

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. 102 or 104 Fax: (518) 835-2709 Email: codeenforcement@caroga.town

DENIAL NOTICE

Date: July 9, 2021
To: Town of Caroga: Zoning Board of Appeals
Subject: Stephen Smith
152 Sand Point Road
Caroga Lake, NY 12032
Mailing Address: Stephen Smith
PO Box 862
Caroga Lake, NY 12032
SBL#: 52.20-1-1
Zoned: LF 2.5
APA Zone: Low Intensity

The property owner proposes to build a 26-foot X 32-foot Garage.

Zoning Board consideration involves the following section of the local zoning ordinance: Article 4, Section I, Subsection B of District Regulations; No building or structure shall hereinafter be erected, constructed or altered to exceed the dimensional standards of the Zoning District said building or structure is located within.

*The property owner is asking to set the garage ten feet inside of the side yard setback.

If a variance is granted by the Zoning Board of Appeals, The Adirondack Park Agency will then have a chance to review and respond to the site plan. Lastly, the Code Enforcement Officer will make final recommendations regarding the issuance of a building permit.

Sincerely,

Jennifer DeRocker-Blowers

Town of Caroga Code Enforcement