

ZONING BOARD OF APPEALS
TOWN OF CAROGA, NY

Application for Zoning Board of Appeals

Appeal Number: 2020-05 Dated: June 17, 2020

To the Zoning Board of Appeals, Town of Caroga, New York.

I (we) Nathan Littauer (name of applicant)

99 East State Street (mailing address)

Gloversville, NY 12078

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE CODE ENFORCEMENT OFFICER ON APPLICATION FOR:

Building Permit Number: _____ Dated: June 09, 2020

WHEREBY THE CODE ENFORCEMENT OFFICER:

GRANTED _____
 DENIED See Attached.

Name of Permit Applicant: Nathan Littauer

Property Location/Street Address: 1840 State Highway 10 Caroga Lake, NY 12032

Section, Block and Lot Number: 68.9-3-2 and 3

Zoning District of said Property: C Conservation

Type of Permit Applied for: Special Use and Building Permit

Is this applicant in need of a certificate for continuation of a nonconforming use: Yes / No

Is the applicant seeking a review of the decision of the code officer: Yes / No

Provisions(s) of the Zoning Ordinance (Local Law) Appealed:

Indicate the article, section, subsection and paragraph of the Zoning Ordinance that is being appealed by number. Do not quote the Ordinance.

ARTICLE: 4 SECTION: I,II SUBSECTION: I.C, II.D.1 (Table I) PARAGRAPH: 1 Use Variance
4 I 1.D (Table IV) 1 Lot Area Variance
4 I 1.D (Table IV) 2 Setback Requirements

Type of Appeal this application pertains to: 1.C, D (Table I)

- An interpretation of the zoning ordinance or zoning map
- A variance to the zoning ordinance

Previous Appeals:

A previous appeal:



has

has not been made with respect to this decision of the building inspector or with respect to the property.

Such appeal(s) was (were) in the form of

a requested interpretation

a request for a variance and was (were) made in;

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

- Reason for Appeal. Complete Sections below or Use extra sheet if necessary.

A. Interpretation of the Zoning Ordinance or decision of Code Enforcement Officer is requested because:

The proposed building location on the property will violate the minimum front and side yard setbacks for the District.

The existing property currently violates the minimum lot size for the District.

The proposed building use is not allowed by right, Special Use Permit, or as an accessory use.

B. A variance to the zoning ordinance is requested for these reasons:

1. Strict Application of the ordinance would produce Undue Hardship because:

Required 30' sideyard setbacks would not allow construction of any structure on the 50' wide site.

Zoning of former school building as Conservation District is inconsistent with Hamlet District Zoning of adjacent properties, and is believed to be associated with existing golf course rather than actual municipal usage.

2. The variance would observe the spirit of the ordinance and would Not change the character of the district because:

The predominant adjacent zoning is a Hamlet District and Health Care Facilities are permitted with SPR.

The existing Town Hall (former school) is of an institutional character which is consistent with the proposed building. The proposed setback is similar to the adjacent Town Hall, portions of which are also within the 50' setback.

STATE OF NEW YORK
COUNTY OF

_____) ss:
Fulton)

Sworn to me this 17 day of June, 2020

Cathy A. Van Alstyne
(Signature)

(Notary Public) or Town Clerk
CATHY A. VAN ALSTYNE
Notary Public State of NY
01VA6065172
Resides in Fulton Co.
Commission Expires Oct. 9, 2021