

State of New York  
County of Fulton  
Town of Caroga

## Notice of Decision from the Zoning Board of Appeals

Date: March 18, 2020

A Public Hearing before the Zoning Board of Appeals of the Town of Caroga was held on March 18, 2020 at 7:00 pm via conference call (per Governor's Executive Order 202.1) to consider

Application Number [Z2020-03](#),

by Eugene Schramm, 17 Montague Ave., Merrick N.Y. 11566,

for the property located at 166 North Shore Road West Caroga,

and identified as parcel [SBL#67.20-1-23](#) in LFA zoning district, APA Low Intensity.

The property owner proposes to replace an existing smaller deck in the shoreline setback with a larger 8 foot by 20 foot new deck with an attached dock. The deck is a permitted structure, but it is within the shoreline setback of 50 feet. The property owner does have NYSDEC permission for the dock. This consideration involves the following section(s) of the local [Zoning Ordinance](#). [Article 5, Section II, Subsection C, Paragraph 1](#) states "Structures greater than 100 square feet, except docks and boathouses, shall be set back from the mean high-water mark of all lakes, ponds and navigable waters and streams in accordance with the dimensional standard set forth in [Article 4, Section IV](#) above."

The variance was granted.

The Zoning Board of Appeals (ZBA) variance will be referred by the ZBA to the Adirondack Park Agency (APA). The APA has 30 days after it receives a complete referral to reverse the granting of the variance. If the variance is not reversed by the APA, then building plans would be reviewed and a determination made about whether to issue a building permit.

Zoning Board of Appeals Chair  
Douglas H. Purcell, Jr.

DHP/JML