## The Leader-Herald Print Ad Proof

ADNo: 209717 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: 3-2-2020 Stop: 3-2-2020

Lines: 122 Inches: 13.56 Words: 417

Credit Card: Expire:

Order Number:

Cost: 50.63 Extra Charges: .00 Adjustments: .00

Payments: .00 Discount: .00

Balance: 50.63

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LEGAL NOTICE A public hearing be-fore the Zoning Board of Appeals of the Town of Caroga will be held on March 18, 2020 at 7:00 pm at the Town of Caroga Municipal Building to consider Application
Number Z2020-02, by
Lynn Garski, 3474 Woodlands Circle, Macedon, NY 14502, for the property located at 621 South Shore East Caroga and identified as parcel SBL#83.13-7-5 in LF-2.5 zoning district, APA Low Intensity. The property owner proposes to build a new garage. Said property is a legal, noncomplying lot. The pro-perty owner had a garage but tore down because it was in poor condition and the pro-perty owner needed that square footage for new front and rear decks for the house. This consideration involves the following sections of the local Zoning Ordinance. Article 4, Section I, Subsection B lists the applicability of regula-tions 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. The actual area of the In actual area of the lot is 11,319 square feet. The proposed garage will put the allowed 10 percent coverage over by 248 square feet. Article 9, Section VI Subsection Section VI, Subsection B discusses noncomplying lots and states Where 2/3 of current

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minimum yard set-backs and other di-mensional requirerequirements cannot be met, the owner shall have the right to apply for one or more area variances. The proposed garage is located 10 feet off the westem property line. As per the 1/3 allowance of the 20 foot side yard the 20 foot side yard setback, this is encroaching by 3.33 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 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 re-viewed and a determination made about whether to issue a building permit. The above application is open to inspection on-TownOfCaroga.com /apa/z2020-02\_garski/ and at the Code Ofand 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 tive. Communications in writing in relation thereto may be filed with the Board at such hearing. James McMartin Long, Zon-ing Board of Appeals Clerk, Town Board Member, PO Box 328, Caroga Lake NY 12032 MAR - 09 3/2