning Department 518-644-2893.

1. **Minutes Approval** – August 9, 2022
2. **Old Business**
3. **New Business**

V22-22. Efstathiades; The applicant seeks an area variance to construct a 26' x 30' garage within the shoreline setback. Per §200-13. 75' is required, 56' is proposed; 19' of relief requested. Zoning District RL3. SBL 124.00-1-9. Location: 600 New Vermont Road. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-23. Beale/ Audette; the applicant seeks an area variance pursuant to §200-37(B)(6) related to the construction of multifamily triplex units. Applicant seeks to clear up to ACOE wetland, 10' clearing limitation applies; relief requested 10'. Zoning District RCM1.3.SBL 213.13-1-33. Location: Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.

V22-24. Abbott; the applicant seeks an area variance pursuant to §200-15 related to the area bulk and height controls, shoreline restrictions min. lot width. Applicant requested relief is 135 feet vs. the 150 feet required. Zoning District RCM1.3. SBL 213.17-1-38. Location: 3794 Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.

4. **Appeal**

Fortuna: Mr. Fortuna seeks to appeal a Second Notice of Violation and Order to Remedy from the Zoning Administrator, dated June 23, 2022, related to an Order to remove all items from the Brookside Parkway right of way (trailers, stumps, rocks, etc.) to allow the installation of the storm water management plan as approved by the Town. Zoning District RL3. SBL186.00-1-40.111 Location: 18 Brookside Pkwy.