

Zoning Board of Appeals Hearing Notice

August 13, 2019

A public hearing before the Zoning Board of Appeals of the Town of Caroga will be held on **Thursday August 22, 2019 at 6:30 p.m.** at the Town of Caroga Municipal Building to consider the following application:

Application Number #Z2019-03

Owner Arthur Wadsworth, PO Box 108, Caroga Lake NY 12032, of the property located at 185 South Shore Road, East Caroga Lake and identified as parcel **SBL#83.4-1-17.5**, zoning district **LF-2.5**, for a variance to the Town of Caroga [Zoning Ordinance](#).

The property owner built a 24 foot by 25 foot deck on the rear of his house without a Building Permit. Code Enforcement told the property owner to obtain a permit and to include a site plan with measurements. During the calculation/review process, it was observed that the deck exceeds his property coverage allowance. Site inspection also revealed a 10 foot by 12 foot shed. The deck and the shed exceed his property coverage by 132 square feet. The property owner agreed to relocate the shed to a place that all setbacks could be met.

Article 4: District Regulations, [Section IV: Dimensional Standards](#) stipulates that a maximum of 10% property coverage is allowed without an approval from the Zoning Board of Appeals. If the variance is granted, building plans would need to be reviewed and a determination would be made about whether to issue a building permit.

The above application is open to inspection at the Code Office, Town of Caroga Municipal Building, 1840 State Highway 10, Caroga Lake NY 12032. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board at such hearing.

James McMartin Long,
Zoning Board of Appeals Clerk
(Deputy Supervisor and Town Board Member)

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