

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) Gail Girvin (name of applicant)
708 Glen Ave (mailing address)
Scotia, NY 12302

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: Gail Girvin

Property Location/Street Address: 398 South Shore East Caroga Rd

Section, Block and Lot Number: 83.14-1-4

Zoning District of said Property: Lakefront (LF) 2.5

Type of Permit Applied for: Carport

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Do not quote the Ordinance.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 SUBSECTION: B PARAGRAPH: 1

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

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: January 13, 2020

To: Town of Caroga, Zoning Board

Subject: Gail Girvin
398 South Shore East Caroga
Caroga, NY 12032

Mailing Address: 708 Glen Ave.
Scotia, NY 12302


SBL#: 83.14-1-4
Zoned: LF 2.5
APA Classification Low Intensity

The property owner proposes to keep a carport in the location that it currently is in. Said property is a legal noncomplying lot. Property owner did not obtain the proper building permit. This consideration involves the following section(s) of the local zoning ordinance.

Article 4, Section I, Subsection B; District Regulations. This section lists the applicability of regulations and states (B) 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.

As per Article 9, Section VI, Subsection B; Nonconformance & Noncompliance. This section lists noncomplying lots and states (B) Where 2/3 of current minimum yard setbacks and other dimensional requirements cannot be met, the owner shall have the right to apply for one or more area variances. The carport is located 10 ' off western property line. As per the 2/3 allowance of the 20' side yard setback, this is encroaching by 3.2'

Sincerely,



John Duesler
Code Enforcement Officer
Town of Caroga

Town of Caroga Building Permit Application

Owner Information:

Name: Gail Girvin
Mailing Address: 708 Glen Ave
City, State, Zip Code: Scotia NY 12302
Telephone: (518) 346-7101

Contractor Information:

Name: American Steel Inc BENNET TRAILER 518-887-3333
Address: 457 North Broadway St
City, State, Zip Code: Joshua, TX 76058
Telephone: (816) 730-9865
Insurance Information: _____

Location of Property:

Address (911#): 398 S. Shore East Caroga Rd
SBL #: 83
Lot Size: 50' x 236'

Description of Project:

Erect metal carport 12' x 20'
50 lb PSF GROUND SNOW LOAD?

() Drawings Attached

Estimated Value of Project: \$ 2200

Code Enforcement Office will fill in Information below.

Permit Type CARPORT

Denied / Approved _____

Date of Approval _____

Permit Fee _____

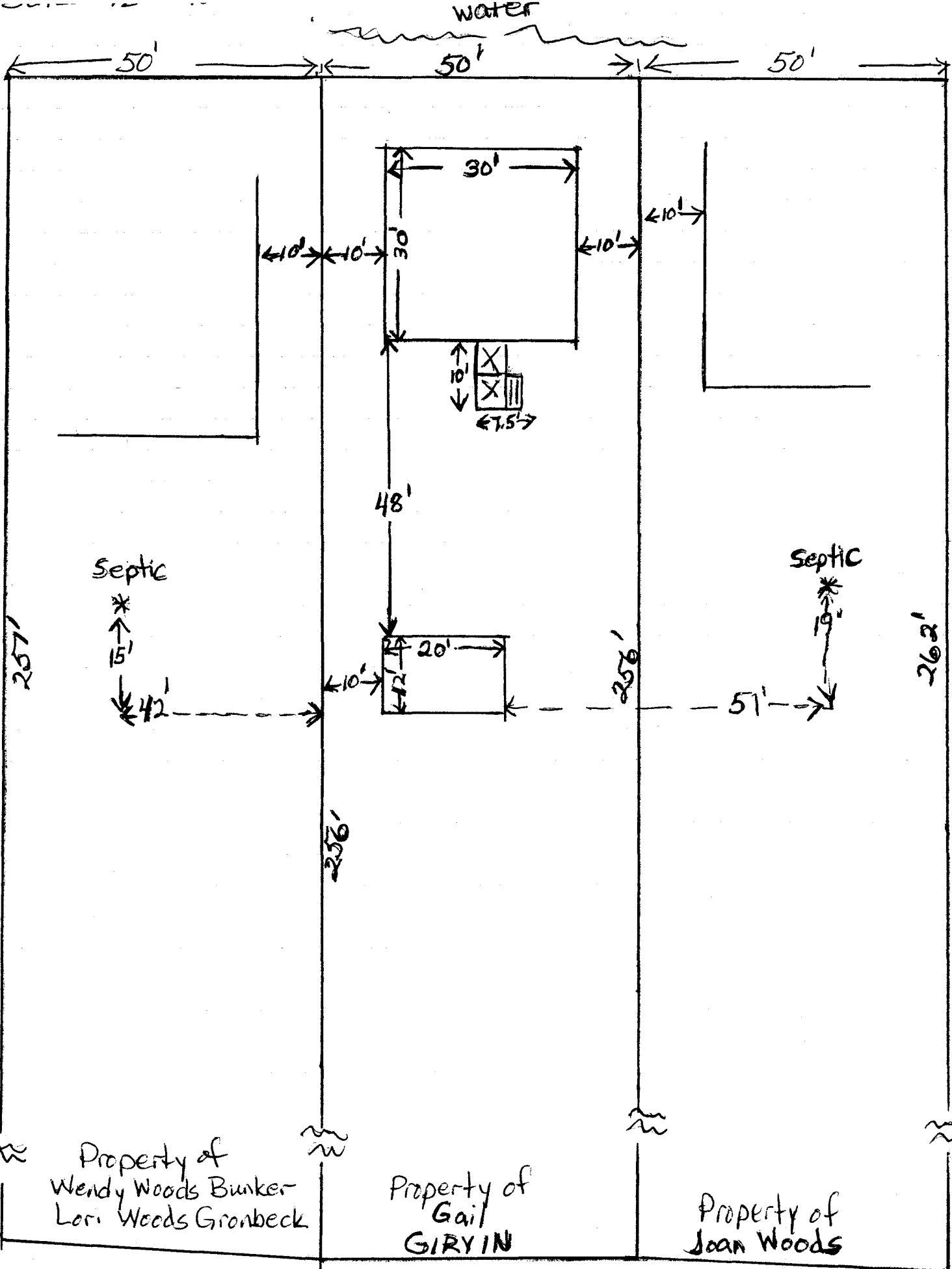
Paid by Cash or Check # _____

Entered in IPS _____

Closed/Completed in IPS _____

Issue C of C _____

Issue C of O _____



Property of
Wendy Woods Bunker
Lori Woods Gronbeck

Property of
Gail
GIRVIN

Property of
Joan Woods

Road

11/27/19

50' WATER

LANDS OF
GAIL GURVIN

Scale

1" = 12.5'

398 South Shore

East Caroga Road

83,4-1-4

LF-2.5

APA - LOW INTENSITY

F 25' ✓ 16.5 AS

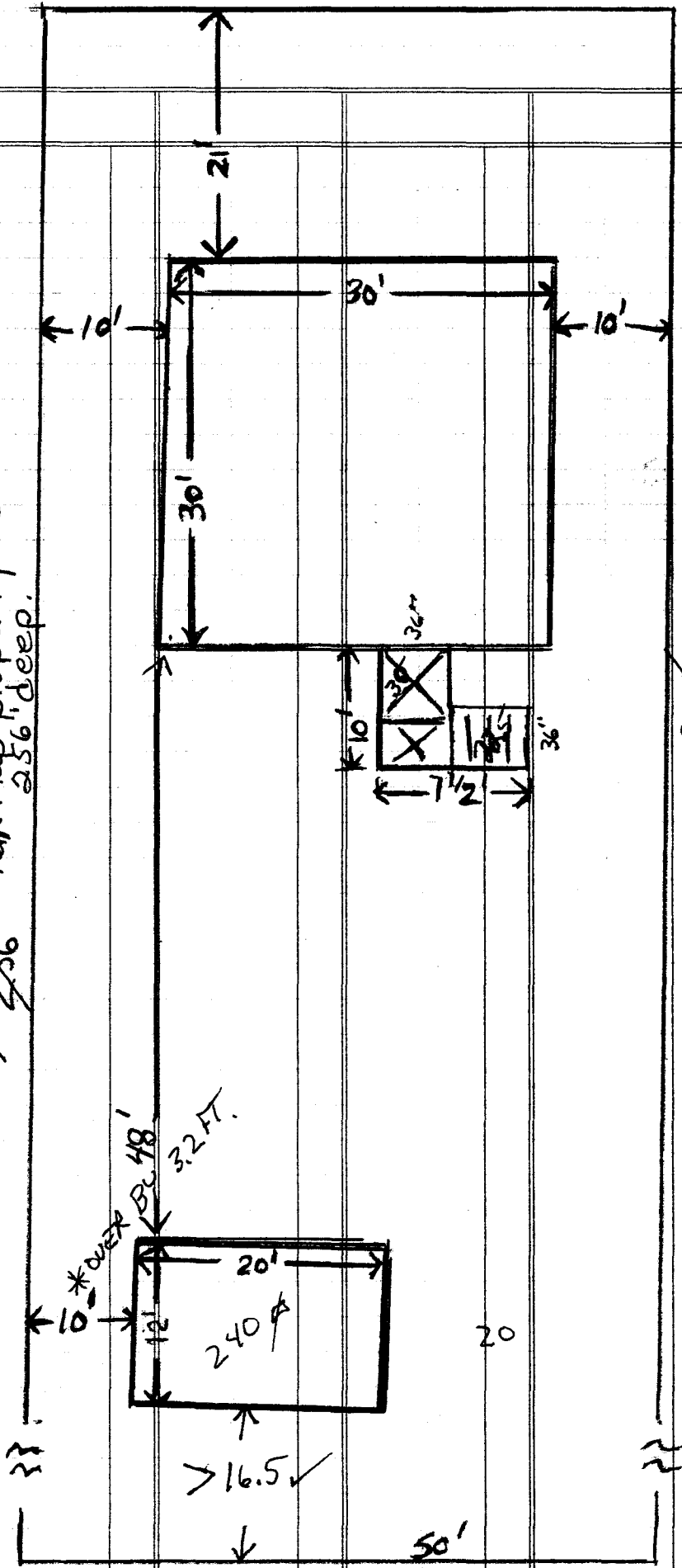
S- 20' 13.2 PER

R- 20' ✓ 13.2 ART. 11.1

MAX COVERAGE 10%

BLD. HEIGHT 35'

Mismeasured / As per tax map property is 236' deep.



~~256'~~
95'

Total Area = ~~11,800~~ 12,800 sq ft ✓

Camp = 900 sf

Stairs = 75 sf. 525

Carport = 240 sf

1192.5

1180

Lot Coverage = ~~10.3%~~ 9.3%

12.5' OVER



FULTON COUNTY – STATE OF NEW YORK
WILLIAM E. ESCHLER, COUNTY CLERK
223 West Main Street, Johnstown, NY 12095

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



RECEIPT NO. : 2011201085

Clerk: LC
Instr #: 2011-10574
Rec Date: 11/28/2011 12:10:47 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 3
Rec'd Frm: HOFFMAN & NAVIASKY PLLC

Party1: GERTRUDE K HAYFORD IRREVOCABLE TRUST
Party2: GIRVIN GAIL
Town: CAROGA

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notations	1.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 186.00

Transfer Tax	
Transfer Tax	0.00

Sub Total: 0.00

Total: 186.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax# : 468

Consideration:	0.00
Transfer Tax:	0.00

Record and Return To:

HOFFMAN & NAVIASKY PLLC
1802 EASTERN PARKWAY
SCHENECTADY, NY 12309

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

William E. Eschler
Fulton County Clerk

THIS IS NOT AN INVOICE

TRUSTEE DEED

THIS INDENTURE made the 3rd day of November, Two Thousand and Eleven, between **Gail Girvin**, residing at 708 Glen Avenue, Scotia, New York 12302 and **John Fabian**, residing at 4632 Mariaville Road, Schenectady, New York 12306, as **Trustees of the Gertrude K. Hayford Irrevocable Trust, dated December 9, 2005**, parties of the first part,

and

Gail Girvin, individually, residing at 708 Glen Avenue, Scotia, New York 12302, party of the second part,

WITNESSETH that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, County of Fulton, and State of New York, bounded and described as follows: Beginning at a point on the east side of East Caroga Lake, being the northwest corner of land owned by one Townsend, running thence in a southerly direction along the westerly boundary of the land of said Townsend two hundred and fifty-six feet to the southwest corner of said Townsend's land, thence running in a westerly direction fifty feet to the southeasterly corner of Lot No. 20 upon a map of cottage lots of East Caroga Lake made for Truman J. Whitman by C. M. Woodworth, Surveyor, and filed in the Office of the clerk of Fulton County, thence running north four degrees thirty minutes east two hundred and fifty-six feet to the easterly side of East Caroga Lake, thence running along said lake fifty feet to the point and place of beginning. Excepting and reserving the right to build and maintain across said premises in the rear of cottage to be built thereon a road to be used by and for the benefit of owners of cottage lots upon said lake. The premises hereby intended to be conveyed being Lot No. 19 upon said map of cottage lots hereinabove mentioned.

SUBJECT to all existing and enforceable covenants, conditions restrictions and easements of record, if any, affecting said premises.

BEING THE SAME PREMISES conveyed in a deed from Gertrude K. Girvin, a/k/a Gertrude K. Hayford to Gail Girvin and John Fabian, as Trustees of the Gertrude K.

Hayford Irrevocable Trust, dated December 9, 2005, deed dated December 2, 2005 and recorded in the Fulton County Clerk's Office on December 23, 2005 in Book 1025 of Deeds, at Page 319.

Gertrude K. Girvin died a resident of Schenectady County on October 4, 2010. Gail Girvin and John Fabian are conveying this property as Trustees, to Gail Girvin individually, according to the terms of the Gertrude K. Hayford Irrevocable Trust, dated December 9, 2005.

TOGETHER with the appurtenances and all the estate and rights of the parties 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, her survivors, heirs and assigns of such survivors forever.

AND said parties of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, and the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF



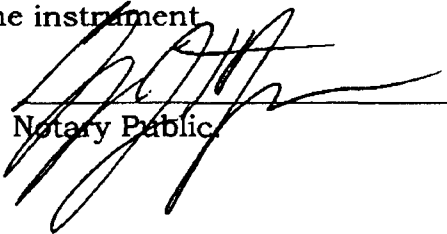
Gail Girvin, Trustee



John Fabian, Trustee

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

On the 3rd day of November, in the year 2011, before me, personally appeared, **Gail Girvin** and **John Fabian**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

GREGORY J. HOFFMAN
Notary Public, State of New York
No. 02HO6235873
Qualified in Schenectady County
My Commission Expires February 22, 2015