



## 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 August 9, 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 August 8, 2022.**

#### New Business

**V22-19. Malanga, Gregg & Susan;** The applicants seeks the following area variances for the construction of a deck and bathroom/laundry room addition:

- An area variance related to the alteration of a preexisting, non-conforming structure (single-family residence) per §200-57(B)(1)(b).
- An area variance related to total side yard setbacks per §200-15. The proposed total sideyard setback is 18', 20' required, 2.6' of relief is requested. 25+/-'existing.
- An area variance related to §200-15 related to side yard setback. The proposed sideyard setback (northwest) is 3.1', 8' is required. 4.9' of relief requested.
- An area variance related to shoreline setback per both §200-15 and §200-37B for shoreline setbacks and the removal of vegetation near a stream (10') respectively. The proposed shoreline setback is 6.3', 50' is required, 43.7' of relief requested. 12.5' existing.

Zoning District GB5000. SBL 171.15-1-39. Location: 19 Horicon Ave. Subject to APA, WCPS and LWRP Review

**V22-21. F. R. Smith and Sons Marina;** The applicant seeks an area variance to alter and reconstruct a preexisting, non-conforming structure (storage building) per §200-67(b)(1)(b). The proposed replaced structure will have a 0' shoreline and 0' side yard setback; 50' shoreline and 8' side yard setback required per §200-15; total of 50' and 8' of relief requested. 0' shoreline and 0' side yard setback currently exist. The new building will occupy a portion of the existing footprint (northeast), the reaming footprint will be for stormwater management and open working space. Zoning District GB5000. SBL 171.15-3-56 and 171.15-3-58. Location: 36 Sagamore Rd. Subject to APA, WCPS and LWRP Review

#### 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. SBL Location: 18 Brookside Pkwy.

**Ordered by:**

**Joshua Westfall AICP, Town Planner**

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