

**Town of Bolton**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**Tuesday March 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

1. **PASSARO, FRANK.** Seeks to appeal the Zoning Administrator's determination, whereby determining that a use variance is required for a marina at that property designated as Section 200.06, Block 1, Lot 21. Zone RM1.3. Property Location: 4410 Lake Shore Drive know as Cool Ledge Resort.
2. **V18-16 PASSARO, FRANK.** 1) Seeks use variance for a marina; and 2) to place a 12'x 20' canopy over existing ping pong table, seeks area variance for a deficient side yard setback. 20' is required, 7' is proposed. Section 200.06, Block 1, Lot 21, Zone RM1.3. Property Location: 4410 Lake Shore Drive known as Cool Ledge Resort. Subject to WCPS review. Subject to SEQR. In accordance with Section 200-66, the Planning Board offered on advisory opinion on August 16, 2018 as it pertains to the use variance. This item was tabled at the February meeting at the applicant's request. Subject to the LWRP.
3. **BALDUCCI, SANDRA.** Seeks to appeal the Zoning Administrator's determination, whereby determining that 1) "in kind" replacement of cabins and structures at Blue Water Manor does not require Site Plan Review by the Planning Board; and 2) Vegetative buffers or fence requirements are not required at this time. Section 200.06, Block 1, Lot 19.1, Zone RM1.3. Property Location: 4436 Lake Shore Drive.
4. **V19-03 FELLEMA, BOB.** To allow a 102.92 square foot relocated shed to remain in its present location, seeks area variance for deficient setbacks. Front: 50' is required, 15' is proposed; and Side: 20' is required, 5' is proposed. Section 171.11, Block 1, Lot 38, Zone RM1.3. Property Location: 72 Woodland Ridge Road. Subject to WCPS review.
5. **V19-04 GATES, WILLIAM.** To demolish a 634.5 square foot garage and replace with a two story 1,152 square foot (total square footage on both floors) garage with storage, seeks area variance for deficient setbacks. Front: 50' is required, 28' is proposed; and Shoreline: 75' is required, 67' is proposed. Section 186.14, Block 1, Lot 33, Zone RL3. Property Location: 53 Grist Mill Road Extension. Subject to WCPS review.
6. **V19-05, LUCAS, WARREN & SUSAN.** To alter single family dwelling, specifically remove existing 8' deck and replace with a 12' deck, seek area variance for 1) a deficient front yard setback. 30' is required, 15.8' is proposed; and 2) To alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.15, Block 3, Lot 88, Zone GB5000. Property Location: 12 Congers Point South. Subject to WCPS review.
7. **V19-06 SAYLES, DAVID & KATHLEEN.** Represented by Joseph Haines. To alter single family dwelling, specifically to remove a portion of existing 3-season room and replace with a dining room and 3-season room on the first floor and an expanded bedroom on the second floor, seek area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 186.18, Block 1, Lot 17, Zone RM1.3. Property Location: 4524 Lake Shore Drive. Subject to WCPS review.

8. **V19-07 DUARTE, DENNIS & PATRICIA.** For the construction of a proposed 30' x 32' (including overhangs) garage with loft storage, seek area variance for a deficient side yard setback. 30' is required, 10' is proposed. Section 185.00, Block1, Lot 50, Zone RCL3. Property Location: 589 Trout Lake Road. Subject to WCPS review.
  
9. **V19-08 HOFFMAN JR., WILLIAM.** Represented by Gary Hughes. To alter single family dwelling, specifically to a new 576 sq. ft. trophy room, 64 sq. ft. porch and a 504 sq. ft. patio, seeks area variance for 1) a deficient shoreline setback. 75' is required, 56' is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 186.10, Block 1, Lot 10.1, Zone RM1.3. Property Location: 37 Apperson Lane. Subject to WCPS and APA review.