

## The Leader-Herald Print Ad Proof

ADNo: 209814 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: 3-10-2020 Stop: 3-10-2020  
 Lines: 122 Inches: 13.56 Words: 430

Credit Card: Expire:  
 Order Number:  
 Cost: 50.63 Extra Charges: 2.00 Adjustments: .00  
 Payments: .00 Discount: .00  
 Balance: 52.63

## LEGAL NOTICE

A public hearing before 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 Z2020-04, by Robert Baker & Lorraine Mott, PO Box 353, Caroga Lake NY 12032, for the property located at 118/120 Webster Road in the Town of Caroga and identified as parcels SBL#52.14-2-23 and SBL#52.14-2-24 in LF-2.5 zoning district, APA Low Intensity. The property owner proposes to demolish two camps and a garage and rebuild two new structures and a new garage. Article 4, Section I, Subsection B of the Zoning Ordinance applies: The existing lot coverage of 11% is 1% over the allowed 10%. The proposed lot coverage will be increased by 6% for a total of 17%. This will be 7% over the allowed 10% in the LF-2.5 zoning district. Article 9, Section VI, Subsection A applies: This allowance sets the front yard setback at 16.5 feet and the side yard setback at 13.3 feet. The shoreline setback is 75 feet. The proposed encroachment on the front yard setback of 16 feet 6 inches for the primary structures (breezeway) is 5 feet and the encroachment for the garage (accessory structure) is 9 feet 10 inches. The proposed side yard setback remains the

same as the existing setback at 5 feet, which is an 8 foot 2 inch encroachment. The shoreline setback for the proposed structures is 40 feet, which is 6 feet closer to the water than the existing encroachment and a 35 foot encroachment and almost wholly in the shoreline setback. 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/z2020-04\\_baker\\_mott/](http://TownOfCaroga.com/apa/z2020-04_baker_mott/) 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, (518)835-3734 home, [James@JamesLong.com](mailto:James@JamesLong.com)  
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