

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: February 3, 2020
To: Town of Caroga, Zoning Board
Subject: Eugene Schramm
166 North Shore Road West Caroga
Caroga, NY 12032
Mailing Address: 17 Montrose Ave.
Merrick N.Y. 11566
SBL#: 67.20-1-23
Zoned: LFA
APA Classification Low Intensity

The property owner proposes to replace an existing smaller deck in the shoreline setback with a larger 8 foot by 20 foot new deck with an attached dock. The deck is a permitted structure, but it is within the shoreline setback of 50' The property owner does have DEC permission for the dock. This consideration involves the following section(s) of the local zoning ordinance.

Article 5, Section II, Subsection C, Paragraph 1; Supplemental Regulations. This section lists the Shoreline regulations and states (C1) Structures greater than 100 square feet, except docks and boathouses, shall be set back from the mean high-water mark of all lakes, ponds and navigable waters and streams in accordance with the dimensional standard set forth in article 4, Section IV above.

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) Eugene Schramm (name of applicant)

17 MONTAGUE AVE (mailing address)

MERRICK N.Y. 11566

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: Eugene Schramm

Property Location/Street Address: 166 N. Shore Rd West Caroga Lake

Section, Block and Lot Number: 67.20-1-23

Zoning District of said Property: LFA

Type of Permit Applied for: Deck

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Do not quote the Ordinance.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: 5 SUBSECTION: Section II PARAGRAPH: 1

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 STRUCTURE OF 100 SF OR LESS IS
ALLOWED IN LFA WITHOUT A VARIANCE
THE NEW DECK TO BE BUILT IS
8' X 20' (TO REPLACE EXISTING DECK) 5X8
WHICH IS OVER 100 SF AND REQUIRES VARIANCE

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:

THERE ARE OTHER DECKS IN
THE SHORELINE OF THE DISTRICT

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

Sworn to me this 19th day of February, 2020

Eugene Schuman
(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

Town of Caroga Building Permit Application

Owner Information:

Name: Eugene Schramm
Address: 17 Montague Ave
City, State, Zip Code: Morrisville NY 11566
Telephone: 516-868-5096 cell 516 807-4072

Contractor Information:

Name: Best Built docks Karl Brenneisen
Address: 17 Ash Dr
City, State, Zip Code: Lake George NY 12845-4326
Telephone: 518-361-5735
Insurance Information: Certificate of Insurance enclosed

Location of Property:

Address (911#): 166 North Shore Road
SBL #: 67.20-1-23
Lot Size: 100 x 300

Description of Project:

4 x 24 dock with two 12' removable sections
8 x 20 deck to replace 5' x 12' deck and 30'
Aluminum dock

Drawings Attached

Estimated Value of Project: \$17,000

Code Enforcement Office will fill in information below.

Permit Type DECK

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 _____

ARTICLE 5 SECTION II SUBSECTION C PARAGRAPH 1

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.

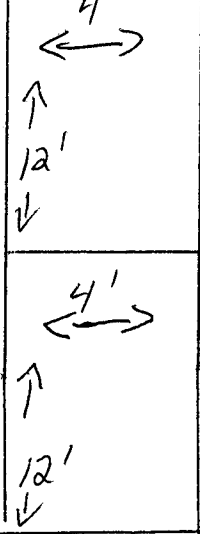
Owner/Authorized Agent:

Eugene Schram

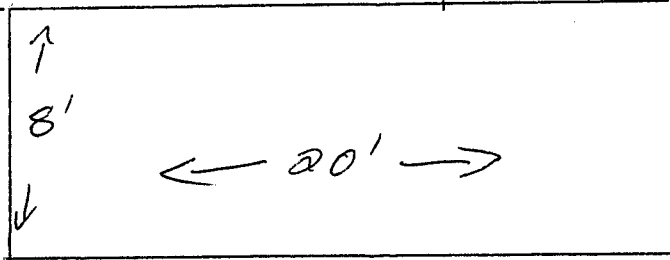
Date:

1/2/20

STEPS INTO
WATER



DOCK IS TWO
4' x 12' REMOVABLE
SECTIONS



Deck is
8' x 20'
PERMANENT
STRUCTURE

300' →

← 100' →

166 N. Shore Rd
WEST CAROLINA LAKE
SBLFF 67.20-1-23



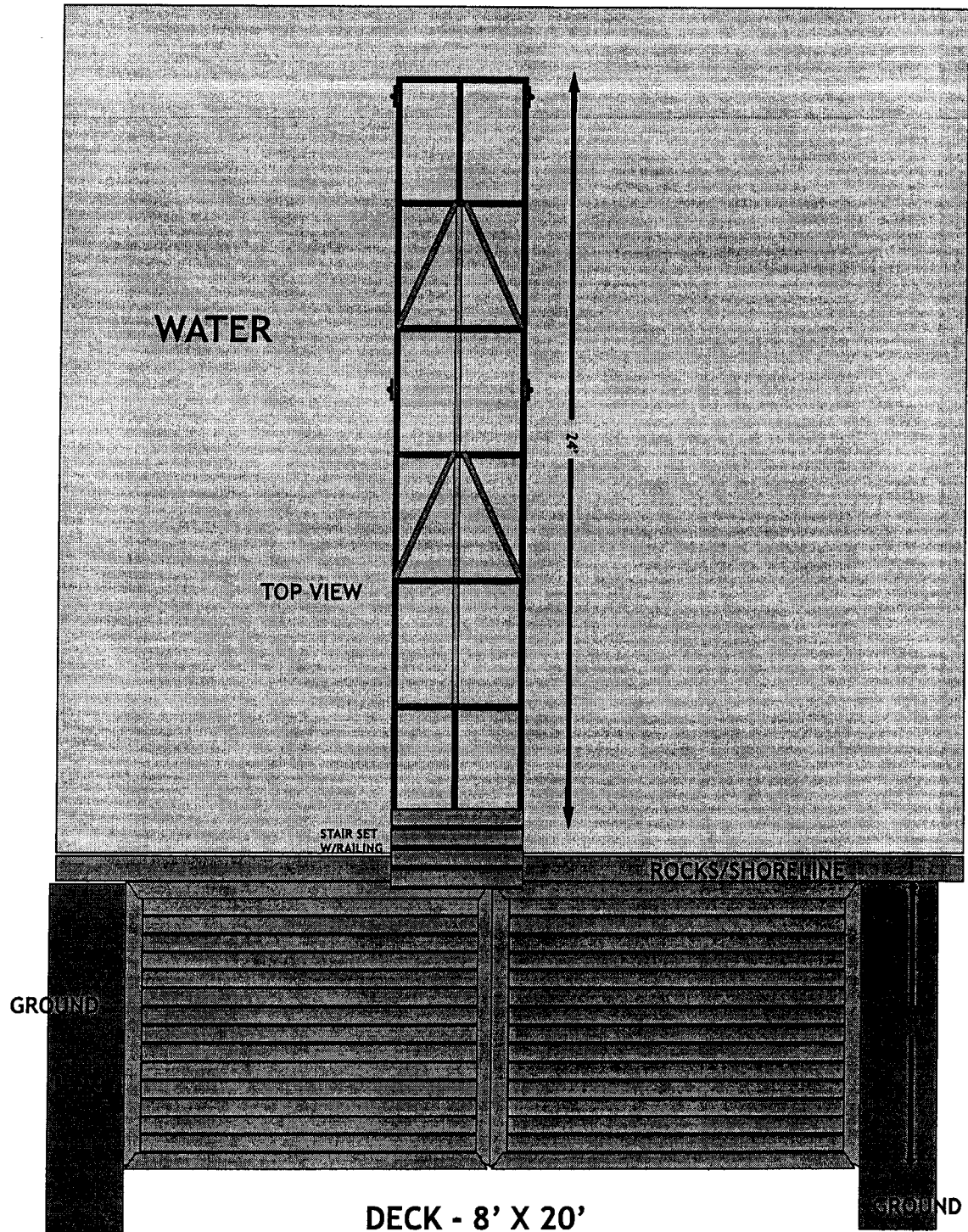
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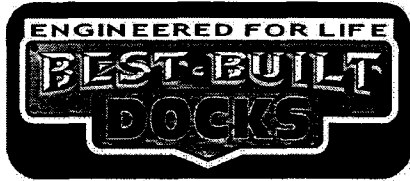
LAKE GEORGE, NY

ALUMINUM TUBE-FRAME DOCKS
ARTICULATING • CANTILEVER • ROLL-INS

518-361-6736 BESTBUILTDOCKS@GMAIL.COM
17 ASH DR. LAKE GEORGE, NY

GENE SCHRAMM - SITE LAYOUT
TOP VIEW - DOCK/DECK





ADIRONDACK MADE

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GENE SCHRAMM - SITE LAYOUT
SIDE VIEW DOCK/DECK

