

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday January 19, 2021
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. **V20-32 Partners are for Dancing, LLC (amendment):** Represented by Curt Dybas. To construct a 20' x 30' x 12' high open sided pavilion on approved concrete patio in rear yard of restaurant. Seeking amendment to area variance presented on October 13, 2020 (V20-25). Section 171.15, Block 2, Lot 46, Zone GB5000. Property Location: 4983 Lake Shore Drive. Subject to WCPS and LWRP review.
2. **V20-33 Alkin LLC:** Represented by Tracey Clothier. To construct a 287 foot long fully accessible crushed stone pathway with retaining walls for pedestrians and cart access to the lakefront. Seeking area variance for 1) a deficient side setback. 15' is required, 4.89' is proposed and 2) a deficient setback from the waterfront. 75' is required, 51.8' is proposed. Section 171.08, Block 1, Lot 11.1, Zone RCM1.3. Property Location: 28 Bradley Point Road. Subject to WCPS and LWRP review.
3. **V20-34 Steven and Constance Moffitt:** Represented by Studio A. To subdivide an existing 1.4 acre lot into two parcels of 0.93 acres and 0.47 acres in the RM1.3 zone which requires a minimum lot size of one acre. Seeking area variance to subdivide an existing conforming lot into two non-conforming lots. Section 200.14, Block 1, Lot 25, Zone RM1.3. Property Location: 11 Cotton Court. Subject to WCPS and LWRP review.
4. **V20-35 Stewart Smith:** Represented by Erik Sandblom of SRA Engineers. To replace an existing fabric canopy with a permanent roof canopy over existing deck and outdoor dining area. Seeking area variance for 1) a deficient side setback. 8' is required, 0.83' is proposed; 2) a deficient front setback. 30' is required, 2.65' is proposed and 3) to alter a non-conforming structure in accordance with Section 200-57B(1)b.. Section 171.15, Block 3, Lot 66,67,68 & 69, Zone GB5000. Property Location: 4970 Lake Shore Drive. Subject to WCPS and LWRP review.