

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday August 20, 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
LWRP - Local Waterfront Revitalization Program

V19-20 GADINIS, GARY. To alter single family dwelling, specifically to allow the addition of 45" x 51" steps on driveway side of residence to remain in their present location, seeks area variance for 1) a deficient front yard setback. 50' is required, 25' is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 156.00, Block 1, Lot 6, Zone RM1.3. Property Location: 28 Lake View Hill Road. Subject to WCPS and LWRP review. See V18-19 for previous approvals.

V19-19 RICCI, ROBERT & PATRICIA. To alter single family dwelling, specifically to add a bedroom, half bathroom and all season room and expand the kitchen and living room, seek area variance for 1) a deficient side yard setback. 30' is required, 17' is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 185.19, Block 1, Lot 31, Zone RCL3. Property Location: 22 Trout Lake Village Road. Subject to WCPS and LWRP review.

V19-22 JTR LAKE GEORGE, LLC. Represented by Studio A. For a proposed 4 lot subdivision, seeks area variance for a deficient front yard setback. 50' is required between the proposed shared driveway and the existing single family dwelling on 2. 31' is proposed. Section 200.10, Block 1, Lot 1, Zone RM1.3. Property Location: 4376 Lake Shore Drive. Subject to WCPS and LWRP review. See SD19-04 associated with this project.

V19-23 DUNN, MICHAEL. Represented by Luc LeMaire. To alter single family dwelling, specifically to replace an existing deck with a master bedroom/bathroom addition, seeks area variance for 1) a deficient shoreline setback. 75' is required, 45' is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.07, Block 1, Lot 4, Zoned RL3 & RM1.3. Property Location: 21 Valley Woods Road. Subject to WCPS, APA and LWRP review.