



United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

**Review and Comments on Building/Zoning Permit Application**

**Applicant(s):**

Owner: Geri Cantor

Owner: David Cantor

**Tax Map #:**

497-3.15

**Application No.:**

Receipt #39433

**Zoning Authority:**

Islip

**Community:**

Seaview

**Object (Yes/No):** No

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:**

**Objection Type:**

**Comments:**

Although 30% lot occupancy for construction of a 2nd story deck, balcony & roof deck complies with the Federal Zoning Standards, we defer to and support the town on its determination regarding the 43.59% FAR & setback variance requests.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*

  
Superintendent

4/13/2012

Date

Cc: Applicant

# TOWN OF ISLIP

40 Nassau Ave Suite 1, Islip, New York 11751 (631) 224-5489

## ZONING BOARD OF APPEALS



**WILLIAM D. WEXLER, CHAIRMAN**  
**MICHAEL A. GAJDOS, VICE CHAIRMAN**  
**JAMES H. BOWERS**  
**JOSEPH L. FRITZ**  
**ANNMARIE LAROSA**  
**RICHARD I. SCHEYER, COUNSEL**  
**MARY PASSARO, SECRETARY**

Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

Re: Geri and David Cantor  
52 Beachwold Avenue  
Seaview, Fire Island, NY

Receipt # 39433

Dear Sir/Madam:

Enclosed for your review is a copy of the Board of Appeals application, Zoning Denial and survey relative to the above referenced property.

Very truly yours,

Mary Passaro  
Zoning Board Secretary

MP/ njl  
Enclosure

*No Previous File*



# TOWN OF ISLIP

## DEPARTMENT OF BUILDING & ENGINEERING

### Zoning Denial & Variance Request

DATE: 10/26/11	SCTM:497-3-15
NAME: Geri Cantor	ZONING DISTRICT: "BAA"
ADDRESS: 52 Beachwold Ave. Seaview	TELEPHONE (home) 201-438-1177
Work/Attny #:	
PHYSICAL LOCATION: East side of Beachwold Ave. 324' south of Neptune Walk Seaview	

	REQUIRED	PROPOSED			
Lot Width			Total Square Footage		
Lot Square Footage			Total S.F. of Property		
			25% of Property		
<b>SETBACKS -</b>			Total F.A.R. of Property		
Front Yard					
Corner/Through-lot			<b>FAR Breakdown</b>	<input type="checkbox"/>	%
Side Yard			Screened Porch		
Total Side Yard			Existing Dwelling		
Rear Yard			First Floor		
<b>SETBACKS-Accessory</b>			Second Floor		
Front Yard			Basement		
Corner/Through-lot			Detached Garage		
Side Yard			Sheds		
Rear Yard			Other		

Permission to construct a 2<sup>nd</sup> story deck having a side yd. setback of 13.1' instead of the req. 15'. To construct a 2<sup>nd</sup> floor balcony and roof deck in conforming location all having an FAR of 43.59% instead of the req. 30%.

\_\_\_\_\_ FAR by Design Prof.

OCT 28 2011

Alto Bonanti

GLENN 631 665-9619  
GRAHAM ASSOCIATES  
1981 UNION BLVD  
BAY SHORE, N.Y. 11706

APPLICATION TO APPEAR BEFORE THE  
BOARD OF APPEALS  
TOWN OF ISLIP

Office Use Only

A PERMIT MUST BE OBTAINED BEFORE  
BEGINNING WORK

ANSWER ALL THE FOLLOWING:

- Appeal of the Building Inspector's Denial or Directive from Other Town Agency
- Variance or Special Exception

The owner of this property is:

DAVID + GERRI CANTOR Address: 49 SHIELD DR. WOODCLIFF LAKE NJ 07677

Applicant(s): DAVID + GERRI CANTOR Address: 52 BECHWOLD DR SEAVIEW, NY

B/A #	_____
T.M.#	<u>47-3-15</u>
Filed	<u>10-28-11</u> Receipt # <u>39433</u>
Public Hearing Date	_____
S.C. Notified	_____ F.I. Nat Sea _____
Zoning District	<u>BAA</u>
Granted	_____
Expires	_____
Denied	_____
Dec. filed with Town Clerk	_____
Secretary	_____

QUESTION INVOLVED PERMISSION TO CONSTRUCT A SECOND STORY DECK HAVING A SIDE YARD SETBACK OF 13.1 INSTEAD OF 15' TO CONSTRUCT A SECOND FLOOR BALCONY + ROOF DECK IN CONFORMING LOCATION ALL WITH FAR OF 43.59

Name of Hamlet SEAVIEW Name of Street 52 BECHWOLD

Side of Street  north  east  south  west Nearest Cross Street NEPTUNE WALK-324'  
Property is  north  east  south  west from Cross Street  
If on Corner:  northeast  northwest  southeast  southwest

Has a Variance or Special Exception ever been applied for on this property? NO If yes: ZBA# \_\_\_\_\_

Is the subject property within 500 feet of any Federal, State, County, Town or Village installation, property, road, recreation area, stream, drainage channel, the Atlantic Ocean, or any bay in Suffolk County or estuary of any of the foregoing bodies of water within one mile of a nuclear power plant or airport? Yes  No

Name and address of owner directly:

- North JUDITH FREEDMAN 56 DRAKE RD SCARSDALE, NY 10583 (50 BECHWOLD AVE)
- East STEPHANIE J HOCHSTAT 714 BROADWAY APT. 5 NY, NY 10003
- East BRENT + PEBRA ZIEGLER 183 EATON LN WEST ISLIP, NY 11795
- South WENDY SOBEY 7509 ALFRED DR SILVER SPRING, MA 20910
- West DEBORAH BELFORD DE FURIA 127 VET DEI VOLSCI ROME ITALY 0085

BOARD OF APPEALS REQUIRES THREE (3) BUSINESS DAYS NOTIFICATION FOR AN ADJOURNMENT

PLEASE NOTE: THE APPLICANT IS TO SUBMIT WHAT THEY CONSIDER THE BEST APPLICATION THAT THEY CAN. THAT APPLICATION WILL NOT BE AMENDED AT THE HEARING. IF ONE WISHES TO MODIFY OR CHANGE THE APPLICATION, THE APPLICATION WILL BE WITHDRAWN AND RE-ADVERTISED AS A NEW APPLICATION AND WILL NOT BE MODIFIED AT THE HEARING.

Sworn to before me this

2nd day of May, 2011

Signed [Signature] David Cantor Date 5/2/11

Signed [Signature] Gerri Cantor Date 5/2/11

Notary JENNIFER K. GANIZZARO

(Signature) [Signature] NOTARY PUBLIC OF NEW JERSEY  
County of Essex My Comm. Exp. 11/15/2015 Telephone Home # 201-573-0734 Business # 201-438-1177

