

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday May 18, 2021

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. **V21-10:** 4934 Lake Shore Drive LLC; Represented by the Environmental Design Partnership. Seeks variances for 1) building front setback 30 feet required, 13.5 feet is proposed; 2) north building side yard 12 feet is required, 7 foot is proposed, 3) south building side yard 8 feet is required, 3 foot is proposed, 4) maximum lot occupied 40% is required, 45% is proposed and 5) parking spaces 53 spaces are required, 8 are proposed. Section 171.19, Block 2, Lot 9, Zone GB5000; Property Location: 4934 Lake Shore Drive. Subject to WCPS and LWRP review.
2. **V21-13:** Represented by Patrick Cahill. Seeks variances for 1) building side setback 8 feet is required, 1 foot is proposed. Section 186.14, Block 1, Lot 73, Zone RCH5000; Property Location: 15 Beckers Drive. Subject to WCPS and LWRP review.
3. **V21-14:** Represented by Andrew and Maureen Keefe. Seeks variances for 1) building rear setback 20 feet required, 15 feet is proposed. Section 171.19, Block 1, Lot 38, Zone RL3; Property Location: 19 Heritage Lane. Subject to WCPS and LWRP review.
4. **V21-15:** Twin Bolton LLC; Represented by Studio A. Seeking area variances for two townhouse buildings. No density variance is required, however, since the townhouses are a “zero lot line” development, they do not meet the required front, side and rear lot setbacks in that the property lines are the building (unit) perimeter walls. As such, zero setback from all lot lines exist. Additionally, the minimum lot width and depth requirements as well as maximum percentage of lot occupied requirements cannot be achieved. The following variances are requested: 1) Minimum lot width 125 feet required, 32 feet proposed, 2) Minimum lot depth 150 feet required, 64 feet proposed, 3) Front setback 50 feet required, 0 feet proposed, 4) Rear setback 20 feet required, 0 feet proposed, 5) One side setback 20 feet, 0 feet proposed, 6) Total side 40 feet required, 0 feet proposed and 7) Maximum percentage of lot occupied 15% required, 100% proposed. Section 186.6, Block 1, Lot 14 and Section 186.7, Block 1, Lot 13, Zone RM1.3 and RL3. Property Location: 4799 Lake Shore Drive. Subject to WCPS, APA and LWRP review.