

State of New York  
County of Fulton  
Town of Caroga

Minutes of a meeting held by the Zoning Board of Appeals on October 19, 2022 at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following persons in attendance by roll call.

Present:

Chairman: Anthony Russitano  
Kenneth Coirin  
Pat Cooper  
Kathy Ellerby  
John Byrnes

There weren't any members of the public in attendance.

Chairman Russitano asked if everyone had a chance to review last month's minutes. All reviewed the minutes, there were no changes. Motion Made to approve last month's minutes by Ken Coirin seconded by John Byrnes. All in favor

Application Z2022-06. Mr. Alan Fiedler wants to demolish a smaller garage and construct a larger garage further from the shoreline. Mr. Fiedler was reached by telephone since he resides in California. Mr. Fiedler explained that he wants to build a new garage since his current garage is sinking into the ground and falling in. Mr. Fiedler went through his packet and explained his application. For flood mitigation he would like to raise the garage about 18 inches above grade. It was also noted that he would like to have power in the garage for interior lighting.

Chairman Russitano said that the application was complete and that there were no documents outstanding.

Pat Cooper asked about stormwater runoff and whether there would be gutters installed on the building. Mr. Fiedler noted that he had no plans for that installation. The water will be shed off the roof and absorbed into the ground.

Mr. Byrnes asked if the garage door would be facing the lake. Mr. Fiedler noted that it would face the lake for access reasons. It was noted that the rain will be shed from the long edge and absorbed into the ground and not into the lake. The board did not have an issue with this.

Kathy Ellerby asked if he needed to access his camp by boat. He does, as do all of the other camps located on that road. He noted that his camp and the parcel of land for the garage are on separate parcels.

There was no correspondence received on this application.

Public session closed.

John Byrnes noted that the maximum coverage of a structure in this zoning district is 25%. This structure will cover 12% so he is within his limits.

Chairman Russitano asked if Mr. Fiedler knew who owned the property on the right side (the road or alleyway). He noted that he thought that Fulton County owned the property. It was noted that Point Breeze road is not maintained by the town.

John Byrnes asked why he wasn't able to rebuild the existing garage. Mr. Fiedler noted that the existing garage is 40-50 years old. He would like to store a car in the garage over the winter with his boat so he needs a concrete floor.

No other questions from the board.

Chairman Russitano went through the area variance criteria:

- 1 - Can the benefit be achieved through other means feasible to the applicant - all no
- 2 - Will there be an undesirable change in neighborhood quality or a detriment to the near by properites - all no
- 3 - Is the request substantial - all no
- 4 - Will the request have an adverse physical and environmental effect - all no
- 5 - Is the alleged difficulty self created, which is relative but not detrimental - all no

Motion made to approve the application by Kathleen Ellerby, seconded by Ken Coirin. Roll call vote taken; all in favor. Motion approved with the contingency that trees are planted to minimize the appearance of the garage from the lake. Mr. Fiedler stated that he would comply.

Motion made to adjourn the meeting at 7:30 by John Byrnes. Seconded by Kathy Ellerby. Meeting adjourned.

Submitted by Laura Nealon, ZBA Clerk 10/28/2022