

# Fulton County Planning Board

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Karen Smith  
Chairman

Peter Goderie  
Vice Chairman

July 22, 2020

James McMartin Long, Clerk  
Town of Caroga Zoning Board of Appeals  
1840 State Highway 10  
P.O. Box 328  
Caroga Lake, NY 12032

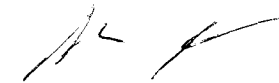
Re: General Municipal Law Section 239-m – Nathan Littauer Hospital Microclinic Zoning Change Request and Use Variance Request (Tax Map Parcel No. 68.9-3-3)

Dear Mr. Long:

During its July 21, 2020 meeting, the Fulton County Planning Board in accordance with Section 239-m of the General Municipal Law reviewed the Nathan Littauer Hospital's zoning change request before the Town Board and its Use Variance request before the Zoning Board of Appeals for its Microclinic Project at 1814 NYS Highway 10 in the Town of Caroga. At that time, the Planning Board recognized no regional implications that could occur from either of those actions and will be offering no recommendation to either the Town Board for the zoning change request or the Town Zoning Board of Appeals for the Use Variance request.

If you have any questions regarding the Planning Board's deliberations on this application, please feel free to contact me.

Sincerely,



Sean M. Geraghty  
Consultant

SMG/cme

Cc: County Planning Board  
Frank Lauria, Alternate

# FULTON COUNTY PLANNING BOARD

## APPLICATION FOR 239 REVIEW

In accordance with Section 239-m of the General Municipal Law, the Fulton County Planning Board must review certain planning and zoning actions before any final decision is taken at the municipal level. The County Planning Board is responsible for examining the inter-community and countywide impacts of a proposed project and recommending approval, modification or disapproval of the proposed action. The County Planning Board shall have thirty (30) days after the receipt of a complete application to issue its recommendation.

### DESCRIPTION OF PROPOSED ACTION

1. Name of Municipality : Town of Caroga  
Name of Organization : Zoning Board of Appeals

2. Type of Action:

- Adoption or Amendment of a Zoning Ordinance or Local law
- Issuance of Special Use Permit
- Approval of Site Plan
- Granting of Use or Area Variances
- Adoption of Comprehensive Plan
- Other authorizations which a referring body may issue under the provisions of any zoning ordinance or local law

3. Project Description: (If Application is for a Use or Area Variance, please identify the relief being sought from the Zoning Ordinance.)

~~Nathan Littauer Hospital proposes to build a Microclinic adjacent to the Town Hall to replace their clinic inside the Town Hall. Requires a Use Variance in (Town of Caroga "C" Conservation zoning district).~~

4. Property Location:

Tax Parcel # : 68-9-3-2.5 (was 68.9-3-3 merged 68.9-3-2)

Property Address : 1840 State Hwy 10

5. This proposed action has been submitted to the County Planning Board because the property is within 500' of the boundary of:

- A City, Town or Village
- An existing or proposed County or State Park or recreation area
- A right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway.
- An existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines.
- An existing or proposed boundary of any County or State-owned land on which a public building or institution is situated.
- A boundary of farm operation in Fulton County Agricultural District #1

6. Submitted by:

Name : James McMartin Long (Print)  
Title : Clerk to ZBA (and Town Board Member)

Signature: James McMartin Long

Address: PO Box 326  
Caroga Lake NY 12032

Date: 07/13/2020

**FULTON COUNTY PLANNING BOARD RECOMMENDATION:**

- Approval
- Approval with Modifications: \_\_\_\_\_
- Disapproval
- No Recommendation

Karen B. Smith  
Chairman

7/21/20  
Date

- The County Planning Board holds regular meetings on the third Tuesday of each month at 8:45 a.m. in the Planning Department Conference Room. This Application and the Full Statement of the proposal as defined below shall be delivered to the Planning Department by 5:00 p.m. on the second Tuesday of each month in order to be on the Agenda for that month's meeting.
- Per Section 239-m of General Municipal Law, a referring board must forward a "Full Statement of such proposal action" to the County Planning Board. A Full Statement is defined as all materials required by and submitted to the referring body as an application on the proposed action including the completed Environmental Assessment Form (EAF).
- Per Section 239-m of the General Municipal Law, a referring board must have a supermajority vote in order to override the County Planning Board's recommendation on any application. This means that any local Board of five (5) members would require four (4) members and seven (7) members would require five (5) members to vote contrary to the County Planning Board's recommendation.