



## Town of Bolton

Planning and Zoning

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

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### TOWN OF BOLTON – Zoning Board of Appeals

Tuesday June 14, 2022 at 6:00pm

Please take notice that pursuant to the Zoning Ordinance of the Town of Bolton, a public hearing will be held on date listed above in the Town Hall, 4949 Lake Shore Drive, Bolton Landing to consider the following applications. Anyone interested may comment on the application. Public comments will be accepted via email to [planningclerk@town.bolton.ny.us](mailto:planningclerk@town.bolton.ny.us) (*preferred*) or direct mail to the Planning Office received **prior to noon on June 13 2022.**

The Town of Bolton is required by law to notify all adjacent landowners within 500' of properties for which a public hearing has been scheduled. The item for which you are being notified is below:

Please take notice that pursuant to the Zoning Ordinance of the Town of Bolton, a public hearing will be held on **Tuesday, June 14, 2022** at 6:00 p.m. in the Town Hall, 4949 Lake Shore Drive, Bolton Landing to consider the following applications. Anyone interested may comment on the applications. Comments via email can be sent to [planningclerk@town.bolton.ny.us](mailto:planningclerk@town.bolton.ny.us) (*preferred*) or direct mail to the Planning Office received **prior to noon on June 13, 2022.**

#### Old Business

**V22-09 Anderson;** The applicant seeks two area variances per §200-15 to construct a 10' X 13' addition. To protrude 10' from the western side of the existing structure and 5' from the northern side of the existing structure. Requests are as follows:

- Applicant seeks 6.5' side-yard setback; 15 side-yard setback required; applicant seeks 8.5' relief from side-yard setback requirements.
- Applicant seeks 47' and 34', north and south respectively, front-yard setbacks for new addition; 50' front-yard setback required; Applicant seeks 3' and 16' relief from front-yard setback requirements.

Zoning District RCM 1.3. SBL: 156.20-1-21. Location: 7 Cottage Lane. Subject to APA, WCPS and LWRP Review.

**V22-10 Soma/ Jaeger.;** The applicant seeks an “after-the-fact” area variance for a constructed 10' high retaining wall in accordance with §200-46(B)(3). Per §200-46(B)(3), 6' is required, 10' has been constructed; 4' of relief is requested. Zoning District: LC25. SBL: 139.00-1-13.2. Address: 413 County Route 11. Subject to APA, WCPS and LWRP Review.

**V22-08 DePace.;** The applicant seeks, and area variance related to the modification of an existing non-conforming structure pursuant to §200-57. Specifically, the applicant proposes to add a second story; the existing first story use will remain the same use and the second story will include a 1,250 sq./ft. guest house and 1,785 sq./ft. enclosed storage space. Zoning District RM1.3. SBL: 186.06-1-10.1. Location: 14 Belle Lodi Lane. Subject to APA, WCPS and LWRP Review.

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## **New Business**

**V22-11 McCarthy;** The applicant seeks an area variance per §200-15 to construct a 24' X 24' garage with a second-floor accessory office. Applicant seeks 1' sideyard setback; 8' sideyard setback required; Applicant seeks 7' relief. Zoning District GB 5000. SBL 171.15-1-38. Location: 13 Horicon Avenue. Subject to APA, WCPS and LWRP

**V22-12 Syska;** Represented by StudioA. Applicant seeks Area Variances related to the demolition of an existing single-family residence, to construct a new residence on similar footprint. Applicant seeks the following Area Variances:

- 23' front yard setback (Nellie Ln.), 25' existing. Required front yard setback is 50'; 27' relief requested.
- 23' side yard setback, 38' existing. Required front yard setback is 30'; 7' relief requested.
- 15' rear yard setback, 17' existing. Required setback 30'; 15' relief requested.

Pre-existing non-conforming garage structure will remain, no variances for garage structure required. Zoning District RCL 3. SBL: 185.19-1-22. Location: 1 Nellie Lane. Subject to APA, WCPS and LWRP Review.

## **Appeal of Zoning Administrators Determination and Interpretation**

**Walton, Thomas.** Applicant seeks to appeal Zoning Administrators Determination and Interpretation regarding the siting of a "Hot-Dog Cart" in the GB 5000 Zoning District. SBL 171.15-3-71. Location: 4964 Lake Shore Drive.

**NOTE:** Next Zoning Board meeting July 12, 2022. Submittal deadline: June 22, 2022, at 3:30PM

**Ordered by:**  
**Joshua Westfall AICP, Town Planner**

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