



## Town of Bolton Office of Planning & Zoning

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

### TOWN OF BOLTON – Zoning Board of Appeals Tuesday May 23, 2023 at 6:00pm UPDATED

Please take notice that pursuant to the Zoning Ordinance of the Town of Bolton, a public hearing will be held on the date listed above in the Town Hall, 4949 Lake Shore Drive, Bolton Landing, to consider the following applications. Anyone interested may comment on the applications. The actual application can be viewed at the Planning Office or on the Town's website [www.boltonnewyork.com](http://www.boltonnewyork.com).

Public comments will be accepted via email to [Bolton.C@town.bolton.ny.us](mailto:Bolton.C@town.bolton.ny.us) (preferred) or direct mail to the Planning Office received prior to noon on the meeting date.

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.

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