

State of New York
County of Fulton
Town of Caroga

Minutes of an informal Planning Board Meeting held May 4, 2022 at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following persons in attendance by roll call.

Chairman, Al Kozakiewicz- absent
Matt Cooper - present
Karen Dutcher - present
Lynne Delesky - present
Fred Franko - present
Rick Gilmour - present
Mike Voght - absent

Mr. Atkinson was in attendance

Meeting called to order at 7:00 pm

Acting chairman, Fred Franko, explained that the meeting was informal and purely for the purpose of providing clarification to Mr. Atkinson regarding his lot line amendment request for his property located on N. Branch Rd.

Mr. Atkinson explained that the initial subdivision of existing Lot A was approved by the Town of Caroga and the APA back in 2010. He explained that the access to the vacant property is a 25 foot easement over existing Lot A, which is less than ideal. Ken Croinin's property has a legal, deeded easement. Existing Lot B is approved to build on, as is existing Lot C. Lot C is a non conforming parcel right now. Mr. Atkinson wants to build a garage on his existing Lot A but in order to do that he needs to move the property line down so that there is enough room to accommodate the garage.

Mr. Atkinson states that all of the building requirements for the new lots are met with the exception of Lot C, since it's 100 feet wide but tapers to 25 at North Shore Rd. He stated that he met with Larry Voght, Highway Superintendent, and discussed installing a private road directly across from Thompson Road, so the houses on the proposed Lot C and on the parcel owned by Masters, could share the access and the town trucks would be able to use the road. The question is - the gray shaded area is Lakefront A zoning, the rest is Hamlet, so what will happen to the zoning? Will it be Lakefront A or Hamlet?

The shared driveway would not enable access to Lot A, just proposed Lots B and C. Mr. Atkinson does not want to eliminate the possibility of future development (and possibly sale) of Lots B and C, but wants to amend lot A enough to be able to build a garage. Lot B is technically

buildable as is C, but C would require easements for the septic system etc. He wants to get proposed Lot C as close to conforming as possible. The purpose of the shared driveway is because there is only 25 feet of frontage on Lot C. Code Enforcement wants to see a 25 foot driveway.

Lynne Delesky indicated that shared driveways are frowned upon for new development. Rick Gilmore pointed out that they are allowed though. Mr. Atkinson agreed that shared driveways are not ideal, but he's open to all suggestions at this point. Lynne Delesky was concerned about the negative effect a shared driveway would have on the mortgage and property value. Rick Gilmore indicated that the shared driveway is not the Town's issue. The small slice of property on proposed Lot A next to proposed Lot B is to enable lake access for Lot A.

Mr. Franko stated that the square footage requirement is met with the 3 proposed lots and the lot line adjustments actually brings Lot C closer to a conforming lot.

Karen Dutcher wondered why he was clearing Lots B and C now if he wasn't going to be building on them right away. He stated that when the machines were there it was easier to do it all at once. Fred Franko stated that most of the clearing would be regulated by Code Enforcement and the APA and that it's his land and if wants to clear it and he does so within the limits established he can. Fred Franko stated that the application appears to be good except for the shared driveway issue. It was pointed out that the language for a shared driveway is part of the subdivision language, since this is already an approved subdivision that Mr. Atkinson wishes to modify. Since this is a minor subdivision A, the shared driveway has to be addressed. This seems to be the only question at this point. But there isn't anything that specifically prohibits it or warrants denying an application. Mr. Atkinson stated that he could, technically, split the driveway in half rather than share the driveway. The two driveways would just touch each other.

Mr. Franko asked the proposed start date. He wanted to know if he had tried to contact Masters to offer some sort of compromise to augment their land while bringing proposed Lot C into conformity. Mr. Atkinson has tried to contact them through several different channels to no avail. But he will keep trying. Mr. Atkinson stated that he doesn't anticipate being back in front of the board until at least September.

Karen Dutcher wanted to know if there was the intention of renting out the two new properties. Mr. Atkinson stated that he doesn't have any intention to build on these at this point but doesn't rule it out. She wanted to know what the purpose of the garage was. Mr Atkinson stated to store his snow machines etc.

Fred Franko made a suggestion to poll each member to see their feelings on the proposal. Karen Dutcher was concerned about rentals. Matt Cooper was in favor of the proposal. Rick Gilmore stated that he would not vote against it on the basis of the shared driveway. Lynne Delesky did not like the idea of the shared driveway. She was more in favor of the concept of the driveways touching each other, and making the two driveways wider. Fred Franko indicated that it was an owner problem and not a Town problem. Rick liked the idea that a non-conforming lot

would become a conforming lot. Fred Franko stated that he didn't have any problems with it as it stands now. But at some point Mr. Atkinson would need a variance for the proposed Lot C (in the event that he doesn't get the Masters property) since it's only 25 feet across and to discuss the driveway placement. In addition to the other legal implications with dealing with the APA etc. Fred Franko thinks that the proposal actually cleans up a lot of the property lines and makes it more conforming. The board is in general agreement that it looks good.

Meeting adjourned at 7:37.

Amended minutes submitted

11/21/2022 by
Laura Nealon, Planning Board Cler