

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

Tuesday April 16, 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 known as Cool Ledge Resort. This item was tabled at the March 2019 meeting pending additional information.
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 an advisory opinion on August 16, 2018 as it pertains to the use variance. Subject to the LWRP. This item was tabled at the March meeting.
3. **V18-30 FORTUNA, CHRISTOPHER.** Represented by Richard Fortuna. To allow an 8'x 40' storage container to remain in its present location, seeks area variance for a deficient front yard setback. 50' is required. 0' is proposed. Section 186.00, Block 1, Lot 40.111, Zone RL3. Property Location: 18 Brookside Parkway. Subject to WCPS. This item was tabled at the January 2019 meeting.
4. **V19-09 HAMILTON, GERALD & MICHELLE.** To alter single family dwelling, specifically to replace an existing 288 square foot office with a 480 square foot bedroom/bathroom, seeks area variance to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 184.02, Block 2, Lot 17, Zone RR5. Property Location: 826 East Schroon River Road. Subject to WCPS and LWRP review. See SPR19-04 associated with this project.
5. **V19-10 4933 LAKE SHORE DRIVE, LLC. (BOLTON LANDING BREWING COMPANY).** Represented by Hutchins Engineering. To alter pre-existing structure, specifically to add a 15.5'x 28' addition with stairs, a deck addition to the front of the building to increase their outdoor seating capacity, increase size of rear deck, an exterior cooler, a chiller, etc., seeks area variance for 1) Deficient setbacks in the GB5000 Zone. Front: 30' is required from the edge of the ROW for 9N, 25.9' is proposed for the front deck. Side: A total of 20' is required. 9.4' is proposed for the stairs; 2) Deficient setbacks in the RM1.3 zone. Front: 50' is required, 6.7' is proposed from Neuffer ROW for the rear deck and addition and 16.4' is proposed from Dula parking area for the stairs and concrete pad. Side: 20' is required, 8' is proposed on the south side; 3) Parking; 31 spaces required – 0 is proposed; 4) Lot coverage. 40% is allowed in GB5000. 46% is proposed. 15% is allowed RM1.3. 18.5% is proposed; and 5) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 1, Lot 64, Zones GB5000 and RM1.3. Property Location: 4933 Lake Shore Drive. Subject to WCPS and LWRP review. See SPR19-05 associated with this project.

6. **ELLSWORTH, DANNA.** Seeks informal discussion with the Board regarding the possible placement of 2 triplexes on that parcel designated as Section 171.15, Block 1, Lot 28. Zone RM1.3. Property Location: 57 Horicon Avenue