



Adirondack Park Agency

KATHY HOCHUL
Governor

TERRY MARTINO
Executive Director

November 2, 2021

Northern Pine Cove, LLC
c/o David Falvo- via email davidfalvo@msn.com
300 County Highway 111
Caroga Lake, NY 12032

RE: Jurisdictional Determination J2021-0959
Tax Map Parcel 68.5-2-2
Land Use Area: Hamlet
Town of Caroga, Fulton County

Dear David Falvo:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on September 22, 2021.

The zoning laws for the Town of Caroga have been approved by the Adirondack Park Agency pursuant to § 807 of the Adirondack Park Agency Act. This means that certain permitting requirements and the shoreline setback restrictions of the Adirondack Park Agency Act are administered by the Town. In addition, shoreline setback variances issued by the Town are subject to review and possible reversal by the Agency.

The construction of a new garage and access drive described in your submission and depicted on the revised plans received electronically on October 29, 2021 does not require Agency approval; instead, review of this proposal will occur pursuant to the Town's zoning laws. Please be sure to contact the Code Enforcement Officer or Zoning Administrator for the Town of Caroga to determine compliance with the shoreline setback provisions and all other requirements. This letter makes no representation as to the approvability of your project under the Town's laws. Please also remember that any shoreline setback variance issued by the Town may be reversed by this Agency.

An Agency staff biologist flagged wetlands on the property during a site visit on October 18, 2021, and staff engineers determined that the project as proposed will not affect these wetlands. This determination may be relied upon for a period of three years following issuance of this letter. Please see the attached Freshwater Wetlands flyer for additional information regarding wetlands in the Adirondack Park.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. No structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local. Again, we recommend that you check with Town authorities, as well as with the New York State Department of Environmental Conservation, Department of Transportation and other authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Kate-Lyn O. Knight

Kate-Lyn O. Knight
Project Administrator
Attachments: Freshwater Wetlands Flyer

cc: Town of Caroga- via email