

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday September 15, 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. **V20-20 Carl Schilling:** Represented by Carl Schilling. To construct a new deck at rear of house. Seeking area variance for 1) deficient side set back. 20' is required, 6' is proposed; 2) deficient rear setback. 20' is required, 18' is proposed and 3) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 171.15, Block 1, Lot 85, Zone RM1.3. Property Location: 3 Elm Street. Subject to WCPS and LWRP review
2. **V20-21 Jay & Amy Steiner:** Represented by Hutchins Engineering, PLLC. To demolish an existing garage and construct a new 35' x 45' 3-bay garage/carriage house. Seeking area variance for 1) a deficient setback from wetland. 75' is required, 18'-7" is proposed; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 140.00, Block 1, Lot 12, Zone RL 3. Property Location: 651 Federal Hill Road. Subject to WCPS, APA and LWRP review.
3. **V20-22 Steve & Tammie DeLorenzo:** Represented by Schroder Rivers Associates. To demolish an existing garage and construct a new 13' x 20.5' garage with an opened shed of the east wall of the new garage and a new deck 8'-6" x 45'. Seeking area variance for 1) a deficient front setback. 75' is required, 27'- 5" is the existing condition; and 2) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 141.17, Block 1, Lot 1, Zone RCL-3. Property Location: 5648 Lake Shore Drive. Subject to APA, WCPS and LWRP review.
4. **V20-15 Josh Bishop:** Represented by AJA Architecture. To construct of a new single family dwelling and accessory structure. Seeks area variance for height of principal structure related to a skylight located over the center stairway. 35 feet is allowed; 37.5 feet is proposed. This is under the allowable chimney height of 40 feet. Seeks deficient setback from easement from side of accessory structure; 50' is required; due to topographic issues 0' is proposed. Section 212.04 Block 2, Lot 3, Zone RM1.3. Property Location: 16 Diamond Ridge Road. Subject to APA, WCPS and LWRP.
5. **V20-16 Andrew & Donna Volkmann:** Represented by Tenee Casaccio. 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.