



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 March 14, 2023, 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 (preferred) or direct mail to the Planning Office received prior to noon on March 14, 2023.

1. **V23-03 Ferguson.** Represented by Chris Gabriels. Applicant seeks an area variance from §200-15 related to the construction of a 10'x18' shed on 3 Oahu. Proposed Shoreline Setback will be 40'; 100' required; 60' of relief requested. Side yard setback will be 10'; 30' required; 20' of relief requested. Zoning District RR10. SBL 172.01-1-30. Location: 3 Oahu Island. Subject to APA, WCPS, SEQRA and LWRP Review.
2. **V 23-04 Di Paola.** Represented by Cullen Fuller, Rucinski Hall Architecture. Applicant seeks an area variance from §200-15 and §200-57 related to an addition to an existing (non-conforming) single-family residence. The area variance request are as follows:
 - Shoreline Setback: 75' Required; 69' 4" Existing; 58' 7" Proposed. 16' 5' Relief Requested
 - Side Yard Setback: 20' Required; 16' 9' Proposed. 3' 3" Relief Requested
 - Total Yard Setback: 40' Required; 38' Proposed. 2' Relief Requested.
 - Height: 35' Required; 36' 6" Existing; 36' 6" Proposed. 1' 6" Relief Requested (in line with existing roof)Zoning District RM 1.3. SBL 200.18-1-1. Location: 4220 Lake Shore Drive. Subject to APA, WCPS, SEQRA and LWRP Review.
3. **V 23-05 Russo.** Represented by Curtis Dybas. Applicant seeks an area variance from §200-57 related adding a second floor on an existing garage allowing the reconfiguration of rooms in an existing single-family home. The existing garage is non-conforming due to the deficient front yard setback; required front yard 33'. No change in existing setback dimensions. Zoning District RM 1.3. SBL 171.07-2-45. Location: 3 Braley Lane. Subject to APA, WCPS, SEQRA and LWRP Review.

Ordered by:
Joshua Westfall AICP, Town Planner
