

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday AUGUST 18, 2020
6:00p.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. **V20-16 Andrew & Donna Volkmann:** Represented by Andrew & Donna Volkmann via ZOOM. To alter single family dwelling and detached garage. The single family alterations will consist of a complete renovation for optimal energy efficiency with the addition of a first floor master bedroom and bathroom and relocated laundry area and half bath. The existing apartment which is part of the garage will have its first floor entry way and second floor bathroom updated. Seeking area variance for 1) a deficient setback. 20' is required, 6'-10" is proposed; 2) increase allowable lot coverage from the existing 16.4% to 23.6% and 3) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 1, Lot 70, Zone RM 1.3. Property Location: 15 and 17 Dula Place. Subject to WCPS and LWRP review.
2. **V20-17 Twin Bolton LLC:** Represented by Studio A Landscape Architecture & Engineering, DPC. Seeking area variance and an advisory opinion for proposed PUD for 30 townhouses and 5 single family residence plus subdivision of Sembrich Residence on a ½+/- acre lot. Section 186.6 Block 1, Lot 14, Zone RM 1.3 & RL-3 and 186.7 Block 1, Lot 13, Zone RM 1.3. Property Location: 4804 Lake Shore Drive. Subject to APA, WCPS and LWRP review.
3. **V20-18 William & Elise Hettler:** To alter single family dwelling, specifically to add a two story addition, an attached two story garage and a new deck. Two story addition will include on the second floor two new bedrooms and associated full baths, walk in closet and play area. The first floor will include a master bedroom and full bath, walk in closet and laundry area. Seeking area variance for 1) a deficient front setback. 30' is required, 18' is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.19, Block 2, Lot 18, Zone GB5000. Property Location: 7 Anchorage Rd. Subject to APA, WCPS and LWRP review.