

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday March 17, 2020
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. **V19-31 SMITH, WILLIAM.** Represented by William Smith. To construct a detached one car garage and remove an old garage and travel trailer. Seeks area variance for 1) deficient front line setback 75' is required, 25' is proposed; and 2) deficient rear line setback 100' is required, 25' is proposed. Section 171.06, Block 1, Lot 32 & 33 Zone RL3. Property Location: 73 Heroes Loop. Subject to WCPS, LWRP and APA review.
2. **V19-32 RUSSO, NORMAN.** Represented by Curtis Dybas. This is an After-the Fact variance. Installed an 800 square foot rectangular slate patio edged with pressure treated timbers plus a fence along the top of a retaining wall. Seeks area variance for 1) Deficient front setback. 75' is required, 57' exists and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. Section 171.07, Block 2, Lot 45, Zone RM1.3. Property Location: 3 Braley Lane Subject to LWRP and WCPS review.
3. **V20-01 GREEN FLASH HOLDING GROUP, LLC.** Represented by Paul Rutherford. To place a storage shed (12.5 feet by 20.5 feet) on property. Seeks area variance for 1) deficient side setback 20' is required, 0' is proposed. Section 200.18, Block 1, Lot 7.2. Zone RM1.3. Property Location: 4184 Lake Shore Drive. Subject to WCPS and LWRP.
4. **V20-02 ANTHONY, JEFF AND SANDY.** Represented by Jeff Anthony. To construct a 5 foot addition to an existing 3 foot wide balcony/deck on main living floor of house at living room/great room. Seeks area variance for 1) deficient side setback 30' is required, 15' side setback was based on original cottage, 12' was approved by variance granted 7/16/01, 7.72' is currently proposed and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. Section 157.05, Block 1, Lot 17. Zone RCL 3. Property Location: 20 Rudy Lane. Subject to WCPS and LWRP.
5. **V20-03 STRUZZIERI, THOMAS.** Represented by Chris Girard. To construct a U-shaped permanent pile dock/wharf with an open-sided sundeck structure. The existing PUD states that two docks/wharfs can be constructed on the westerly facing shore. One has been constructed. Seeks area variance for 1) modification of the PUD restriction by the Town of Bolton to allow installation of the second dock/wharf on the east side of Green Island. Section 171.16, Block 1, Lot 15. Zone PUD. Property Location: 16 North Island Drive. Subject to LWRP.
6. **V20-04 DJMD BOLTON NY, LLC.** Represented by David McAvinney. To construct a tennis court requiring a ten (10) foot fence. Seeks area variance for 1) Fence height 6' is required, 10' is proposed. Section 156.20, Block 1, Lot 39. Zone RCM 1.3. Property Location: 5274 Lake Shore Drive. Subject to WCPS and LWRP.
7. **V20-05 PETTINATO, ROBERT.** Represented by Chris Gabriels. To construct a new dormer matching existing height of building, add a pantry closet to west side of house and a mud room on the east side of the house. Seeks area variance for 1) deficient side setback 15' is required, 6' – 4" currently exist, 5' is currently proposed for pantry closet and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. No changes in setback required for mud

room or dormer. Section 157.20, Block 1, Lot 17. Zone RCM 1.3. Property Location: 108 Pioneer Village Road. Subject to WCPS and LWRP.

8. **V20-06 DAVID SMITH** Represented by David Smith. To place a storage shed (24 feet by 24 feet) on property. Seeks area variance for 1) deficient side setback 50' is required, 25' is proposed and 2) deficient front setback 100' is required, 50' is proposed. Section 139.00, Block 1, Lot 20. Zone LC25. Property Location: 205 New Vermont Road. Subject to LWRP.
9. **V20-07 REBECCA SMITH.** Represented by Balzer & Tuck Architecture. To construct an artist studio/guest cottage and renovate the existing single family dwelling. Seeks area variance for 1) increase to 3,640 sq. ft. from 1,500 sq. ft. allowed for an accessory structure and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. Section 155.00, Block 1, Lot 36.1. Zone RR5. Property Location: 609 Edgecomb Pond Road. Subject to APA and LWRP.
10. **V20-08 JANET OFFSAY.** Represented by Curtis Dybas. To construct an addition on west side of building, renovate the existing workshop into a family room and install a deck off the family room. Seeks area variance for 1) deficient side setback 20' is required, 13' is proposed and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. Section 186.18, Block 1, Lot 29. Zone RM1.3. Property Location: 121 Rainbow Beach Road. Subject to LWRP and WCPS.
11. **V20-09 DAVE ROCKWELL.** Represented by Donald Russell. To construct a stairwell area and 2nd floor studio addition. Seeks area variance for 1) deficient front line setback 30' is required, 26' is proposed and 2) to alter a non-conforming structure in accordance with Section 200-57 B(1)b. Section 186.10, Block 1, Lot 28. Zone RCH5000. Property Location: 37 Sunrise Shores Loop. Subject to WCPS and LWRP.
12. **V20-10 SUZANNE & CURTIS SPACAVENTO.** Represented by Dennis MacElroy. To construct a 2,580 sq. ft. single family dwelling with driveway, porch & deck. Seeks area variance for deficient front setback 30' is required 15' is proposed. This property is subject to two front setbacks due to the location of roads. Section 171.19, Block 2, Lot 4. Zone GB5000. Property Location: 15 Congers Point S. Subject to WCPS and LWRP.