

**Town of Bolton**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**Tuesday September 21, 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. **V21-20 Rossi**: Represented by Joseph and Jill Rossi. Seeking area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Seeks to extend house 4 feet to the west and to reconstruct an existing deck on the southeast corner of the house. Variances are as follows: 1) front setback 30 feet is required, 11 feet exist, no change is requested, 2) side setback, 8 feet is required on one side, 9 feet exist, no change is requested; total side, 20 feet is required, 24 feet exist, 20 feet is requested and 3) rear setback, 15 feet is required, 4 feet exist, no change is requested. Section 171.15, Block 3, Lot 13, Zone GB5000. Property Location 10 Hondah Loop. Subject to LWRP review.
2. **V21-22 528 Third Ave Partners REVISED**: Represented by Studio A. Seeking area variances for one townhouse buildings with four townhouse units (Building A). Requested Variances are as follows:
  1. Overall density on the site for Buildings A: 1 principal building is allowed on the 0.69 acre site, 4 principal buildings are proposed;
  2. 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;
  3. 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

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

3. **V21-24 Norowal Marina Inc.**: Represented by Matthew Fish. Installation of a concrete walkway 116 feet long by 6 feet wide along new sheet pile wall. Seeking area variance for waterfront setback 50 feet is required, 0 feet is requested. Section 171.15, Block 3, Lot 36.1, Zone GB5000. Property Location 21 Sagamore Road. Subject to LWRP review.
4. **V21-25 Maxim Management and Walter Lamb**: Represented by Gregg Biche. Seeking area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Seeks to construct a 20 foot 6 inch by 11 foot 6 inch addition to the rear of the structure. No dimensional variances are requested. Section 171.15, Block 3, Lot 49, Zone GB5000. Property Location 46 Norowal Road. Subject to LWRP review.
5. **V21-26 Maxim Management and Walter Lamb**: Represented by Gregg Biche. Seeking area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Seeks to construct a 17 foot 6 inch by 8 foot 8 inch deck with handicap access to main entrance of house. Variance requested is for rear setback, 15 feet is required, 5 feet 9 inches exist, 4 feet is requested. Section 171.15, Block 3, Lot 45, Zone GB5000. Property Location 37 Norowal Road. Subject to LWRP review.