

**Town of Bolton**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**Tuesday February 19, 2019**  
**6:00 p.m.**

SEQR = State Environmental Quality Review

PB = (Town of Bolton) Planning Board

WCPS = Warren County Planning Staff

APA = Adirondack Park Agency

LGPC = Lake George Park Commission

**V18-16 PASSARO, FRANK.** 1) Seeks use variance for a marina; and 2) to place a 12'x 20' canopy over existing ping pong table, seeks area variance for a deficient side yard setback. 20' is required, 7' is proposed. Section 200.06, Block 1, Lot 21, Zone RM1.3. Property Location: 4410 Lake Shore Drive known as Cool Ledge Resort. Subject to WCPS review. Subject to SEQR. In accordance with Section 200-66, the Planning Board offered on advisory opinion on August 16, 2018 as it pertains to the use variance. This item was tabled at the September meeting at the applicant's request. Subject to the LWRP.

**V19-01 MILLER, JOHN.** Represented by Stephen Jung. To alter non-conforming mixed use structure, specifically to remove an existing 429 square foot deck and replace with a new 714 square foot upper and lower deck with concrete seat, seeks area variance for 1) deficient setbacks. Front: 30' is required from the edge of the right-of-way. 2.4' is proposed from Route 9N and 6.3' is proposed from Goodman Avenue. Side: 20' is required. 6.1' is proposed; 2) Lot coverage. 40% is allowed. 69% is proposed; and 3) To alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 1, Lot 84, Zone GB5000. Property Location: 4941 Lake Shore Drive. Subject to WCPS review.

**V19-02 NEWKAM, KEITH.** Represented by Jarrett Engineers. For the construction of a proposed single family dwelling, seeks area variance for 1) deficient setbacks. Front: 50' is required from Three Oaks Drive. 13'3" is proposed. Rear: 30' is required. 9'6" is proposed; and 2) in accordance with Section 125.10.A(3) 100' is required between the well and infiltration basin. 42'7" is proposed. Section 185.20, Block 1, Lot 33, Zone RCL3. Property Location: 10 Three Oaks Drive. Subject to WCPS review.