

Town of Caroga Building Permit Application

Owner Information:

Name: ARTHUR WAASWORTH
Address: P.O. BOX 108
City, State, Zip Code: CAROGA LAKE 12032
Telephone: 518-332-2433 (Cell) 518-604-4077 (Home)

LF 2.5 = 10% coverage

F-25'
S-20'
R-20'

Lot = 16,800 sq. ft.

Contractor Information:

Name: JOHN NELLIS
Address: _____
City, State, Zip Code: _____
Telephone: _____
Insurance Information: _____

House - 1092
PROPOSED DECK - 600
10x12 SHED - 120

1812 TOTAL
1680 ALLOWED

132 OVER

Location of Property:

Address (911#): 185 S SHORE E. CAROGA
SBL #: 83.4-1-17.5
Lot Size: 103 x 123

Description of Project:

Drawings Attached

Estimated Value of Project: _____

Code Enforcement Office will fill in Information below.

Permit Type DECK

Denied Approved _____

Date of Approval _____

Permit Fee 50.00 x 2 = 100.00

Paid by Cash or Check # _____

Entered in IPS _____

Closed/Completed in IPS _____

Issue C of C _____

Issue C of O _____

Town of Caroga

Building Permit Application

Instructions/Signature

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:

Arthur P. Wadsworth

Date:

6/18/19

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: June 25, 2019

To: Town of Caroga, Zoning Board

Subject: Arthur Wadsworth
185 S. Shore E Caroga Lake Rd
Caroga Lake, NY 12032

Mailing Address: PO Box 108
Caroga Lake, NY 12032

SBL#: 83.4-1-17.5
Zoned: LF - 2.5

The property owner built a 24' X 25' deck on the rear of his house without a Building Permit. Code Enforcement told the property owner to obtain a permit and to include a site plan with measurements. During the calculation/review process, it was observed that the deck exceeds his property coverage allowance. Site inspection also revealed a 10' X 12' shed. The deck and shed exceed his property coverage by 132 square feet. The property owner agreed to relocate the shed to a place that all setbacks could be met.

Article 4: District Regulations subsection I (Use Table) stipulates that a maximum of 10% property coverage is allowed without an approval from the Zoning Board of Appeals. If the variance is granted, building plans would need to be reviewed and a determination would be made about whether to issue a building permit.

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: _____

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

I (we) Arthur Wadsworth (name of applicant)

PO Box 108 (mailing address)

Caroga Lake, NY 12032

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

Building Permit Number: N/A Dated: _____

WHEREBY THE CODE ENFORCEMENT OFFICER:

GRANTED

DENIED

6-18-2019

Name of Permit Applicant: Arthur Wadsworth

Property Location/Street Address: 185 S Shore E. Caroga Lake Rd.

Section, Block and Lot Number: 83.4-1-17.5

Zoning District of said Property: LF 2.5

Type of Permit Applied for: Building / Deck

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

Is the applicate 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: _____ SUBSECTION: I PARAGRAPH: N/A

Type of Appeal this application pertains to:

An interpretation of the zoning ordinance or zoning map

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:

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

STATE OF NEW YORK _____) ss:
COUNTY OF _____)

Sworn to me this _____ day of _____, 20_____

(Signature)

(Notary Public) or Town Clerk

7/15/19

WORKSHEET to make an application to the Zoning Board of Appeals

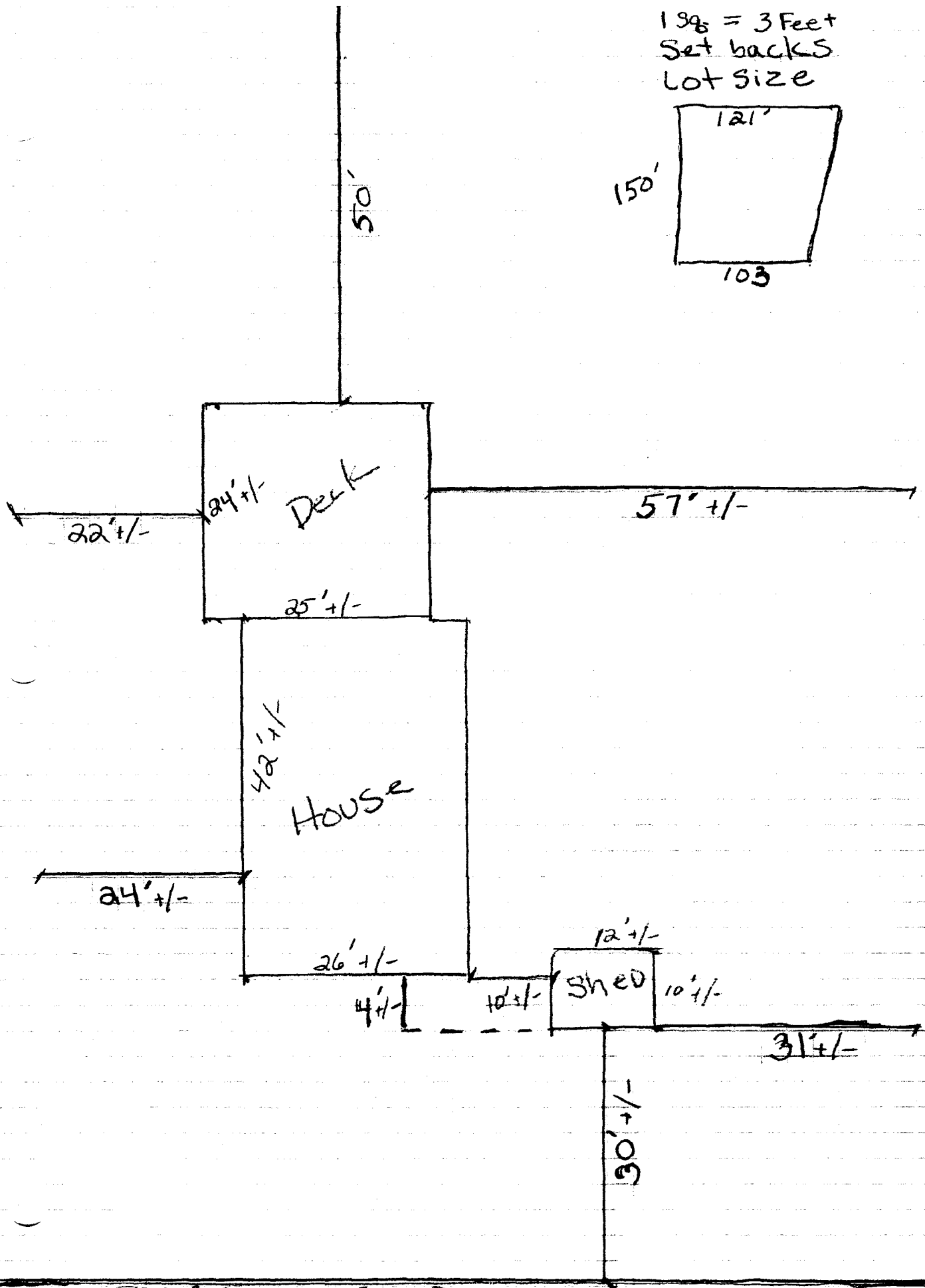
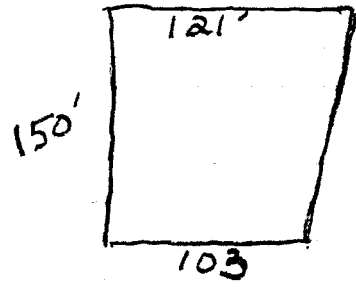
Applicant shall submit one original and five copies of all documents requested.

Zoning Application:

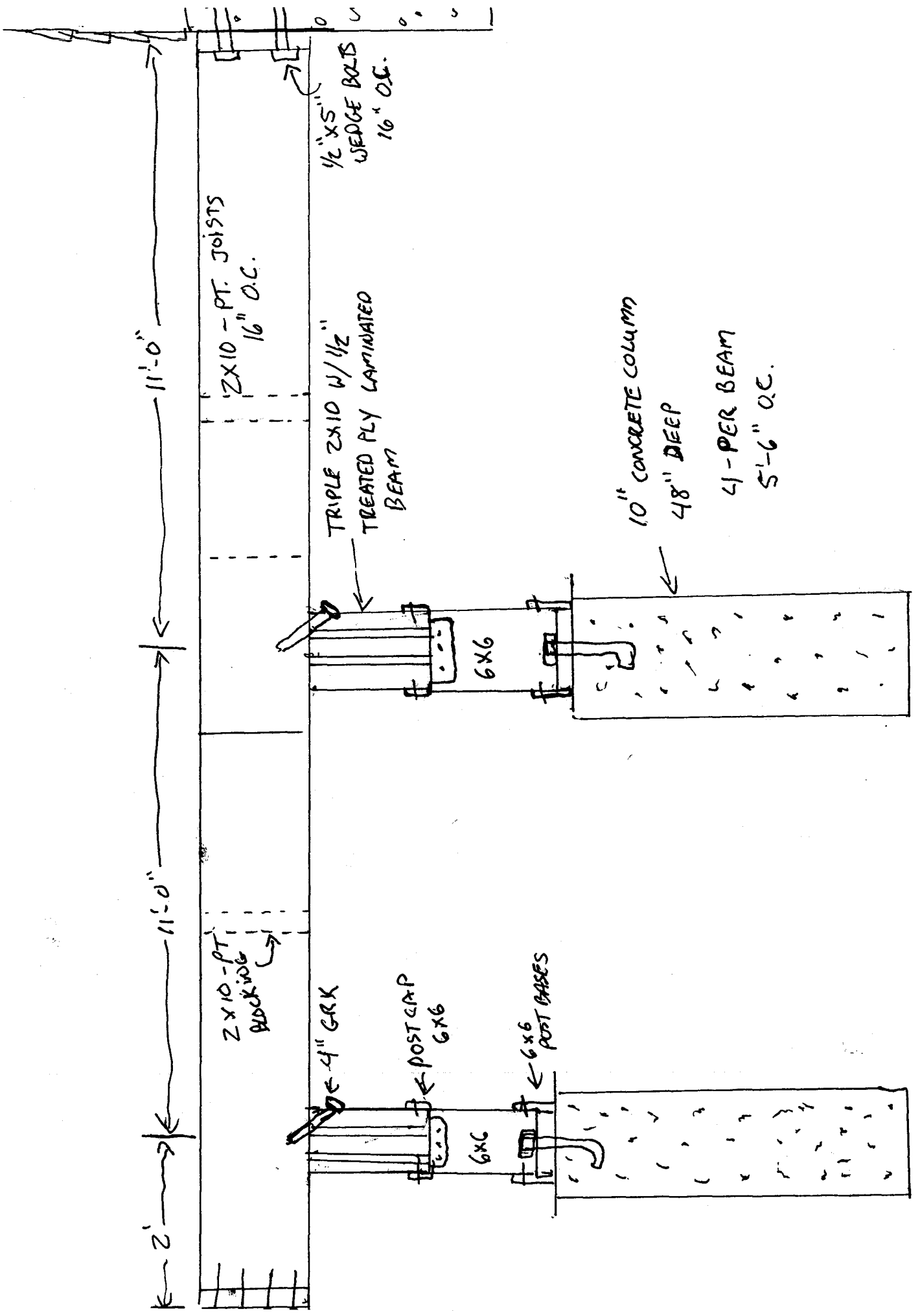
✓ = You have
NO = Not Required

- ✓ 1. Application for Building or Use Permit.
 - ✓ 2. Denial Notice from Code Enforcement Officer, including narrative.
 - ✓ 3. Zoning Board of Appeal Application Form.
 4. Scale Drawing showing:
 - ✓ a) Size of lot.
 - b) Dimensions of all current and proposed structures on the property - scale 1 - 20.
 - NO c) Neighbors well and septic if they are within 100 feet. - Denote
 - ✓ d) Set back of adjacent house/camp.
 - NO e) Specify if it is a Shoreline Property.
 1. Show shoreline setback of adjacent properties.
 2. Distance from mean high-water mark to closest point of structure.
 - NO f) Building Elevations (all four views)
 - NO 5. Deed showing your ownership of the property.
 - NO 6. A short-form or long-form SEQRA Environmental Assessment Form (EAF) with Part 1 fully completed by the applicant Note: A long-form EAF is required for all SEQRA Type I actions. However, the ZBA may require a long-form EAF for Unlisted Actions if the Board deems that the additional information contained on the long-form would be helpful and appropriate under the circumstances of the appeal.
 - ✓ 7. A copy of the map showing your ownership of the property.
 8. Clerk will compile a list of the mailing addresses of all property owners within 250 feet of property.
 9. Optional - Photos of the property.
 10. Zoning Board of Appeals Fee \$100.00.
-
- Note: The Adirondack Park Agency has 30 days, once they receive the paperwork, to review decisions of the Planning and Zoning Board. No permits will be issued until the Town of Caroga receives notification from the APA.
 - Importantly: If an application is for a project that is within 500 feet from the boundary of any town, or the boundary of any existing state park, or from the right of way of any existing county or state road or highway, the application is reviewed by the Fulton County Planning Board prior to being heard at the local level.

198 = 3 Feet
Set backs
Lot size



EDGE OF ROAD



County of Fulton
County Building
233 West Main Street
Johnstown, New York 12095

Phone: (518) 736-5555

Place Validation stamps below:

LIBER: 1050 PAGE: 100

Type of Document: Warranty Deed

Party(ies): Grantor/Mortgagor/Assignor

Jeffrey J. Holland & Lynn E. Heagle

LIBER: 1050 PG: 100
Sep 13, 2006 12:12:45P
INST # 00015085
FULTON COUNTY CLERK
WILLIAM E. ESCHLER

Party(ies): Grantee/Mortgagee/Assignee

Arthur Wadsworth

RECEIVED

Doc #: 00015085 Sep 13, 2006 12:12:45P
Total Tax: 36.00
Tax #: 316
REAL ESTATE TRANSFER TAX
FULTON COUNTY
WILLIAM E. ESCHLER

Consideration: \$9,000.00

Record and Return To:

Edward F. Skoda, Esq.

13 West Fulton Street

Gloversville, New York 12078

Recorded by: _____

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

0316

**WARRANTY DEED WITH FULL COVENANTS
(INDIVIDUAL AND CORPORATION)**

STANDARD NYBTU FORM 8008

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 5th day of Sept., Two Thousand-Six,
between

JEFFREY J. HOLLAND, residing at 490 County Highway 107, Johnstown, New York 12095, and **LYNN E. HEAGLE**, residing at 2286 State Highway 67, Johnstown, New York 12095

party of the first part, and

ARTHUR WADSWORTH, residing at 14 East Boulevard, Gloversville, New York 12078

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and no/100 – dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

Parcel No. 1

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, situate in the Town of Caroga, County of Fulton and State of New York being described as:

Section 83.4, Block 1, Parcel 18, South Shore E. Caroga Lake Road, 0.2 acre

Being the same premises conveyed by Olin D. Holland and Kathleen E. Holland to Jeffrey J. Holland and Lynn E. Heagle by Deed dated August 27, 2004 and recorded in the Fulton County Clerk's Office on August 31, 2004 in Book 981 of Deeds at Page 180.

Subject to and together with any easements, restrictions, covenants and agreements of record.

Parcel No. 2

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, situate in the Town of Caroga, County of Fulton and State of New York being described as:

Par. No. 196, tax map No. 22, Lot, South Shore E. Caroga Lake Road, 0.2 acre

Being the same premises conveyed by Holland and Kathleen E. Holland to Jeffrey J. Holland and Lynn E. Heagle by Deed dated August 27, 2004 and recorded in the Fulton County Clerk's Office on August 31, 2004 in Book 981 of Deeds at Page 192.

Subject to and together with any easements, restrictions, covenants and agreements of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the firstpart in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Jeffrey J. Holland
JEFFREY J. HOLLAND
Lynn E. Heagle
LYNN E. HEAGLE

STATE OF NEW YORK)
) ss.:
COUNTY OF FULTON)

On the 5th day of September in the year 2006 before me, the undersigned, personally appeared JEFFREY J. HOLLAND and LYNN E. HEAGLE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Billie Jo Getman
NOTARY PUBLIC, State of New York
My Comm. Expires 12-11-09
Notary Public, State of New York
Qualified in Fulton County
01GE5053123
My Commission Expires: 12-11-09