



# Town of Bolton

## Zoning Board of Appeals

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

### ZONING BOARD OF APPEALS AGENDA

**May 23, 2023 UPDATE**

**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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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](http://www.boltonnewyork.com) or call the Town Planning and Zoning Department 518-644-2893.

#### Minutes Approval – April 11, 2023

#### New Business

1. **V23-02 KSCH Trust- Silvio Spallone, Trustee.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks an area variance from §200-15 related to the construction of a patio and retaining wall and stormwater control devices, an accessory structure (garage) is also proposed. Specific variances include:

##### *Setbacks:*

- *Front Yard – Existing: 19'. Proposed 9.75'. Required 50'. Relief Requested 40.25'.*
- *Rear Yard – Existing: 26'. Proposed: 0.50' Required: 30'. Relief Requested 29.5'.*
- *Side Yard - Existing. 44' Proposed: 0.25' Required: 30'. Relief Requested 29.75'.*
- *Percent Lot Occupied: Existing: 21.7%. Proposed: 22.1%. Maximum Required: 15%. Relief Requested: 7.1%.*

Zoning District RCL3. APA Land Use Classification: Low Intensity. SBL 185.19-1-49. Location:120 Retreat Road. Subject to APA, WCPS, SEQRA and LWRP Review.

2. **V23-10 Wishnoff.** Represented by Tom & Aaron Beadnell, TAB Woodworks, LLC. Applicant seeks an area variance from §200-37, 200-15 and §200-57 related to the conversion of an existing deck into a screened porch with a 5'x10' (50sq.ft.) addition. Specific variances include:

##### *Setbacks:*

- *Side Yard – Existing 13.6'. Proposed 8.5'. Required 15'. Relief Requested 6.5'.*
- *Total Side Yard – Existing 18.5'. Proposed 13.5'. Required 30'. Relief Requested 16.5'.*
- *Rear Yard – Existing: 9'. Proposed 8.6'. Required 20'. Relief Requested 11.4'.*
- *Shoreline – Existing 44'. Proposed 39'. Required 75'. Relief Requested 36'.*
- *Percent Lot Occupied – Existing 28.25%. Proposed 29%. Required 15%. Relief Requested 14%*

Zoning District RCM 1.3. APA Land use District: moderate Intensity. SBL 156.20-1-49. Location:116 Rock Cove Road. Subject to APA, WCPS, SEQRA and LWRP Review.

**(See Reverse)**

3. **V23-11 Burke.** Represented by Con Burke. Applicant seeks an Area Variance Related to §200-15 for the addition of one (1) apartment unit in existing “mixed use” structure. Specific variances include:

- *Land area required: 40,000 sq./ft. Existing lot area 32,365 sq./ft. Relief requested 7,635 sq./ft.*

Zoning District RCH5000. APA Land use Classification: Hamlet SBL 186.14-1-5. Location: 4587 Lakeshore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.

4. **V23-12 Coon.** Represented by Mark Coon. Applicant seeks an Area Variance related to §200-15 and §200-20 for the placement of 10’x 20’ shed. Specific Variances include:

*Setbacks:*

- *Front Yard – Proposed 13’. Required 75’. Relief requested 62’*
- *Shoreline – Proposed 30’. Required 75’. Relief Requested 45’.*

Zoning District RL 3. APA Land Use Classification: Low Intensity. SBL 171.06-1-35. Location: 574 Potter Hill Rd. Subject to APA, WCPS, SEQRA and LWRP Review.