

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA

Tuesday November 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

LWRP = Local Waterfront Revitalization Program

V19-28 ZILKA, FRANK and SUZANNE. Represented by John Clarke. Seeks to alter single family dwelling, specifically to add a screen porch on part of the existing patio, add dormers to the front side (roadside), add overhangs and repair damaged roof seeks area variance for 1) Deficient shoreline setback. 75' is required, 53.7' exists and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 186.19, Block 1, Lot 5, Zone RM1.3. Property Location: 94 Homer Point Road. Subject to WCPS, LWRP and APA review.

V19-27 DEPACE, ANTHONY. Represented by Gary Hughes. Seeks to demolish and rebuild a single family dwelling seeks 1) density variance 32,500 square feet required, 23,958 square feet proposed, and 2) Deficient front setback 30' is required, 10.5' proposed. Section 186.00, Block 6, Lot 18, Zone RCH5000. Present site development consists of a pre-existing garage with apartment and at the shoreline a pre-existing marina in use since 1981 requiring 16 customer parking spaces. Property Location: 4768 Lake Shore Drive. Subject to WCPS and LWRP review.

V19-25 FERRI, DEBBIE. Represented by Brian Johnson. Seeks to alter single family dwelling, specifically to alter front entry way by adding a 55 square foot deck and stairs, seeks area variance for 1) a deficient shoreline setback. 75' is required, 55' exists; Front: 50' is required, 26' exists; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 185.00, Block 1, Lot 36, Zone RCL3. Property Location: 458 Trout Lake Road. Subject to WCPS, LWRP and APA review.

V12-40 CARAVELLA, GARY. Represented by Jon Lapper. To alter pre-existing non-conforming structure, specifically to install a permanent carport 14'-6" by 19'-6", seeks area variance for 1) deficient setbacks. **Front:** 50' is required, 15.6' is proposed; **Shoreline:** 75' is required, 11.5' is proposed; **Front:** 50' is required, 10.5' is proposed; and 2) to alter pre-existing non-conforming structure in accordance with Section 200-57 B (1) (b). Section 200.14, Block 1, Lot (part of 10), Zone RM1.3. Property Location: 145 Cotton Point Road. Subject to WCPB, LWRP and APA review.

V19-30 RAINBOW BEACH ASSOCIATION. Represented by Paul Cummings. To install a permanent pavilion 32' by 24', seeks area variance for deficient setbacks. **Shoreline:** 75' is required, 36' is proposed. Section 186.18, Block 1, Lot 29, Zone RM1.3. Property Location: Located on the Rainbow Beach Association Basin Bay waterfront. Subject to WCPB, LWRP and APA review.