

# TOWN OF CAROGA

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## OFFICE OF CODE ENFORCEMENT

MUNICIPAL OFFICE BUILDING  
1840 STHWY 10, P.O. BOX 328  
CAROGA LAKE, NY 12032  
Telephone: (518) 835-4211 ext. 25  
Email: carogacodes@nycap.rr.com

## DENIAL NOTICE

Date: June 9, 2020

To: Town of Caroga Zoning Board of Appeals (ZBA) and Planning Board

Subject: Caroga Micro clinic

Mailing Address: P.O. Box 328  
1840 State Highway 10  
Caroga, NY 12032

SBL#: 68.9-3-3 or 68.9-3-3 and 68.9-3-2  
Zoned: Conservation  
APA land use Hamlet

Nathan Littauer proposes to build a new micro clinic on a vacant parcel of land owned by the Town Of Caroga. Parcels are in the process of being combined into a single parcel, but not completed at the date of this denial.

Article 4, Section I, Subsection A, of the Zoning Ordinance lists the District Regulations and states No building or structure shall herein be erected, constructed or altered to exceed the dimensional standards of the Zoning District said building or structure is located within. Front and South side yard setbacks are an issue. 28-foot front yard relief is requested as well as 8-foot South side relief. A 4 foot North side relief is also being requested if the two parcels are not combined

Article 4, Section II, Subsection D, Paragraph 1, of the Zoning ordinance lists the Regulations of use by type. Prohibitive Use/ Structure states any use or structure which is not an allowed by right, by site plan approval, or by special use permit, in a given zoning district or which is not an accessory use or structure shall be a prohibited use in that zoning district. Any applicant wishing to undertake any such use shall always have a right to seek a use variance. A use variance is being requested. ZBA approval, if granted will need to be reviewed by the Adirondack Park Agency (APA). If the variance is granted by the ZBA and approved by the APA, building plans would then be reviewed and a determination would be made about whether to issue a building permit.

Sincerely,  
John Duesler  
Code Enforcement Officer  
Town of Caroga

# Town of Caroga

## Building Permit Application

### Instructions/Signature

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#### Application for Building Permit and Certificate of Occupancy/Compliance Within the Town of Caroga.

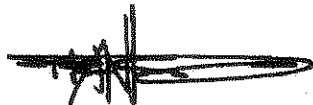
Application is hereby made to the Code Enforcement Officer for a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions, alterations, removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances, and regulations, etc. as follows:

- A. The applicant shall notify the Code Enforcement Office of any changes in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work is determined to conform to the requirements of the Uniform Code. The authority conferred by such a permit may be limited by conditions.
- B. A building permit may be suspended or revoked if it is determined that the work for which it pertains is not proceeding in conformance with the Uniform Code or with any condition attached to such a permit, or if there has been a misrepresentation or falsification of a material fact in connection with the application for the permit.
- C. A building permit shall expire one (1) year from the date of issuance or upon the issuance of a Certificate of Occupancy (other than a temporary certificate of occupancy), whichever comes first. The permit may, upon written request, be renewed for successive one-year periods that (1) the permit has not been revoked or suspended at the time the application for renewal is made; (2) the relevant information in the application is up to date; and, (3) the renewal fee is paid.

#### CERTIFICATION:

I hereby certify that I have read the instructions and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or Local Law regulating construction or the performance of construction.

Owner/Authorized Agent: \_\_\_\_\_



Date: 06/03/2020

Fredick L. Franko, HHA (for (NLH))  
(518) 332-4456 / ffranko@hymanhayes.com

# Town of Caroga Building Permit Application

## Owner Information:

Name: Nathan Littauer Hospital and Nursing Home (NLH)  
Address: 99 East State Street  
City, State, Zip Code: Gloversville, NY 12078  
Telephone: (518) 773-5570 - Robert Britton - Director of Engineering

## Contractor Information:

Name: To Be Determined  
Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Insurance Information: \_\_\_\_\_

## Location of Property:

Address (911#): 1840 State Highway 10 Caroga, NY 12032  
SBL #: 68.9-3-2, 68.9-3-3 (in-process of being consolidated.)  
Lot Size: 50' x 164' (approx. 8200sf)

## Description of Project:

The Proposed Project is a 1,350 sf new building to provide Outpatient medical services for the Town of Caroga. The Project will be constructed on Town property under a long-term lease Agreement from the Town to NLH. The Building will be a Business occupancy Type V, non-rated construction, and will include waiting and reception, an examination room, multi-purpose exam room, toilet, consultation room, staff workrooms, storage, and support spaces

Drawings Attached

Estimated Value of Project: \$550,000

Code Enforcement Office will fill in Information below.

Permit Type HEALTH CARE FACILITY

Denied /  Approved 6/9/2020

Date of Approval \_\_\_\_\_

Permit Fee NA

Paid by Cash or Check # \_\_\_\_\_

Entered in IPS \_\_\_\_\_

Closed/Completed in IPS \_\_\_\_\_

Issue C of C \_\_\_\_\_

Issue C of O \_\_\_\_\_