

TOWN OF CAROGA

OFFICE OF CODE ENFORCEMENT

MUNICIPAL OFFICE BUILDING
1840 STHWY 10, P.O. BOX 328, CAROGA LAKE, NY 12032
Telephone: (518) 835-4211 ext. 25 Email: carogacodes@nycap.rr.com

DENIAL NOTICE

Date: June 9, 2020
To: Town of Caroga Zoning Board of Appeals (ZBA)
Subject: Caroga Micro clinic

Mailing Address: P.O. Box 328
1840 State Highway 10
Caroga, NY 12032

SBL#: 68.9-3-3 or 68.9-3-3 and 68.9-3-2
Zoned: Conservation
APA land use Hamlet

Nathan Littauer proposes to build a new micro clinic on a vacant parcel of land owned by the Town of Caroga. Parcels are in the process of being combined into a single parcel, but not completed at the date of this denial.

Article 4, Section I, Subsection A, of the Zoning Ordinance lists the District Regulations and states No building or structure shall herein be erected, constructed or altered to exceed the dimensional standards of the Zoning District said building or structure is located within. Front and South side yard setbacks are an issue. 28-foot front yard relief is requested as well as 8-foot South side relief. A 4-foot North side relief is also being requested if the two parcels are not combined

Article 4, Section II, Subsection D, Paragraph 1, of the Zoning ordinance lists the Regulations of use by type. Prohibitive Use/ Structure states any use or structure which is not an allowed by right, by site plan approval, or by special use permit, in a given zoning district or which is not an accessory use or structure shall be a prohibited use in that zoning district. Any applicant wishing to undertake any such use shall always have a right to seek a use variance. A use variance is being requested. ZBA approval, if granted will need to be reviewed by the Adirondack Park Agency (APA). If the variance is granted by the ZBA and approved by the APA, building plans would then be reviewed and a determination would be made about whether to issue a building permit.

Sincerely,
John Duesler
Code Enforcement Officer
Town of Caroga

