

Town of Bolton
ZONING BOARD OF APPEALS
AGENDA
Tuesday July 20, 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. **Appeal:** Tony DePace has requested to present an appeal of the Zoning Administrator Stop Work Order and the determination that the property owned by 14 Belle Lodi LLC,.1should have been subject to a Major Project Stormwater Evaluation prior to the disturbance of over 15,000 sq ft of surface area. Section 186.06, Block 1, Lot 10, Zone RN1.3 Property Location: 14 Belle Lodi Lane
2. **V21-17: Toni Case;** Represented by Daniel Szesnat. Seeks variances for garage rear setback 30 feet is required, 20 feet is proposed. Section 198.04, Block 1, Lot 15.2, Zone RR10. Property Location: 24 Stone Place Road. Subject to LWRP review.
3. **V21-18: Home Place Corp;** Represented by Ethan Bixby. Seeks variances for moving beach changing house back from shoreline 30 feet and set on sonotube piles, shoreline setback 75 feet required, 30 feet is proposed. Section 186.07, Block 1, Lot 3, Zone RM1.3; Property Location: 4860 Lake Shore Drive. Subject to WCPS, APA and LWRP review.
4. **V21-19 Arthur Harris;** Represented by John Harris. Seeking area variances for 1) subdividing a 1.15 acre lot into two equal undersized lots of 0.57 acres in RCL3 zone requiring 3 acre lots, 2) side setback, 30 feet is required, 22.5 feet is requested, 3) waterfront variance, 175 feet is required, 100 feet is requested and 4) to alter a non-conforming structure in accordance with Section 200-57B(1)b. Section 157.05, Block 1, Lot 3, Zone RCL3. Property Location 35 & 37 Horicon Lane. Subject to APA and LWRP review.