

Narrative

Re-Development of Myhill Property – Town of Caroga, County of Fulton

Pursuant to Article 4 and 6 of the Town of Caroga Zoning Law, the Caroga Arts Collective is submitting this application for the re-development of a 10+/- acre parcel of land, commonly known as Myhill, to further the mission of the Caroga Arts Collective.

The Caroga Arts Collective (Caroga Arts) is a 501(c)(3) non-profit public charity founded and based in Caroga, New York. Caroga Arts' mission is to Reimagine the Caroga experience through the power of the arts. The principal objectives of Caroga Arts is to:

- present a broad spectrum of artists in an accessible, engaging, and intimate environment
- Enrich the quality and enjoyment of life through vibrant and diverse artistic, cultural and educational experiences
- Revitalize Caroga into a unique tourism destination for generations to come.

The Caroga Arts Collective annually presents multiple programs throughout the year. Most famously, Caroga Arts presents the Caroga Lake Music Festival (CLMF) and Your Body is Your Strad Institute programs, which bring together musicians and educators from around the world to reside, perform, teach and engage with the Caroga community. The 2021 CLMF, which marks the 10th anniversary of the festival, is expected to run from July 26 to August 22. The resident artists that attend the festival are notable for holding positions in top orchestras, ensembles, and/or teaching as faculty at leading U.S. music conservatories and art schools. The artists also frequently perform as touring soloists and ensemble leaders, some have even been recognized for their work through GRAMMY-award nominations and wins. The CLMF also regularly curates educational residencies and partnerships with organizations and schools such as Wheelerville School, Paul Nigra Center for the Arts, FMCC Summer Academy, SPAC Classical Kids, among others.

In 2016, Caroga Arts Collective acquired this 10-acre parcel known as MyHill through a generous donation from Bruce and Richard Veghte. This parcel, formerly owned by the Shine family, was used as a single-family summer residence. While the single-family home has been demolished, a three-stall carriage house remains, along with a fenced tennis court. It is the intention of Caroga Arts to develop this parcel as a multi-phased project.

The property is located in the Hamlet Zone, as depicted on the Town Zoning Map. A number of uses outlined in the Zoning Use Table are allowed in this Hamlet Zone, after a site plan review by the Planning Board. The use listed in the table that most closely describes Caroga Arts proposed use of the property is a Private Educational Use. As described in the

Zoning Law, a Private Education Use would include a property utilization that is dedicated primarily to teaching/education that may include artists.

The first phase of this redevelopment proposal will be to remodel and expand the existing carriage house into a six bed, four bath, four season structure. The completed structure will be used for a variety of uses, including a year-round residential space for artists, a small administrative office for Caroga Arts; and a small rehearsal, presentation and organizational space. In addition to the alterations to the carriage house, the existing access to the site from NY State Route 29A will be improved, and a new full movement access on County Route 112 will be added. The location of the full movement access from Route 112 has been previously approved by the Fulton County Department of Transportation. As part of the building renovations, a water supply and a new septic system (as designed by a licensed engineer) will be installed with an expansion area for future development on the site. Parking areas will also be created only to the amount required in order to serve the needs of the noted uses. We've created this number based on a maximum class size of 70 students and 30 faculty. In most cases, the student class size will be around 20-30 students with individual faculty hosting the class. Finally, a memorial garden will be created in the northeast quadrant of the parcel in honor of Richard Veghte. With the Board's approval, Phase 1 of this project will commence during the summer of 2021.

The future Phases of the project are depicted on the site plan, and will include up to 20 residential cabins, with a focus on providing accommodation and private study space services to each visiting artist and/or student. The cabins will likely be located on the northeastern portion of the property and will be accessed via the existing and proposed highway access points. In addition to the residency and rehearsal/study space, a main lodge is also envisioned and depicted on the site plan. The lodge will be used for year-round organizational gatherings, presentations, classes and act as a creative space for resident artists and provide other living support functions including a kitchen and laundry. We anticipate smaller ancillary developments outside of those keystones of the property including the construction of a small caretakers house to help oversee the security and maintenance of the property along with garden space, and poetry in the round, which doubles as a small presentation space. Parking areas, septic system and water supply will be expanded as needed, to accommodate each of the aforementioned uses.

It is vital to the priorities of the Caroga Arts Collective to be a contributing force to the Caroga Lake area and its future. Through the re-development of Myhill, Caroga Arts will help strengthen its year-round programming, educational programming, artist residencies, and ability to help transform local culture, business and life through the arts.

Site Plan Square Foot Breakdown:

Carriage House (addition): (1 floor and basement space) to house 6 residencies, 3 bathrooms (1 ADA), laundry room, mechanical room, and gathering space. 1300 sq ft.

Carriage House (existing): To be renovated to house a kitchen and presentation/meeting/dining space. 1100 sq ft.

Artist Cabins (single, double, triple and quad units): Each unit is to include one room with bath, kitchenette, and deck/screened porch. 500 sq ft. per unit.

Lodge (2 stories plus basement) to include but not limited to the following:
administration/reception, 8 residencies, 8 classrooms, large
presentation/performance/rehearsal area, kitchen, dining, 8 bathrooms (2 ADA) and laundry.
6000 sq ft

Caretakers House: 2 story bldg. Garage, maintenance shop, cart recharge station and second floor caretaker's apartment. 1500 sq ft.

Note: All sq. ft. listed are for building foot print