

## NOTICE OF PUBLIC HEARING

Please take notice that the Planning Board of the Town of Caroga will hold a Public Hearing on **Wednesday, September 7, 2022 at 7:00 p.m.** at Town Hall located at 1840, State Highway 10, Caroga Lake NY, 12032, Fulton County, NY; to hear all interested parties and citizens regarding the purpose of following application(s):

**P2022-08,**

**Owner: Michael and Tina Evans, 2909 Pleasant Ridge Rd, Wingdale, NY 12594**

**Of the property located at: 101 Washington Square, Caroga Lake NY 12032** and identified as parcel **SBL# 83.6-14-7.5** in the Highway Commercial District (APA Hamlet land use area) for a Site Plan Review as required by Town of Caroga Zoning Ordinance.

The owner proposes to open a commercial business in an existing structure with interior use changes.

Anyone wishing to view the application may do so during normal business hours at the Town Clerk's office located in the Municipal Building at 1840 State Highway 10, Caroga Lake, NY 12032.

Anyone wishing to comment may do so either personally at the public hearing or by attorney or other representative.

101 Washington Square  
Caroga Lake, NY 12032

August 16, 2022

If it pleases the Planning Board of Caroga Lake,

Please allow us to introduce ourselves and our vision for 101 Washington Square on the corner of 10 and 29A. We have been a part of Caroga for 30 years. My parents purchased on East Caroga in the early 90s. Over the years, we could be found here on weekends. We have seen the enrichments and viewed the proposals for future local growth and hope to be a stakeholder here too.

Our vision is to offer a gathering place that is open year-round. The site will encompass a coffeeshop with a small gift boutique from local vendors, a takeout counter from pizzeria, a lodge for guests and a small residency for ourselves overall.

Please find the insert floor planner for Logged Inn, as a business in Caroga Lake, in the upper right side of our survey. This is our purposed site plan.

First floor entrance on the westside will be a pizzeria takeout restaurant. The entrance to the east side will be a coffee/gift shop with seating for 20 only. In the rear of the building will be our private residency with a separate entrance.

The second-floor lodge will consist of four (4) guest room that will share a common kitchen and living room area. The lodge has separate entrances/egress. The primary entrance will be on the Rt 29A side, first floor and a second on west parking lot side (outside staircase).

We plan to operate year-round. (hours to be determined and may vary by season).

We are requesting minor additions to the current stance of property as noted on planner:

- A handicap ramp on the west side to allow entrance to pizzeria to be ADA compliant.
- A walkway to connect pizzeria and coffee shop for handicap accessibility across the face of building.
- A walkway from coffee shop stairway to lodge door.
- An 8x10 deck for lodge entrance (closest to Rt 29A)

A light (existing pole near patio) to illuminate parking lot as needed. Down lighting for outside exits as needed.

Our priority is the lodge and coffee/gift shop. Our hope is to be ready for late fall/early winter and the pizza take out for next summer. We will be working closely with the regulating agencies as required.

We welcome your thoughts and invite you to take a tour. We are excited to partner with the community and look forward to the giveback!

Thank you for your time and consideration.

Sincerely,

Mike and Tina Evans

Worksheet for Variance  
SBL # 83.6-14-7.5

Property Owner:  
Street Address:

Evans  
101 Washington Square

Variance(s) Needed: All variances approved by the ZBA must go to APA for review and response.

- 1. Site Plan Review
- 2.

Are there any wetlands on this property? no  
Are there any right of ways on this property? no  
Will an APA Permit be required?

Lot Size: 1.57 Actual: 68,389  
43,560 square feet in one Acre  
Measurement in Feet. Allowed: 23,936  
front:  
side: Existing: 5,805  
side:  
rear:

Zoning District: HC (mostly)  
APA Land Use Area: Hamlet  
Proposed Item: Walkway  
Square Footage: 92  
Height: ground level

Dimensional Standards:  
Minimum Lot Size (in Width) 100  
Minimum Lot Size (in Acres) 25,000 sq ft  
Front yard Setback (in feet) 30 Total: 6,037  
Side yard Setback (in feet) 20  
Rear yard Setback (in feet) 20 Over: 0  
Shoreline Setback (in feet) 50  
Maximum Building Height 35  
Max. % of Lot to be covered 35%

Inventory & Improvements (ground coverage)

- |                           |                                 |
|---------------------------|---------------------------------|
| 1 Building Type: Building | 7 Building Type: Deck           |
| Square footage: 3,412     | Square footage: 64              |
| 2 Building Type: Stairs   | 8 Building Type: Stairs         |
| Square footage: 102       | Square footage: 24              |
| 3 Building Type: Stairs   | 9 Building Type:                |
| Square footage: 77        | Square footage:                 |
| 4 Building Type: Steps    | 10 Building Type: Fence         |
| Square footage: 112       | Square footage: 360             |
| 5 Building Type: Deck     | 11 Building Type: Conctete Pads |
| Square footage: 56        | Square footage: 168 & 1400      |
| 6 Building Type: Steps    | 12 Building Type:               |
| Square footage: 30        | Square footage:                 |

# Town of Caroga Building Permit Application

## Owner Information:

Name: Michael & Tina Evans  
Mailing Address: 2909 Pleasant Ridge Road  
City, State, Zip Code: Wingdale, NY 12594  
Telephone: 518 604-4056  
Email: \_\_\_\_\_

## Contractor Information:

Name: Self  
Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Insurance Information: \_\_\_\_\_

## Location of Property:

Address (911#): 101 Washington Square  
SBL #: 83.6-14-7.5

Is there any right of ways associated with this property? Yes or  No  
Are there any wetlands on this property? Yes or No

## Description of Project:

Logged Inn

Coffee Shop

Gift Shop

Pizza Kitchen

Entrance will be ADA compliant

\*\* Most Projects require measurements from property lines.

Drawings Attached

Estimated Value of Project: \$ 20,000.00 <sup>Approx.</sup>

Code Enforcement Office will fill in information below.

Permit Type Commercial

Site Plan  
Review needed

Denied/Approved \_\_\_\_\_

Date of Approval 4.4.2022

Permit Fee \$100.00

Paid by Cash or Check # 2370

*per [signature]*

PLANNING BOARD - TOWN OF CAROGA, NY  
Application for Planning Board Review

Date: \_\_\_\_\_

To the Planning Board, Town of Caroga, New York:

I (we) Michael and Tina Evans of \_\_\_\_\_

Street address: 2909 Pleasant Ridge Road

Mailing address: Wingdale, NY 12594

HEREBY APPEAL TO THE PLANNING BOARD; WHEREBY THE CODE ENFORCEMENT OFFICER DENIED A BUILDING PERMIT. (Name of Permit Applicant)

TO: Michael and Tina Evans

- ( ) LOT LINE ADJUSTMENT ( ) SPECIAL USE PERMIT  
(X) SITE PLAN REVIEW ( ) SUBDIVISION  
( ) Required under Article 3 or 4  
( ) Other \_\_\_\_\_

1. LOCATION OF PROPERTY: 101 Washington Square

2. ZONING DISTRICT: Highway Commercial

3. APA LAND USE AREA: Hamlet

4. Will this project require Adirondack Park Agency review? YES or (NO)

5. PROVISIONS OF THE ZONING ORDINANCE (LOCAL LAW) APPEALED.  
Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_  
Indicate the article, subsection and paragraph of the Zoning Ordinance appealed by number. Do not quote the ordinance.

6. DECISION OF THE CODE ENFORCEMENT OFFICER IS HEREBY REQUESTED BECAUSE:

Opening of a commercial business.

Interior use changes.

Please see attached floor plans.

Use extra sheet if necessary.

State of New York )  
County of Fulton )ss:

Sworn to me this 29<sup>th</sup> day of March, 2022

Signature: [Signature] Notary Public of Town Clerk: Linda M. Gilbert

LINDA M. GILBERT  
Notary Public, State of New York  
No. 01G15077557  
Qualified in Fulton County  
Commission Expires May 12, 2023

# Short Environmental Assessment Form

## Part 1 - Project Information

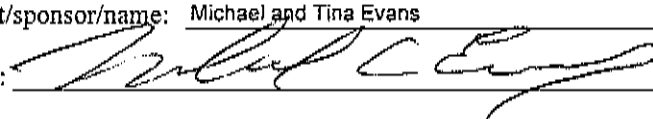
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

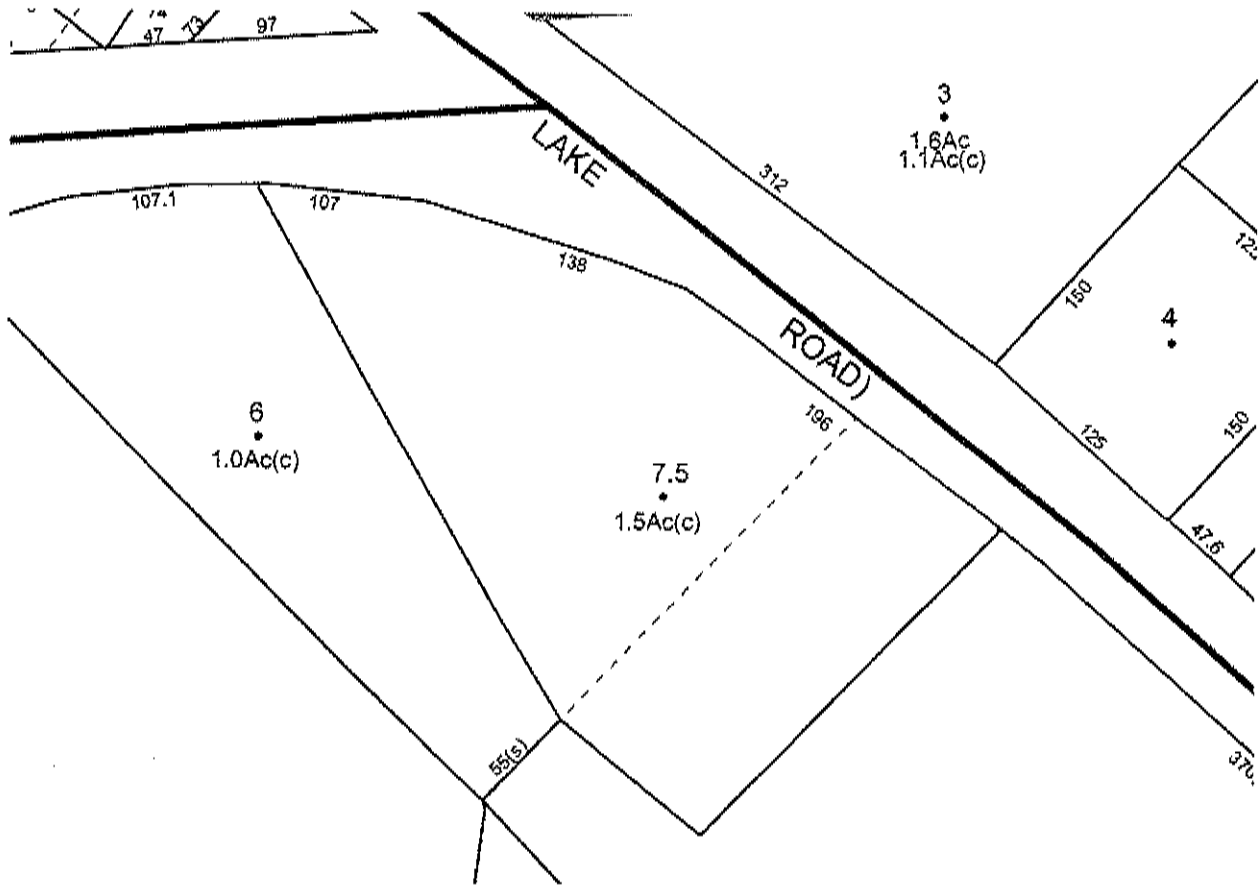
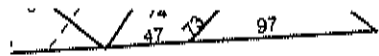
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Michael and Tina Evans			
Name of Action or Project:			
Open Business (1) Logged Inn (2) Poured Over 12032 (3) Franco's Pizza			
Project Location (describe, and attach a location map):			
101 Washington Square Corner of Rt 10 and 29A, Caroga Lake, NY			
Brief Description of Proposed Action:			
First floor: Pizza/Gift Shop/Coffee Shop			
Long term goal is to offer retail space on the first floor using both entrances located in parking lot. A four bedroom Inn on the second floor; which has a side entrance. And a small residency located inside of back entrance of building.			
Name of Applicant or Sponsor:		Telephone: 845-242-5971	
Michael and Tina Evans		E-Mail: tin_eva@msn.com	
Address:			
2909 Pleasant Ridge Road, Wingdale			
City/PO:		State:	Zip Code:
or PO Box 11, Caroga Lake, NY 12032		NY	12594
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.5 acres	
b. Total acreage to be physically disturbed?		0.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Michael and Tina Evans</u> Date: <u>March 29, 22</u> Signature: <u></u> Title: <u>Property Owner</u>		

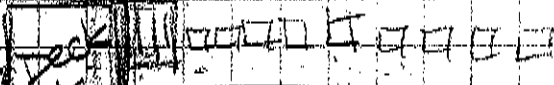




Septic

gas

#2



1 block 5'

slab #3

Deck #1

Deck

Paver walk

Coffee

Pizza

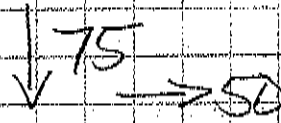
off

#4

sign

#5

well



50

opening

125

Parking lot gravel

40'

Building View  
3/22

Lake Rd

Evans  
101 Washington Sq

- ⊙ WELL
- ⊗ YARD LIGHT
- OVERHEAD UTILITY LINE



*AREA: 1.557 ACRES*

NOTES:

BUILDING INCLUDING STEPS AND DECKS ENCOMPASSES 3,877 SQUARE FEET. THIS IS 5.7% OF TOTAL LOT AREA

