

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: August 8, 2019

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

Subject: Dorothea Loomis
119 Old State Road
Caroga Lake, NY 12032

Mailing Address: Dorothea Loomis
119 Old State Road
Caroga Lake, NY 12032

SBL#: 52.11-4-22

Zoned: LF-2.5 – Lakefront 2.5 Acres

The property owner proposes to build a retaining wall behind the existing boathouse that would be within the 75 foot waterfront setback at 50 feet from the waterfront setback.

Article 3: Zoning Districts of the Zoning Ordinance lists the uses permitted by right, the uses permitted by site plan review and dimensional requirements for each zoning district established by this section of this ordinance. LF-2.5 zoning districts have building setbacks of 25 feet for the front and 20 feet from the rear and side lines of the property, 75 feet from the waterfront and 10% lot coverage. The wall would be 18 feet by 16" by 2' tall. A variance for the waterfront setback would be required prior to review of any building plans. If the variance is granted by the ZBA and the Adirondack Park Agency (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

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: _____

David J. Krupp (owner)

Date: _____

8/8/19

Town of Caroga Building Permit Application

Owner Information:

Name: Dorothea Loomis
Address: 119 Old State Rd.
City, State, Zip Code: Caroga Lake, NY 12032
Telephone: 518 835-3886

Contractor Information:

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

Location of Property:

Address (911#): 119 Old State Road
SBL #: 52.11-4-22
Lot Size: 0.50 acres

Description of Project:

Construct new retaining wall behind boat house

() Drawings Attached Estimated Value of Project: _____

Code Enforcement Office will fill in Information below.

Permit Type Building
Approved 8/8/19 Date of Approval _____
Permit Fee _____ Paid by Cash or Check # _____
Entered in IPS _____ Closed/Completed in IPS _____
Issue C of C _____ Issue C of O _____

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) Dorothea E. Loomis (name of applicant)

119 Old State Road (mailing address)

Caroga Lake, N.Y. 12032

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

Building Permit Number: _____ Dated: _____

WHEREBY THE CODE ENFORCEMENT OFFICER:

() GRANTED _____

() DENIED _____

Name of Permit Applicant: Dorothea E. Loomis

Property Location/Street Address: 119 Old State Road

Section, Block and Lot Number: 52.11-4-22

Zoning District of said Property: LF-2.5

Type of Permit Applied for: _____

Is this applicant in need of a certificate for continuation of a nonconforming use: _____

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: _____ SECTION: _____ SUBSECTION: _____ PARAGRAPH: _____

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:

A retaining wall is needed to prevent erosion of the soil and would keep soil from laying against the boat house. This has already caused the sills to become rotted and are being replaced.

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

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

The sills will rot again if a retaining wall is not constructed.

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

The walls will match the rest of the property and are not visible behind the boat house.

STATE OF NEW YORK
COUNTY OF

New York) ss:
Fulton)

Sworn to me this 17th day of September, 2019

Darother E. Loomis
(Signature)

Linda M. Gilbert
(Notary Public) or Town Clerk

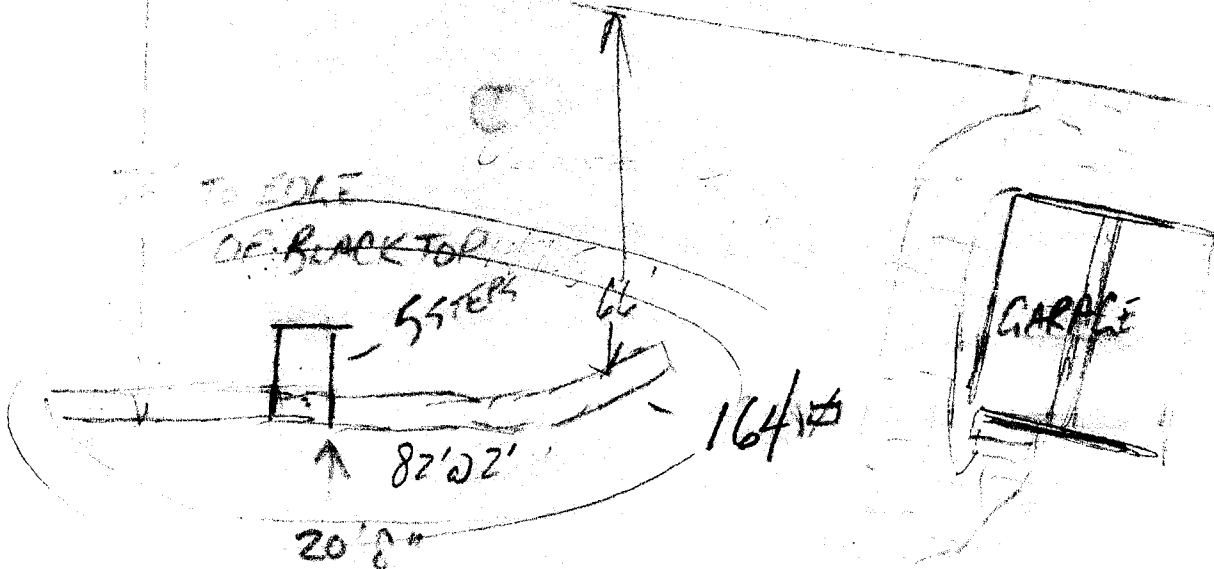
LINDA M. GILBERT
Notary Public, State of New York
No. 01GI5077557
Qualified in Fulton County
Commission Expires May 12, 2023

119

OLD STATE RD

147.5 PARCEL 22

10'



164'

82'02"

20'8"

43'

HOUSE

DECK

38'0"



35'

70'

117.5

CANADA LAKE

1" = 20' NS