



Town of Bolton

Planning and Zoning

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

TOWN OF BOLTON – Zoning Board of Appeals

Tuesday July 26, 2022 at 6:00pm (*Rescheduled from 7/12/2022*)

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 (*preferred*) or direct mail to the Planning Office received **prior to noon on July 21 2022.**

New Business

V22-13 Castelano; The applicant seeks an area variance to alter a preexisting, non-conforming structure per §200-67(b)(1)(b) related to the modification of an existing garage and attached bulk storage room. -The storage area will be removed and replaced with a guest house within the existing footprint of the bulk storage area and expanded the north (rear). The resulting structure will add a 24' X 24' two-story addition and 8' x 24' deck. Zoning District RCL 3. SBL 186.14-1-20.2. Location: 931 Trout Lake Rd. Subject to APA, WCPS and LWRP Review

V22-14 Murphy; The applicant seeks an area variance per §200-15 related to setbacks, and to alter a preexisting, non-conforming structure per §200-67(b)(1)(b) related to the expansion of an existing porch. The new porch will be located 26' and 15' from the south and north side yards respectively; 19' and 16' side yard setbacks exist on the current structure. 30' side yard setback is required; 4' and 15' of relief are requested from the south and north side yard respectively. Zoning District RCL 3. SBL 185.00-1-45. Location: 567 Trout Lake Rd. Subject to APA, WCPS and LWRP Review

V22-15 Smith; The applicant seeks an area variance to alter a preexisting, non-conforming structure per §200-67(b)(1)(b) related to the addition of a 20' x 20' deck off the rear of the existing structure. The applicant also seeks a variance for maximum percent of lot occupied; 50% existing, 55% requested, 40% required; relief requested 15%. Zoning District GB 5000. SBL 171.15-3-67. Location: 4970 Lake Shore Drive. Subject to APA, WCPS and LWRP Review

V22-17 Dirscherl; The applicant seeks an area variance per §200-15 related to setbacks and to alter a preexisting, non-conforming structure per §200-67(b)(1)(b) related to a proposed two-story deck. The proposed deck will be located 22' from Stirls Drive (front yard); 50' front yard setback required; 28' of relief is requested. The proposed deck will also be 27' from the adjacent side yard property line; 30' required; 3' of relief requested. Zoning District RCL 3. SBL 157.05-1-16. Location: 18 Rudy Lane. Subject to APA, WCPS and LWRP Review

(Continued)

V22-18 Sampson; The applicant seeks an area variance per §200-15 related to setbacks and to alter a preexisting, non-conforming structure per §200-67(b)(1)(b) for the enclosure of a porch and extension of a deck. The proposed deck extension will situate the expanded deck 27' from Dula Place; 50' front yard setback required; 23' of relief is requested. The extended deck will terminate at the south wall of the existing structure; 20' sideyard required; 3' proposed and existing from the current structure. Zoning District RM 1.3. SBL 157.05-1-16. Location: 7 Dula Place. Subject to APA, WCPS and LWRP Review

4. Discussion Item

V20-14 Henkel, Timothy and Allyson; The applicant requests an extension from the Zoning Board of Appeals per §200-67 (c)(1), related to approvals from July 2020. The approvals were related to an area variance for setbacks and to alter a non-conforming structure (cabin and house) in accordance with §200-15 and §200-57 (B)(1)(b) respectively. SBL: 171.11-2-1. Zone RM1.3. Property Location: 21 Countess Loop.

***NOTE:** Next Zoning Board meeting August 9, 2022. Submittal deadline: July 20, 2022, at 3:30PM*

Ordered by:
Joshua Westfall AICP, Town Planner