

State of New York
County of Fulton
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: October 10, 2019

Notice of Decision in the Matter of a Request for a Variance for

Application Number #Z2019-04

Owner Dorothea Loomis, 119 Old State Road, Caroga Lake, NY 12032, of the property located at 119 Old State Road, Town of Caroga and identified as parcel [SBL#52.11-4-22](#), zoning district **LF-2.5** — Lakefront 2.5 acres, for a variance to the Town of Caroga [Zoning Ordinance](#).

The property owner proposes to build a retaining wall behind the existing boathouse that would be within the 75 feet waterfront setback at 50 feet from the waterfront.

[Article 4, Section III: Use Table](#) of the Zoning Ordinance lists the uses permitted by right, the uses permitted by site plan review. [Article 4, Section IV: Dimensional Standards](#) lists the dimensional requirements for LF-2.5 zoning district of: setbacks of 25 feet for the front and 20 feet from the rear and side lines of the property, 75 feet from the waterfront, and 10% lot coverage. The wall would be 18 feet by 16 inches by 2 feet tall. A variance for the waterfront setback would be required prior to review of any building plans. If the variance is granted by the Zoning Board of Appeals and not subsequently reversed by the Adirondack Park Agency (APA), building plans would then be reviewed and a determination would be made about whether to issue a building permit.

PLEASE TAKE NOTICE: that a [meeting](#) of the Zoning Board of Appeals of the Town of Caroga was held on October 10, 2019.

The Zoning Board of Appeals application in the above matter was **APPROVED**.

Zoning Board of Appeals Chair
Douglas Purcell

DHP/JML