

**Town of Bolton
ZONING BOARD OF APPEALS
MINUTES
Tuesday, June 16, 2015
6:30 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
DEC = Dept. of Environmental Conservation

Present: Jason Saris, John Famosi, Michael Calautti, Holly Dansbury, Tom McGurl, Jeff Anthony, and John Whitney.

Absent: Zoning Administrator, Pamela Kenyon and Counsel Michael Muller

The meeting was called to order at 6:30 pm.

Jason Saris asked if there were any corrections or changes to the May 19, 2015 minutes.

RESOLUTION:

Motion by Holly Dansbury to approve the May 19, 2015 minutes as presented. **Seconded by,** John Whitney. **All in Favor. Motion Carried.**

1. **V15-19 SMITH, GREG & SHELIA.** For a proposed 10.10' x 14.10' storage building, seeks area variance for deficient setbacks. Front: 100' is required, 90' is proposed. Side: 50' is required, 15' is proposed. Section 139.00, Block 1, Lot 21, Zone LC25. Property Location: 209 New Vermont Road.

Greg Smith presented the following:

- The 15' setback on the side is to a piece of property that he owns.
- He could meet the 100' set back from the road if he wished, but that would entail cutting down and removing trees.
- He would be using 6" of stone underneath it for drainage.

Jason Saris asked if he had explored any more compliant spots. Mr. Smith stated that this was the most reasonable spot to put it on the property and it would match the house.

Jason Saris asked what the shed would be used for. Mr. Smith stated it would be used for garden tools.

Holly Dansbury asked if this would be the most practical place to put the shed. Mr. Smith it was. Jeff Anthony stated the placement was the most practical for Mr. Smith's use as it is located next to the garage and driveway.

Holly Dansbury commented on how nice the shed looked.

RESOLUTION

The Zoning Board of Appeals received an application from Greg & Shelia Smith (V15-19) for an area variance as described above.

And, due to notice of the public hearing of the ZBA at which time the application was to be considered having been given;

And, after reviewing the application and supporting documents of the same, and public comment being heard regarding the application;

this Board makes the following findings of fact:

The application of the applicant is as described in Item#1 of the agenda.

The Board makes the following conclusions of law:

- 1) The benefit could not be achieved by any other means feasible to the applicant besides an area variance: It would need extensive approvals if it placed anywhere else.
- 2) There will be no undesirable change in the neighborhood character or to nearby properties.
- 3) The request is not substantial;
- 4) The request will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- 5) The alleged difficulty is not self-created;

The benefit to the applicant is not outweighed by the potential detriment to health, safety and welfare of the community.

Now, upon motion duly made by John Whitney and seconded by Michael Calautti, it is resolved that the ZBA does hereby approve the variance request as presented. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:37 pm.

Minutes respectfully submitted by Kate Persons.