

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday August 17, 2021
Revised August 6, 2021

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. **V21-19 Arthur Harris**: Represented by John Harris. Seeking area variances for 1) subdividing a 1.15 acre lot into two equal undersized lots of 0.57 acres in RCL3 zone requiring 1 acre lots, 2) side setback, 30 feet is required, 22.5 feet is requested, 3) waterfront variance, 175 feet is required, 100 feet is requested and 4) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 157.05, Block 1, Lot 3, Zone RCL3. Property Location 35 & 37 Horicon Lane. Subject to LWRP review.
2. **V21-20 Rossi**: Represented by Joseph and Jill Rossi. Seeking area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.15, Block 3, Lot 13, Zone GB5000. Property Location 10 Honda Loop. Subject to LWRP review.
3. **V21-21 Moore**: Represented by John Lapper or Michael Moore. Seeking area variances for installation of a pool and associated deck 1) side setback, 15 feet is required, 10 feet is requested and 2) waterfront variance, 75 feet is required, 35 feet is requested. Section 171.08, Block 1, Lot 14, Zone RCM1.3. Property Location 10 Braley Point Road. Subject to APA and LWRP review.
4. **V21-22 528 Third Ave Partners**: Represented by Studio A. Seeking area variances for two townhouse buildings, one with four townhouse units (Building A) and one with two townhouse units (Building B). Requested Variances are as follows:
 1. Overall density on the site for Buildings A and B: 1 principal building is allowed on the 0.69 acre site, 6 principal buildings (4 in Building A and 2 in Building B) are proposed;
 2. Overall percent building cover on the site for Buildings A and B; 15% is allowed, 20.1% is proposed;
 3. Overall setbacks for Building A – front setback 50 feet is allowed, 4 feet is proposed; side setback 20 feet is allowed, 12 feet is proposed; shoreline setback 75 feet is allowed, 54 feet is proposed;
 4. Overall setbacks for Building B – side setback 20 feet allowed, 8 feet is proposed; shoreline setback 75 feet is allowed, 0 feet is proposed;
 5. Individual units in Building A
 - a. Unit A-1 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
 - b. Unit A-2 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
 - c. Unit A-3 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.

- d. Unit A-4 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
6. Individual units in Building B
- a. Unit B-5 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.
 - b. Unit B-6 – Minimum lot area 1 acre (43,560SF) is required, 1080SF is proposed; Front setback 50 feet is allowed, 0 feet is proposed; side setbacks (each side) 20 feet is allowed, 0 feet is proposed; rear setback 20 feet is allowed, 0 feet is proposed; percent building cover 15% is allowed, 100% is proposed; Minimum lot width 125 feet is required, 24 feet is proposed; and minimum lot depth 150 feet is required, 45 feet is proposed.

Section 171.19, Block 1, Lot 75, Zone RM1.3. Property Location 25 Goodman Avenue. Subject to LWRP review.

5. **V21-23 Green Island LG, LLC**: V21-23 Green Island LG, LLC: Represented by Studio A. Seeking area variance to allow construction of four U-Shaped docks with boat houses. Requested area variances are as follows: 1) 1 dock is allowed on the lot, 4 additional U-Shape docks are proposed, 2) boathouses are not allowed, boathouses on the 4 additional U-Shaped docks are proposed. Section 171.12, Block 1, Lot 1¹, Zone PUD. Property Location North Island Road. Subject to APA and LWRP review.

¹ Note: Parcel 171.12-1-1 is incorrectly referred to in the PUD legislation as a 4.0 acre lot, it is actually 3.34 acres in size.