



Town of Bolton

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS AGENDA

October 11, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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** – September 13, 2022
2. **Old Business**
3. **New Business**

V22-25 Goodman Ave Property Holdings, LLC. Represented by Studio A. Seeking several area variances related to §200-15 for two (2) residential structures, to include three (3) townhouse units and a detached garage. Specific variance for each unit are enumerates below:

- Proposed Unit A-1 in Building A:
 - *Front Yard Setback: 50' required, 10' proposed; 40' of relief requested.*

Proposed Unit A-1 Lot

 - *Front, Side, Total Side and Rear Setbacks: 50', 20', 40' and 20' required; 0' proposed. Relief from complete dimensional front, side, total side and rear setback are requested.*
 - *Percent Lot Coverage: 15% required, 100% proposed; 85% lot coverage relief requested.*
- Proposed Unit A-2 in Building A:
 - *Shoreline Setback: 75' Required, 63.75' proposed; 11.25' of relief requested.*
 - *Front Yard Setback: 50' required, 10' proposed. 40' of relief requested.*
 - *Rear Yard Setback: 20' required, 2+/-'proposed. Approximately 38 +/- 'of relief requested.*

Proposed Unit A-2 Lot

 - *Front, Side, Total Side and Rear Setbacks: 50', 20', 40' and 20' required; 0' proposed. Relief from complete dimensional front, side, total side and rear setback are requested.*
 - *Percent Lot Coverage: 15% required, 100% proposed; 85% lot coverage relief requested.*
- Proposed Unit B-1 in Building B:
 - *Shoreline Setback: 75' required, 21.5' proposed; 53.5' of relief requested.*
 - *Front Yard Setback: 50' required, 10' proposed; 40' of relief requested.*

(See Reverse)

V22-25 Goodman Ave Property Holdings, LLC Cont'

Proposed Unit B-1 Lot

- *Front, Side, Total Side and Rear Setbacks: 50', 20', 40' and 20' required; 0' proposed. Relief from complete dimensional front, side, total side and rear setback are requested.*
- *Percent Lot Coverage: 15% required, 100% proposed; 85% lot coverage relief requested.*
- Proposed Garage:
 - *Shoreline Setback: 75' required, 68.75' proposed; 6.25' of relief requested.*
 - *Side Yard Setbacks: 20' required, 10' proposed; 10' of relief requested.*

Per 200-40 and 200-15, the following variances are sought:

- Proposed Building A and B:
 - *Number of Multiple Family Dwellings Permitted: One; Proposed: 3; Relief Requested: 2 additional units.*

Section 171.19, Block 1, Lot 75, Zone RM1.3. Property Location 25 Goodman Avenue. Subject to LWRP and SEQRA review.