

TOWN OF CAROGA – OFFICE OF CODE ENFORCEMENT

MUNICIPAL OFFICE BUILDING, 1840 STATE HIGHWAY 10, P.O. BOX 328, CAROGA, NY 12032

Telephone: (518) 835-4211 Ext. 25 Fax: (518) 835-2709 Email: carogacodes@nycap.ny.us

DENIAL NOTICE

Date: August 11, 2020
To: Town of Caroga: Zoning Board of Appeals & Planning Board
Subject: Caroga Micro Clinic
Mailing Address: Nathan Littauer Hospital and Nursing Home
99 East State Street
Gloversville, NY 12078
SBL#: 68.9-3-2 & 68.9-3-3
Zoned: Hamlet
APA Zone: Low Intensity Use

Nathan Littauer proposes to build a new micro clinic on a vacant parcel of land owned by the Town of Caroga. Parcels listed above are in the process of being combined as a single parcel. Not yet completed at the date of this denial; new parcel number will read 68.9-3-2.5.

Zoning Board of Appeals:

Article 4, Section 1, 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 yard setback in this Zone is 25 feet. A three-foot relief is being requested as the plans have the Clinic set at 22 feet.

Planning Board:

Article 4, Section II, Subsection B, Paragraph 1, A use listed in the Use Table as subject to site plan review for a given zoning district shall be allowed in that district when approved in accordance with Article 6 hereof, provided all other requirements of this Zoning Ordinance are met.

Sincerely,



John H. Duesler
Town of Caroga
Code Enforcement Officer