

TOWN OF CAROGA

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: December 10, 2019

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

Subject: Bellinger, John
325 E. Stoner Lake
Caroga Lake NY 12032

Mailing Address: 492 Crooks Grove Road
Ballston Spa, NY 12020

SBL#: 24.7-1-41
Zoned: R-10
APA land use Low Intensity

The property owner proposes to build a new dock in a zoning district that prohibits docks

Article 4, Section II, Subsection D, of the Zoning Ordinance lists the uses permitted by right, the uses permitted by site plan review, the uses permitted by special use and dimensional standards for each zoning district established in this ordinance. 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. DEC approval will also be required.

Sincerely,



John Duesler
Code Enforcement Officer
Town of Caroga

ZONING BOARD OF APPEALS
TOWN OF CAROGA, NY

Application for Zoning Board of Appeals

Appeal Number: _____ Dated: 12/10/19

To the Zoning Board of Appeals, Town of Caroga, New York.

I (we) John Bellinger (name of applicant)

P.O. Box 18 (mailing address)

Rock City Falls N.Y. 12863

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE CODE ENFORCEMENT OFFICER ON APPLICATION FOR:

Building Permit Number: NA Dated: 12/10/19

WHEREBY THE CODE ENFORCEMENT OFFICER:

() GRANTED _____
(X) DENIED _____

Name of Permit Applicant: John R Bellinger

Property Location/Street Address: 325 East Stoner Lake

Section, Block and Lot Number: 24.7-1-41

Zoning District of said Property: R-10

Type of Permit Applied for: Dock

Is this applicant in need of a certificate for continuation of a nonconforming use: Yes / No

Is the applicant seeking a review of the decision of the code officer: Yes / No

Provisions(s) of the Zoning Ordinance (Local Law) Appealed:
Indicate the article, subsection and paragraph of the Zoning Ordinance that is being appealed by number.
Do not quote the Ordinance.

ARTICLE: 4 SECTION: II SUBSECTION: D PARAGRAPH: _____

Type of Appeal this application pertains to:
() An interpretation of the zoning ordinance or zoning map
(X) A variance to the zoning ordinance

Previous Appeals:

A previous appeal:

() has

() has not been made with respect to this decision of the building inspector or with respect to the property.

Such appeal(s) was (were) in the form of

() a requested interpretation

() a request for a variance and was (were) made in;

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

- Reason for Appeal. Complete Sections below or Use extra sheet if necessary.

A. Interpretation of the Zoning Ordinance or decision of Code Enforcement Officer is requested because:

B. A variance to the zoning ordinance is requested for these reasons:

1. Strict Application of the ordinance would produce Undue Hardship because:

ACCESS THE LAKE SO WE CAN ENJOY LAKE LIFE AND ADD VALUE TO OUR INVESTMENT

2. The variance would observe the spirit of the ordinance and would Not change the character of the district because:

DOCK WILL BE 18" OFF WATER TO HELP PREVENT DISTURBING THE WATER OR VEGETATION

STATE OF NEW YORK
COUNTY OF

Town of Caroga) ss:
Fulton)

Sworn to me this 10th day of December, 2019.

[Signature]
(Signature)

[Signature]

(Notary Public) or Town Clerk
LINDA M. GILBERT
Notary Public, State of New York
No. 01G15077557
Qualified in Fulton County
Commission Expires May 12, 2023

Town of Caroga Building Permit Application

Owner Information:

Name: John & Lenore Bellinger
Mailing Address: 497 Crook Grove Rd
City, State, Zip Code: Ballston Spa NY 12020
Telephone: _____

Contractor Information:

Name: To Be Determined. - Self
Address: _____
City, State, Zip Code: _____
Telephone: _____
Insurance Information: _____

Location of Property:

Address (911#): 325 East Stoner Lake Road
SBL #: 24.7-1-41
Lot Size: _____

Description of Project:

BUILD a DOCK TO CODE
APPROX 200 FEET

Drawings Attached

Estimated Value of Project: 3000.00

Code Enforcement Office will fill in Information below.

Permit Type DOCK

Denied / Approved _____

Date of Approval _____

Permit Fee \$50.00

Paid by Cash or Check # _____

Entered in IPS _____

Closed/Completed in IPS _____

Issue C of C _____

Issue C of O _____



FULTON COUNTY – STATE OF NEW YORK
 ANN NICKLOY, COUNTY CLERK
 223 West Main Street, Johnstown, NY 12095

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2016-38482
 Receipt#: 2016316412
 Clerk: LC
 Rec Date: 06/27/2016 09:54:21 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 2
 Rec'd Frm: FULTON COUNTY TREASURER
 Party1: FULTON COUNTY
 Party2: BELLINGER JOHN R
 Town: CAROGA

Recording:
 Cover Page 5.00
 Recording Fee 25.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 Notations 2.00
 TP584 5.00
 RP5217 - County 9.00
 RP5217 All others - State 241.00
 Sub Total: 307.00
 Transfer Tax 48.00
 Transfer Tax 48.00
 Sub Total: 48.00
 Total: 355.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1681
 Transfer Tax
 Consideration: 12000.00
 Transfer Tax 48.00
 Total: 48.00

This sheet constitutes the Clerk endorsement required by section 316A (5) for the Real Property Law of the State of New York

Record and Return To:

JOHN & LENORE BELLINGER
 492 CROOKS GROVE RD
 BALLSTON SPA, NY 12020

Ann Nickloy
 Fulton County Clerk

THIS IS NOT AN INVOICE

THIS INSTRUMENT, made this 27th day of June, 2016

Between

COUNTY OF FULTON, a municipal corporation organized and existing under the laws of the State of New York, with offices located at 223 West Main Street, Johnstown, New York, party of the first part, and

John R. Bellinger, Lenore A. Bellinger, residing at 492 Crooks Grove Rd., Ballston Spa, NY 12020 party of the second part.

Witnesseth that the party of the first part, in consideration of the sum of \$12,000.00 in payment of all right, title and interest which the County of Fulton may have acquired in and to said property, and in payment of all tax sales and unpaid taxes, does hereby remise, release and quitclaim unto the party of the second part, and said party's heirs, successors and assigns forever.

All That Tract, Piece or Parcel of Land, situate in the Town of Caroga, County of Fulton, State of New York, described as follows:

Swis Code: 172400

SBL #: 024.7-1-41
Location: E Stoner Lake Rd

Said property, having been assessed to Julie & Steven A Plunkett for the year 2014, assessment roll for Town of Caroga together with any existing right of way and easements, and subject to any and all restrictions, conditions and covenants of record.

Said property having been conveyed pursuant to Article 11 IN REM Tax Foreclosure Procedure to the County of Fulton, State of New York. The Tax Deed to said County of Fulton, was made on 4/22/2016 and recorded in the Fulton County Clerk's Office on 5/16/2016 in Book 2016-37818 of Deeds at page .

This Conveyance is made pursuant to resolution of the Fulton County Board of Supervisors, dated on 2/14/2000 per Resolution 94 and this conveyance is made subject to the condition and covenant that County of Fulton shall in no event be or become liable for any defects in title conveyed hereby, for any cause whatsoever, and that no claim, demand or suit of any nature shall ever be made by the party of the second part hereto, or by said party's heirs, successors and assigns, against said County of Fulton arising from such sale or this conveyance.

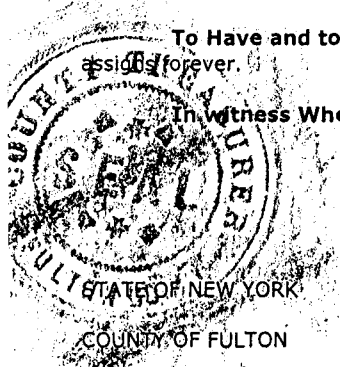
Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To Have and to Hold the premises herein granted unto the party of the second part and said party's heirs, successors and assigns forever.

In witness Whereof the party of the first part has hereunto set its hand and seal the day and year first above written.

County of Fulton

By [Signature]
Edgar T. Blodgett, Fulton County Treasurer



)
) SS:
)
COUNTY OF FULTON

On the 27th day of June, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Edgar T. Blodgett, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

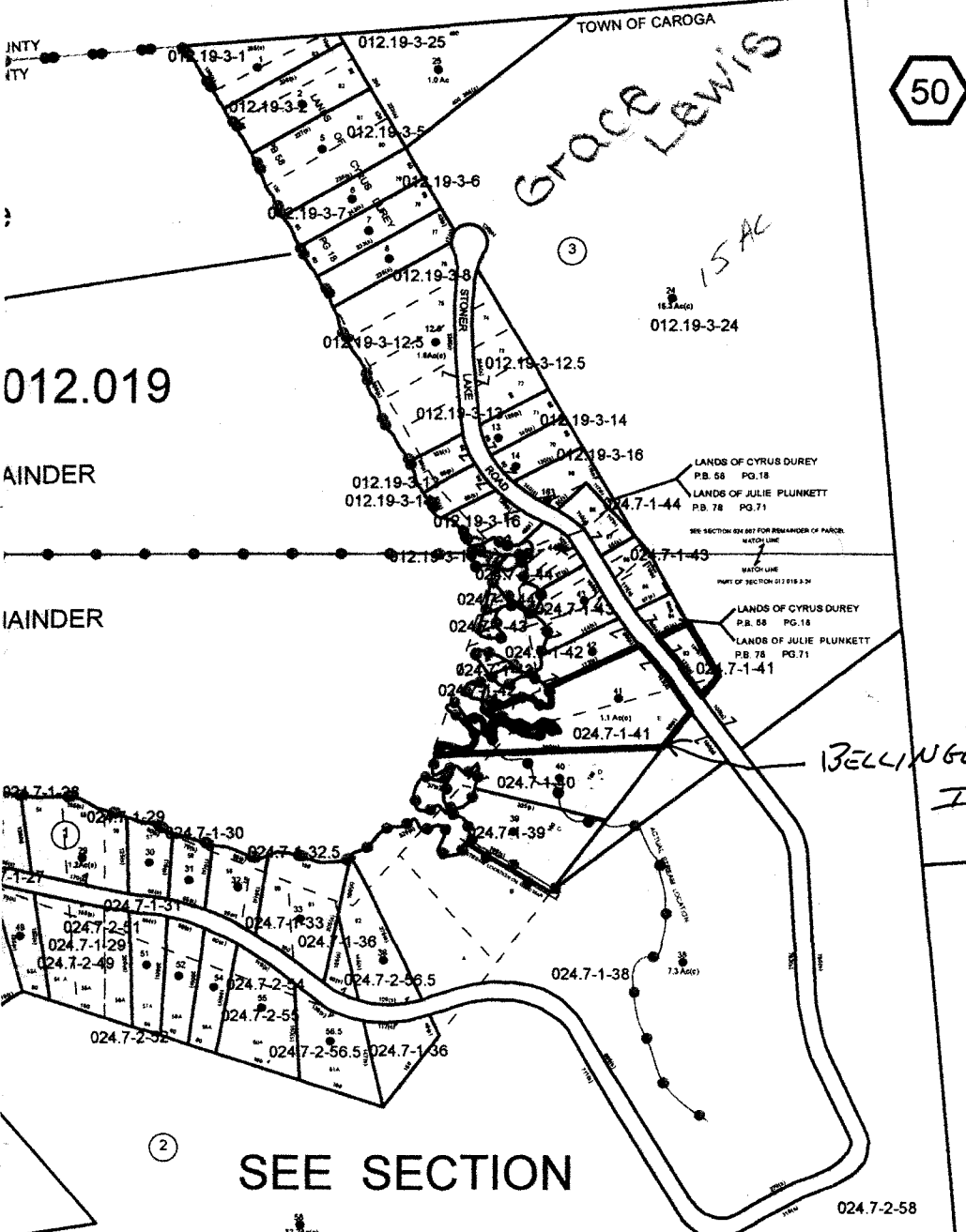
[Signature]
Signature of Notary

Notice: An alteration in the description of the parcel conveyed or in the name of the grantee may affect the validity of this deed.

Mail To:

John & Lenore Bellinger
492 Crooks Grove Rd
Ballston Spa, NY 12020

FELICIA M. DUESLER
Notary Public, State of New York
No. 01DU6121384
Qualified in Fulton County
Commission Expires 1/18/20 17



GRACE LEWIS

15 AC



012.019

RAINIER

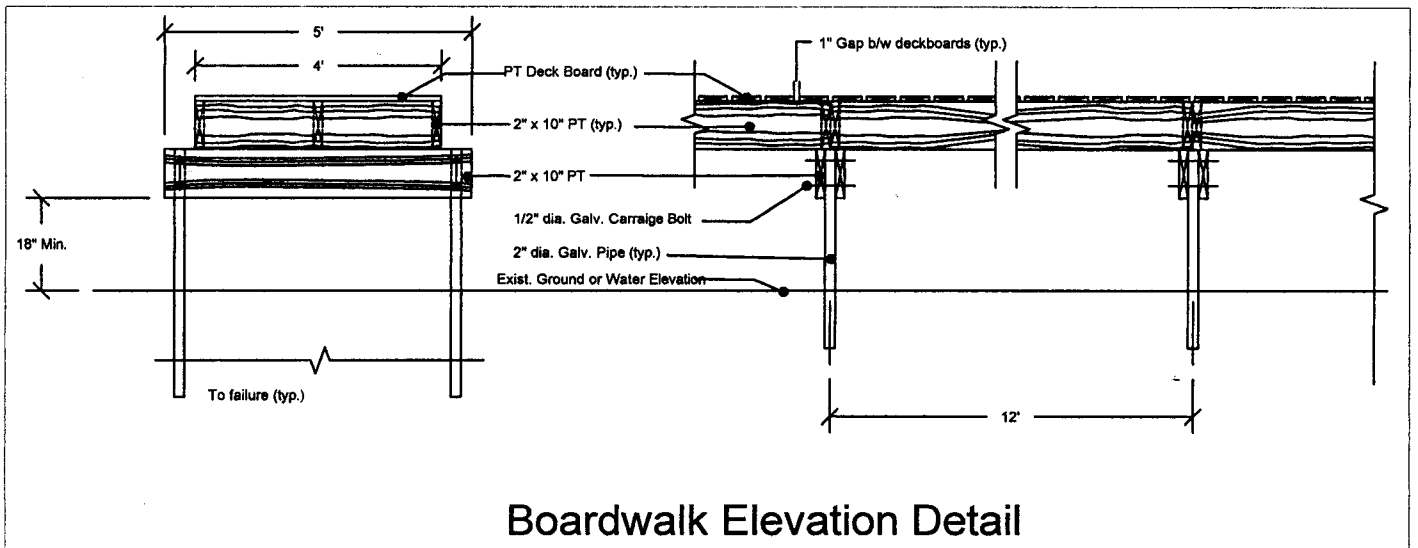
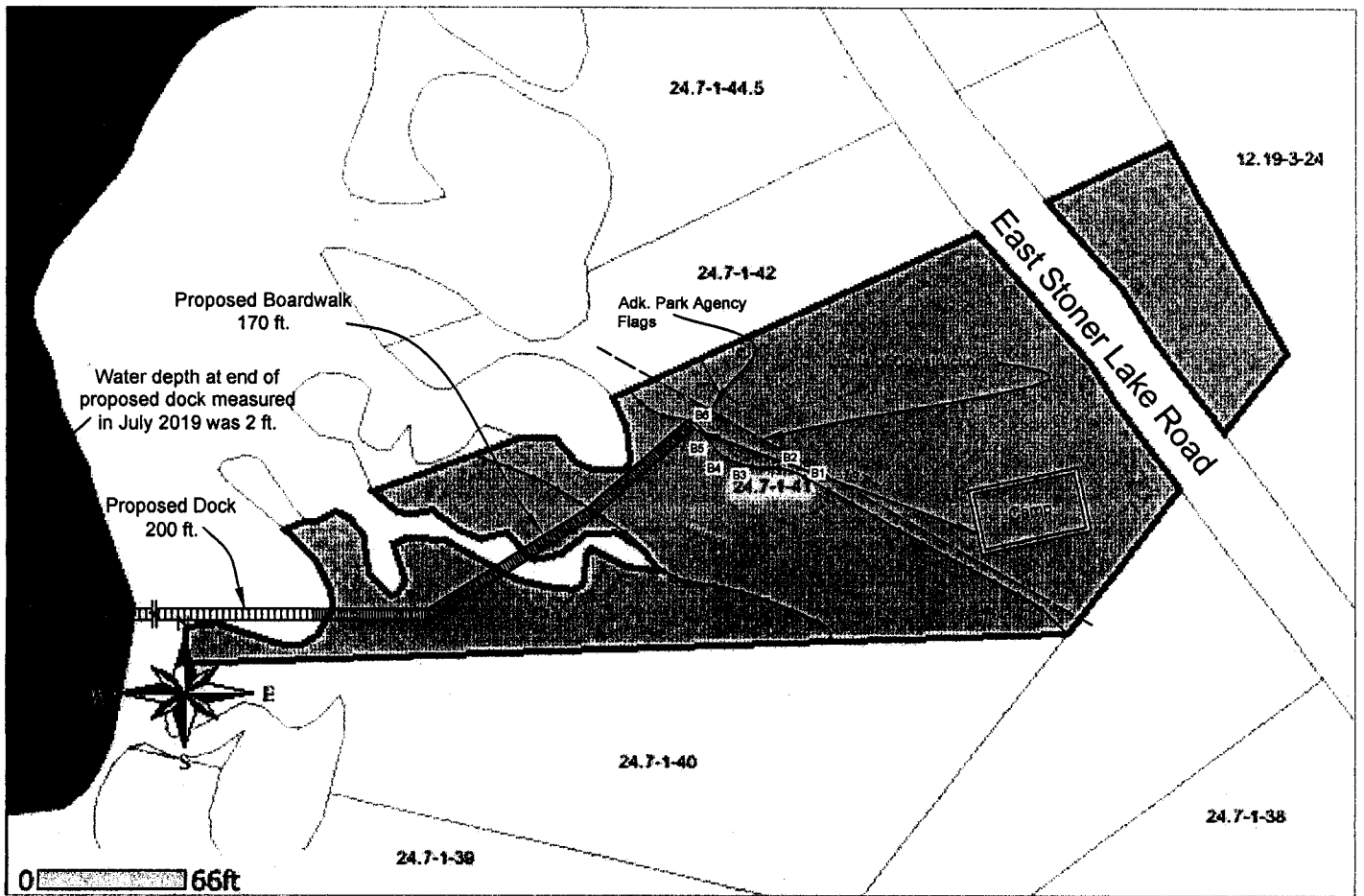
RAINIER

**BELLINGER PROPERTY
IN BOLD.**

SEE SECTION

024.007

024.7-2-58



SITE PLAN
 Lands of
 John and Lenore Bellinger
 Town of Caroga County of Fulton

Scale : As Shown

June 1, 2019

Revision 2 : October 2, 2019
 Revision 1 : August 15, 2019