

State of New York
County of Fulton
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: November 30, 2021

A Public Hearing before the Zoning Board of Appeals of the Town of Caroga was held on November 30, 2021 at 7:00 pm at Caroga Town Hall. Application Number [Z2021-10](#) by Code Enforcement Officer Jennifer DeRocker-Blowers, Code Office, Town of Caroga, 1840 State Highway 10, Caroga Lake NY 12032, for a property at 300 County Highway 111, [SBL#68.5-2-2](#), in Caroga LFB and Hamlet zoning districts, APA Hamlet land use area classification, to appeal to the Caroga Zoning Board of Appeals regarding the decision of Code Enforcement Officer on [Building Permit Applications 2021276 and 2021277 dated 2021-11-05](#).

The Zoning Board of Appeals directs Code Enforcement to: revoke permit 2021277 for reevaluation once all requested documentation has been submitted by the applicant and with regard to permit 2021276, revoke that permit for reevaluation, again once all the requested documentation has been submitted, recognizing that it may not be the same as would be required for a single-family dwelling, but requiring a Special Use Permit from the Planning Board as the original Denial Notice correctly identifies that without a [Principal Building](#), the propose building fails to meet the [definition of a Garage](#) and an [Accessory Structure](#) can not be a [Principal Building](#). The Denial Notice is incorrect in stating that a [Use Variance](#) would be required: A [Special Use Permit](#) would be required in zone LFB.

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

DHP/JML