

# **TOWN OF CAROGA – OFFICE OF CODE ENFORCEMENT**

MUNICIPAL OFFICE BUILDING, 1840 STATE HIGHWAY 10, P.O. BOX 328, CAROGA, NY 12032

Telephone: (518) 835-4211 Ext. 102 or 104      Fax: (518) 835-2709      Email: codeenforcement@caroga.town

## **DENIAL NOTICE**

Date: April 24, 2021  
To: Town of Caroga: Zoning Board of Appeals  
Subject: Fink, Richard  
382 South Shore Trail – Canada Lake  
Caroga Lake, NY 12032  
  
Mailing Address: Fink, Richard  
3030 Pecan Grove Ln  
Prosper, TX 75078  
  
SBL#: 52.18-1-29.11  
Zoned: LF 2.5  
APA Zone: Low Intensity

The Property Owner would like to square off an existing deck. This would create an additional 50 square feet of ground coverage in the shoreline setback.

Article 4, Section IV, Subsection B. No building or structure shall hereinafter be erected, constructed or altered to exceed the dimensional standards of the Zoning District said building or structure is located within.

A variance to the Zoning Ordinance is needed for the following reason:

1. Deck would be placed within the required shoreline setback of 75 feet.  
The new portion would start 28 feet from the High-Water mark, which is 47 feet inside of said required setback.

If a variance is granted by the Zoning Board of Appeals, The Adirondack Park Agency will then have a chance to review and respond to the site plan. Lastly, the Code Enforcement Officer will make final recommendations regarding the issuance of a building permit.

Sincerely,

Anthony Fancher  
and  
Jennifer Blowers

Town of Caroga Code Enforcement