

PLANNING BOARD - TOWN OF CAROGA, NY

Application for Planning Board Review

Date: 11/9/19

To the Planning Board, Caroga Lake, New York.

I (we) Tracy Maddocks of

Street address: 444 Sprout Brook Rd

Mailing address: Garrison N.Y. 10524

HEREBY APPEAL TO THE PLANNING BOARD; WHEREBY THE CODE ENFORCEMENT OFFICER:

() GRANTED

(X) DENIED TO: TRACY MADDOCKS
Name of Permit Applicant

OF: _____
Address, Municipality, State

() LOT LINE ADJUSTMENT

() SPECIAL USE PERMIT

() SITE PLAN REVIEW

(X) Required under Article 3 or 4

() Other

() SUBDIVISION

1. LOCATION OF PROPERTY: 2047 State Hwy 10

2. ZONING DISTRICT: TOWN CENTER

3. PROVISIONS OF THE ZONING ORDINANCE (LOCAL LAW) APPEALED.

Article 4, Subsection II, Paragraph B.

Indicate the article, subsection and paragraph of the Zoning Ordinance appealed by number. Do not quote the ordinance.

4. REASON FOR APPEAL: (Use extra sheet if necessary) DECISION OF CODE ENFORCEMENT OFFICER IS REQUESTED BECAUSE:

open a creative arts studio, w/candy shop
COMMERCIAL USE ALLOWED BY SITE PLAN REVIEW

State of New York,)ss:
County of Fulton

Sworn to me this 9th day of November, 2019

Signature: Tracy Maddocks, Notary Public or Town Clerk: Erin Gillert

TRACY & JARROD MADDOCKS
444 SPROUT BROOK ROAD
GARRISON, NEW YORK 10524
845-734-2966
maddocksjtm@optonline.net

December 2, 2019

Town Of Caroga Lake Planning Board
PO Box 328
1840 State Highway 10
Caroga Lake, New York 12032

Re: Proposed use of Existing non functioning Laundromat
Property Location : Lot - 68.1-53.2 - 2047 St HYWY 10, Caroga Lake, N.Y

Planning Board Members,

We are asking for approval to open a Arts and Crafts Studio at the old Laundromat. Our intent is to remove all existing machines and mechanical, excluding electrical that is up to code. Remove all interior walls and refinish walls, and ceilings. We are hoping to create one large open room that will house our arts and crafts. We are planning to have painting, basket weaving, pottery and misc. consignment. Our community is filled with such talent and we would love to give them a place to teach and share their talents. There is also a small edition located on the left side of building, we propose to rehab this also. This is to be used as an Old Fashion Candy Shop.

We are eager to add to Our Town Center and bring something different that will blend well with the existing community and town.

Thank you in advance for your time in this matter.

Tracy & Jarrod Maddocks

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#12-

Location Design etc. - Install of Bathroom Toilet & Sink Only

We will use existing holding tank, Cap existing discharge line , Remove existing ejector pump .

Install

Liquid level alarm, we will have the tank pumped, a minimum of once a year or as needed.

Exterior Of Building:

Remove existing entrance door – replace with new door

Remove existing vinyl siding on front of building and replace with rough sawn lumber.

Interior of Building:

Remove interior finishes, Insulate and update electrical as needed.

Install Rough cut lumber on walls and ceilings

#16

Signage – proposed wood sign for both the Arts & Craft Studio & Candy Shop

Signs not to exceed 32”X 96”long

#19

Business Hours:

Arts and Crafts would be mainly weekends and evenings, generating very minimal noise and traffic.

Candy Shop limited hours and with no noise and minimal traffic.

MAP IDENTIFICATION NO.:

CAROGA

68.00-01-53.200

TOWN OF

VILLAGE OF

HAMILTON, GEORGE T.

OWNER'S NAME (S): ~~XXXXXXXXXXXXXXXXXXXX~~ WOODS, ROBERT JR

2047 ST HWY 10

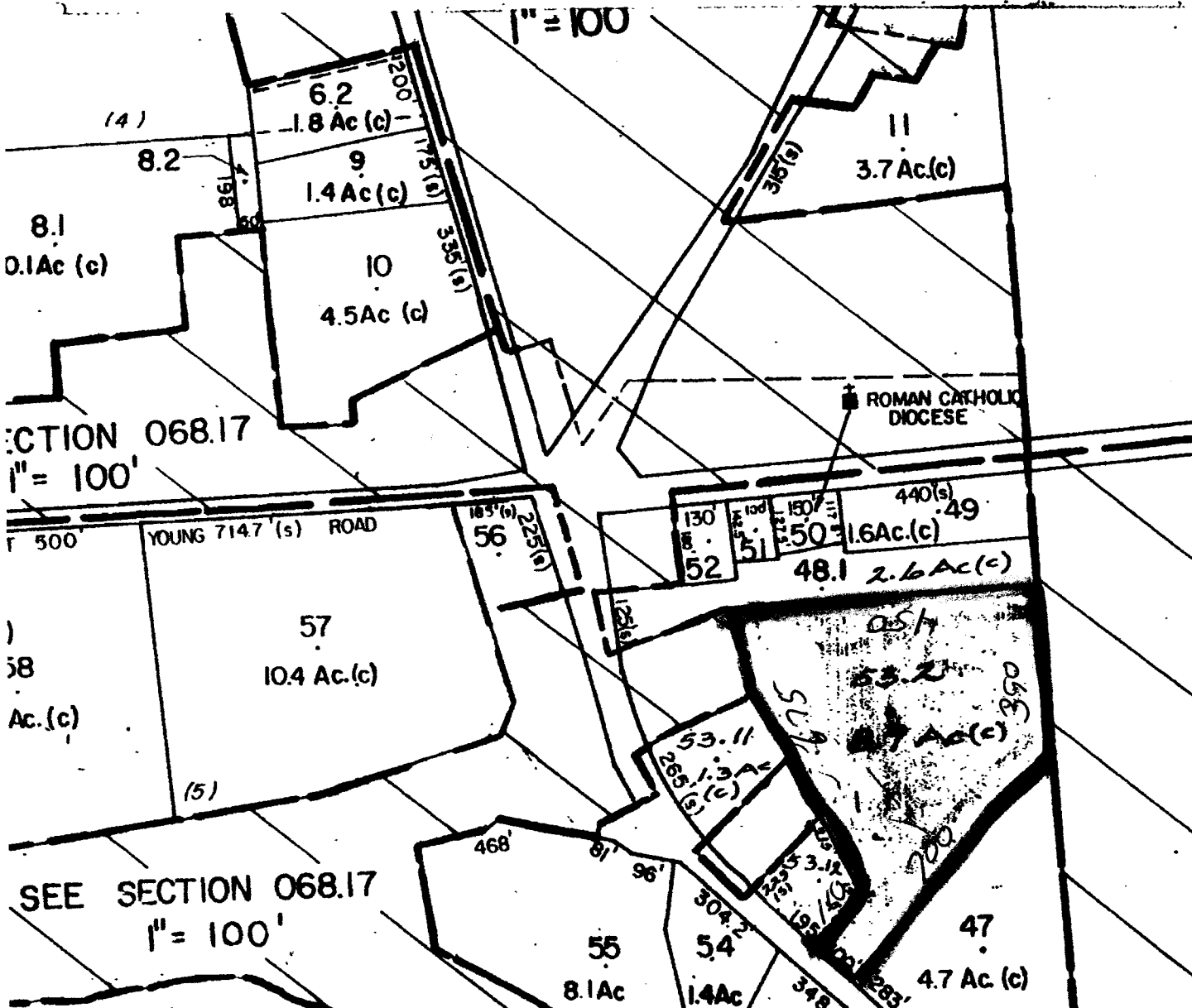
LOCATION EAST SIDE OF STATE RTE 10

PATENT GBL , U.L.# 54 , SUB

AREA 8.9 Ac (c)

COORDINATE LOCATOR: E. 459,015 N. 1,145,250

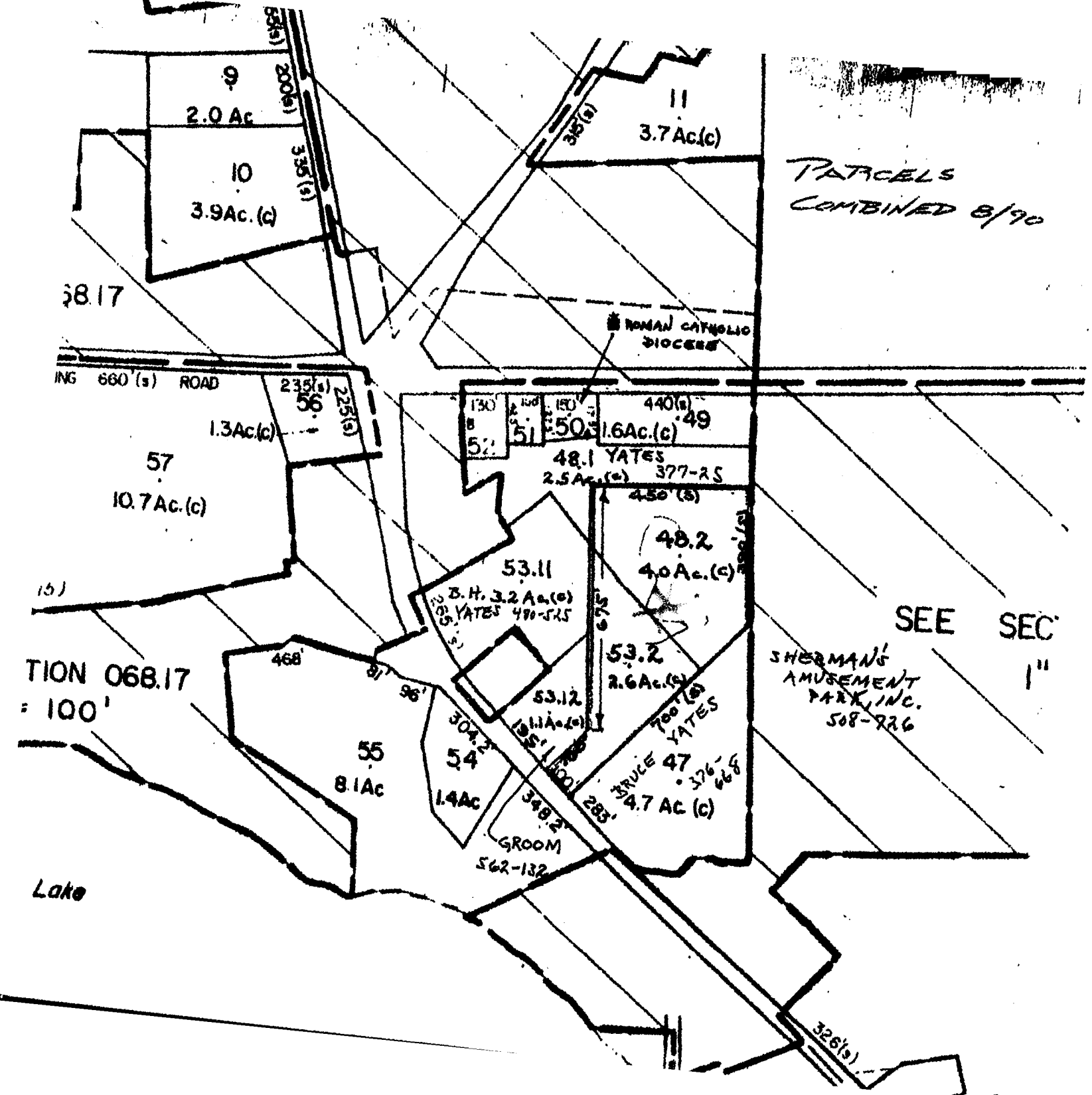
"OLD" MAP IDENT. NO. 08-01-1599-0130



PARCELS
COMBINED 8/90

ROMAN CATHOLIC
DIocese

SEE SEC
1"
SHERMAN'S
AMUSEMENT
PARK, INC.
508-926



9
2.0 Ac

10
3.9 Ac. (c)

11
3.7 Ac.(c)

38.17

ING 660 (s) ROAD

1.3 Ac.(c)

57
10.7 Ac.(c)

440 (s)
49
1.6 Ac.(c)

48.1 YATES
2.5 Ac.(c) 377-25

450 (s)

48.2
4.0 Ac.(c)

53.11

B.H. 3.2 Ac.(c)
YATES 470-525

53.2
2.6 Ac.(c)

53.12
1.1 Ac.(c)

55
8.1 Ac

54
1.4 Ac

700 (s)
YATES

BRUCE 47
326-468
34.7 AC (C)

GROOM

562-132

SECTION 068.17
= 100'

Lake

326 (s)

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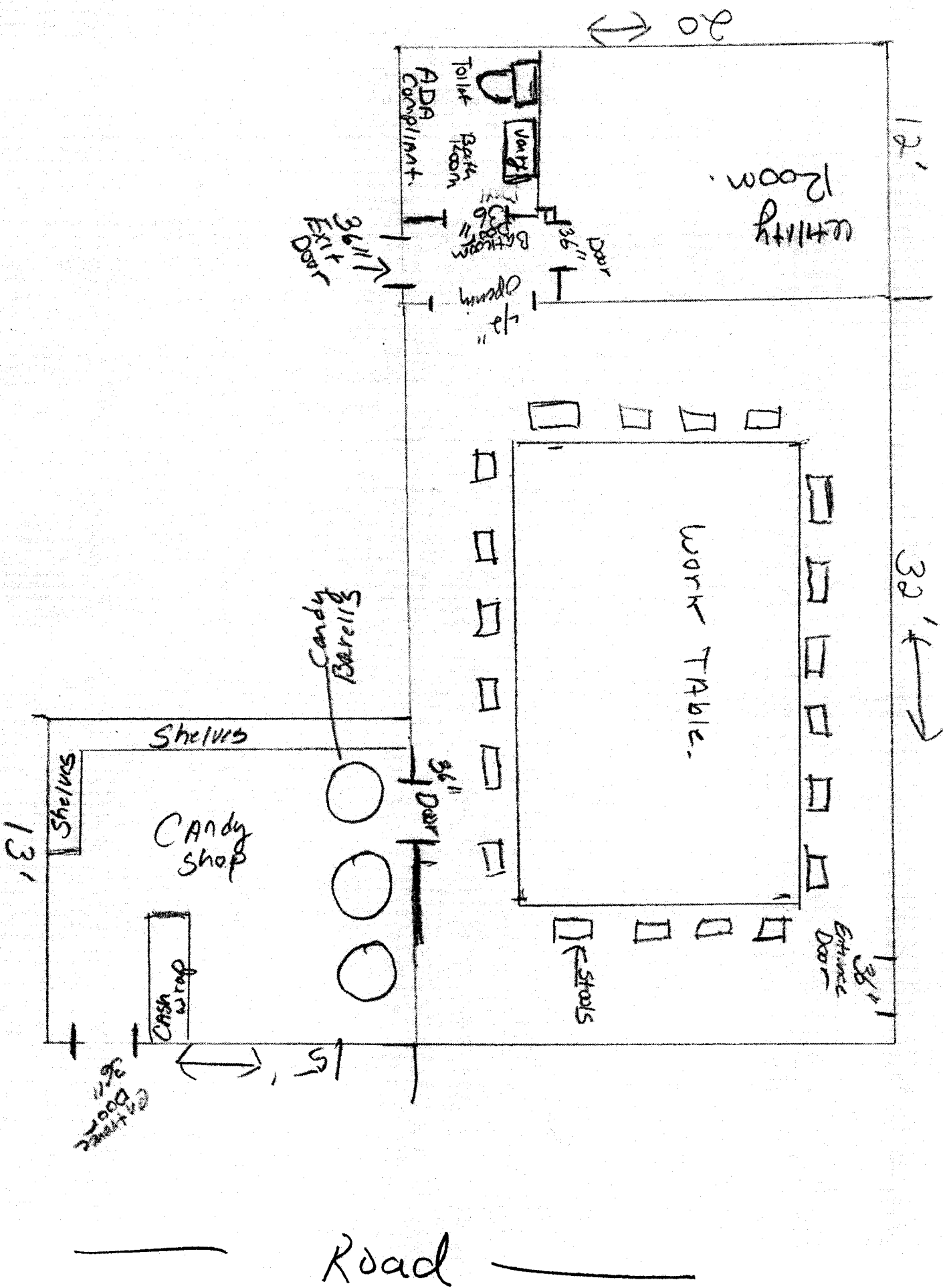
Proposed Exterior:

Front of Building will be resided with rough sawn lumber
Parking lot will be cleaned, install new crushed stone to level current condition.
Install flower barrels and benches in front

Proposed Clearing:

We would like to clear approx. 1 acre behind current Laundromat install crushed stone to level area. We would like to use this area for intermittent contests , such as Lumber Jack contest, Archery and Hatchet contests.
Area also to be used for parking during these events and if needed during crafting events.

With the permission of the Board on our venture to proceed with our proposed business, we would obtain all necessary permits and schedule all necessary inspections with the Code enforcer.



Road

CONTINUED

10

1.9 AC. (c)

ROAD

235' (s)
56

1.3 AC (c)

c. (c)

ROMAN CATHOLIC
CHURCH

130
52
51
50
1.6 AC. (c) 49

48.1 YATES
2.5 AC. (s) 377-25
450' (s)

53.11
S.H. 2.2 AC. (c)
YATES 48-245

117

468

55
8.1 AC

1.4 AC

54
1.4 AC

562-132

348.2'

GRUCE
YATES
326-68
283'

53.12

307.2'

53.12

YATES

53.12

SHERMANS
AMUSEMENT
PARK, INC.
508-926

Proposed area
For contest area

SEE SEC

1"

320'