

The Leader-Herald Print Ad Proof

ADNo: 209301 Customer Number: D21036
 Customer Name: JAMES LONG Company: TOWN OF CAROGA
 Address: PO BOX 328 FAX#835-2744
 City/St/Zip: CAROGA LAKE ,NY 12032
 Phone: (518) 835-4211 Solicitor: CR
 Category: 10 Class: 1000 Rate: LE-0 Start: 1-20-2020 Stop: 1-20-2020
 Lines: 109 Inches: 12.11 Words: 368

Credit Card: Expire:
 Order Number:
 Cost: 45.24 Extra Charges: 2.00 Adjustments: .00
 Payments: .00 Discount: .00
 Balance: 47.24

LEGAL NOTICE

A public hearing before the Zoning Board of Appeals of the Town of Caroga will be held on Thursday January 30, 2020 at 7:00 pm at the Town of Caroga Municipal Building to consider Application Number Z2020-01, by Gail Girvin, 708 Glen Avenue, Scotia NY 12302, for the property located at 398 South Shore East Caroga and identified as parcel SBL#83.14-1-4 in LF 2.5 zoning district, APA Low Intensity. Applicant built a carport without obtaining the proper building permit. The applicant proposes to keep a carport in its present location. Property is a legal noncomplying lot. This consideration involves the following section(s) of the Zoning Ordinance. Article 4, Section I, Subsection B lists the applicability of regulations and states: "No building or structure shall herein be erected, constructed or altered to exceed the dimensional standards of the zoning district said building or structure is located within." As per Article 9, Section VI, Subsection B, "where two-thirds of current minimum yard setbacks and other dimensional requirements cannot be met, the owner shall have the right to apply for one or more area variances." The carport is located 10 feet from the western property line. As per the 2/3 allowance of the 20 foot side yard set-

back, this is encroaching by 3.2 feet. A Zoning Board of Appeals (ZBA) variance, if granted, may then be referred by the ZBA to the Adirondack Park Agency (APA). The APA has 30 days after it receives a complete referral to reverse the granting of the variance. If the variance is granted by the ZBA and not reversed by the APA, then building plans would be reviewed and a determination made about whether to issue a building permit. The above application is open to inspection online at TownOfCaroga.com/apa/z2020-01_girvin/ and 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, Town Board Member, PO Box 328, Caroga Lake NY 12032
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