

State of New York
County of Fulton
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: September 3, 2020

A Public Hearing before the Zoning Board of Appeals of the Town of Caroga was held on September 3, 2020 at 7:00 pm via tele-conference in compliance with NY governor Andrew Cuomo's Executive Order of March 12, 2020, No. 202.1, and extended through September 4, 2020 with Executive Order 202.55, to consider Application Number [Z2020-07](#) by Laura & Sean Moran, 10 Patroon Place, Ballston Lake NY 12019, for the property located at 112 Hys Road and identified as parcel [83.9-2-21](#) in LF-2.5 zoning district, APA Low Intensity.

The property owner proposes to build a 12 foot by 17 foot (204 square foot) deck on the rear property side of said location. This consideration involves the following section(s) of the local zoning ordinance. [Article 4, Section I, Subsection B; District Regulations](#). Acreage of this parcel allows 1,176 square feet of ground to be covered. Without the proposed deck the coverage is 1,443 square feet. With the proposed deck coverage is 1,647 square feet. This would put the allowed coverage often percent over by 471 square feet. A variance of 471 square feet is being requested. The allowed Side Yard Setback for this property is 13.2 feet. Proposed setback is 10 feet: therefore a 3.2-foot variance is being requested.

The variance was granted.

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

DHP/JML