



Town of Bolton Planning Board

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

PLANNING BOARD AGENDA

May 11, 2023
6:00pm

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website, www.boltonnewyork.com or all the Town Planning and Zoning Department 518-644-2893.

Minutes Approval – April 13, 2023

Public Hearing

1. **SPR 23-02 Bonnie View.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Type II Site Plan Approval for the construction of an 80' x 40' storage structure. Stormwater will be reviewed as an addendum to approved major stormwater plan. The applicant proposes to use an existing curb cut along NY-9N. Zoning District RCH5000. SBL 185.114-1-52,31. Location: 4654 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

Old Business

2. **SPR 23-02 Bonnie View.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks revised Type II Site Plan Approval for the construction of an 80' x 40' storage structure. Stormwater will be reviewed as an addendum to approved major stormwater plan. The applicant proposes to use an existing curb cut along NY-9N. Zoning District RCH5000. SBL 185.114-1-52,31. Location: 4654 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.
3. **SPR22-24 Bernstein (Jumbo Realty).** Represented by CLA SITE. Applicant seeks Type II Site Plan Review for the construction of a 120' x 80' accessory structure (open-sided gymnasium). Section 185.00, Block 1, Lot 32. Property Location: 429 Trout Lake Road. Zone: RCL3, LC25, and LC45. Subject to APA, WCPA, SEQR, LWRP review. Last Reviewed November 2022

New Business

4. **SPR 23-05 ADK Real Estate Holdings.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of single-family residence, driveway, onsite wastewater treatment system and major stormwater management. Zoning District RCH5000. SBL 186.14-1-56. Location: 4644 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.
5. **SPR 23-06 528 3rd Partners** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of three townhomes in two buildings and a three-car garage. Stormwater management and landscaping are proposed as well as parking on stabilized lawn area (5 cars). Served by municipal water and sewer. Variances approved by the Town ZBA (V22-25) Zoning District RM 1.3. SBL 171.19-1-75. Location: 25 Goodman Ave. Subject to APA, WCPS, SEQRA and LWRP Review.

6. **SPR 23-07 Pagano** Represented by Darron Pagano. Applicant seeks Type II Site Plan Approval for the construction of a 40' X 72' Accessory Structure. Zoning District RCL3. SBL 199.07-1-6. Location: 385 South Trout Lake Road. Subject to APA, WCPS, SEQRA and LWRP Review.
7. **SPR 23-08 Russell.** Represented by Don Russell. Applicant seeks Type I Site Plan Approval for the construction of an event venue exceeding 2,500 sq. ft. Zoning District RR5. SBL 184.04-1-9.3. Location: 737 East Schroon Road. Subject to APA, WCPS, SEQRA and LWRP Review.
8. **SPR 23-09 Larkin.** Represented by Stefani Bitter, Bartlett Pontiff Stewart & Rhodes PC. Applicant seeks Site Plan Approval for the placement of a 4'x10' sign. Zoning District RR5. SBL 184.04-1-9.3. Location: 737 East Schroon Road. Subject to APA, WCPS, SEQRA and LWRP Review.
9. **SPR 23-10 Levins.** Represented by Gavin Vuillaume, EDP. Applicant seeks Type II Site Plan Review for proposed construction of fifteen townhouse units and two single family homes. Zoning District RL.3. SBL 140.00-1-53. Location: North Bolton Road. Subject to APA, WCPS, SEQRA and LWRP Review.
10. **SPR 23-11 Bolton Property Holdings, LLC/Goewey.** Applicant seeks Type II Site Plan Approval for the replacement of exiting single family residence, a use with 250' of the Lake George shoreline. Variances approved by the Town ZBA (V22-02). Zoning District RCM 1.3. SBL 171.11-2-9. Location: 41 Hidden Hills Drive. Subject to APA, WCPS, SEQRA and LWRP Review.
11. **SPR 23-01 KSCH Trust- Silvio Spallone, Trustee** (Plans Identify Project as "Sherlock Residence"). Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Major Stormwater Site Plan Approval, in accordance with LGPC order, related to the construction of stormwater control devices, a versa-lock retaining wall, driveway improvements, realignment of an existing access drive for an adjacent property, and a garage. Zoning District RCL3. SBL 185.19-1-49. Location:120 Retreat Road. Subject to APA, WCPS, SEQRA and LWRP Review.

**Subject to Variance by Town ZBA – V23-03*

NOTE: Next Planning Board meeting June 15,2023. Submittal deadline: May 15, 2023.