

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday October 13, 2020
6:00p.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

1. **V20-16 Andrew & Donna Volkmann:** Represented by Eric Schwenker and Mellisa Lescault of McPhillips, Fitzgerald & Cullum, LLP. To alter single family dwelling and detached garage. The single family alterations will consist of a complete renovation for optimal energy efficiency with the addition of a first floor master bedroom and bathroom and relocated laundry area and half bath. The existing apartment which is part of the garage will have its first floor entry way and second floor bathroom updated. Seeking area variance for 1) a deficient setback. 20' is required, 6' - 10' is proposed; 2) increase allowable lot coverage from the existing 16.4% to 23.6% and 3) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 1, Lot 70, Zone RM 1.3. Property Location: 15 and 17 Dula Place. Subject to WCPS and LWRP review.
2. **V20-23 Amy & Tom Sibilla:** Represented by Amy & Tom Sibilla. Removal and replacement of an existing wood deck and expanding deck at rear of house to northwest and southeast. Seeking area variance for 1) a deficient side setback. 8' is required, 4' is proposed and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 2, Lot 31, Zone GB5000. Property Location: 10 Anchorage Road. Subject to WCPS and LWRP review.
3. **V20-24 Jeffery Strief / Dramatically Improved Property LLC:** Represented by Jeff Strief. To construct a small single family residence on property located behind Happy Jacks. Seeking area variance for 1) a deficient front setback. 30' is required, 24'-6" is proposed; 2) a deficient side setback. 8' is required, 5' is proposed; and 3) a deficient rear setback. 15' is required, 12' is proposed. Section 171.15, Block 2, Lot 42.2, Zone GB5000. Property Location: 4 Stewart Avenue. Subject to WCPS and LWRP review.
4. **V20-25 Partners are for Dancing, LLC:** Represented by Curt Dybas. To construct a patio/deck in rear of building for seasonal dining, relocate an existing storage shed and a raised waiting area with seating in front of building. Seeking area variance for 1) a deficient front setback. 30' is required, 0' is proposed; 2) a deficient side setback. 8' is required, 4' is proposed for the patio/deck and 3' for the relocated storage shed; 3) a deficient total side setback. 20' is required, 7' is proposed and 4) a deficient rear setback. 15' is required, 4' is proposed and 5) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.15, Block 2, Lot 46, Zone GB5000. Property Location: 4983 Lake Shore Drive. Subject to WCPS and LWRP review.
5. **V20-26 BSI Realty / Keith Scott:** Represented by Keith Scott. To construct three walk-in coolers and one freezer outside of the existing building, re-roof an existing storage area and construct a retaining wall. Seeking area variance for 1) a deficient side setback. 8' is required, 7' is proposed and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 186.06, Block 1, Lot 17, Zone RCH5000. Property Location: 4770 Lake Shore Drive. Subject to WCPS and LWRP review.
6. **V20-27 Doug Johnson:** Represented by Gary Hughes. To demolish existing garage/storage building and rebuild garage/apartment at same location. Seeking area variance for 1) a deficient side setback. 20' is required, 6' is proposed; 2) a deficient total side setback. 40' is required, 35' is proposed and 3) a deficient rear setback. 20' is required, 6' is proposed and 4) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.15, Block 2, Lot 26, Zone RM1.3. Property Location: 42 Horicon Avenue. Subject to WCPS and LWRP review.