

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: July 27, 2021
To: Town of Caroga: Zoning Board of Appeals
Subject: Macek, Penny
139 Vrooman Road
Caroga Lake, NY 12032
Mailing Address: Macek, Penny
PO Box 514
Caroga Lake, NY 12032
SBL#: 68.17-5-10
Zoned: LFA
APA Zone: Hamlet

The property owner proposes to build a 33-foot X 40-foot Garage with a Guest Cottage above it.

Guest cottage is a right in Zone LFA.

Garage is a right in Zone LFA.

All set backs will be met.

Definition of Guest Cottage; A residential structure associated with a single-family dwelling and which:

D. Contains one-half or less of the enclosed floor space of the associated single-family dwelling or 2,000 square feet, whichever is less.

The single-family dwelling has 1,649 square feet of ground coverage; one-half of dwelling coverage would allow guest cottage to be 824 square feet. Property owner is asking for guest cottage to be 1,320 square feet.

Zoning Board consideration involves the following section of the local zoning ordinance:

Article 4, Subsection I, Paragraph 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.

If a variance is granted by the Zoning Board of Appeals, the Code Enforcement Office will make final recommendations regarding the issuance of a building permit.

Sincerely,

Jennifer DeRocker-Blowers

Town of Caroga Code Enforcement