



**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: Mark Sirota

Agent: Michelle Quatralo

**Tax Map #:**

985.70-1.21

**Application No.:**

#26 on May 2, 2012

**Zoning Authority:**

Brookhaven

**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:**

No objection to 27.7% lot occupancy for setback requests for reconstructed shower/storage shed and bike platform, 2nd access walk and maintain existing fence around structure.

*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

4/11/2012

Date

Cc: Applicant



# Town of Brookhaven Long Island

OFFICE OF THE BOARD OF ZONING APPEALS

**Paul M. DeChance**, Chairman

TO: F.I. NATIONAL SEASHORE  
FIRE ISLAND NATIONAL SEASHORE  
120 LAUREL ST  
PATCHOGUE, NY 11772

FROM: BOARD OF ZONING APPEALS

RE: Mark Sirota, Southeast corner of Thompson Ave. and Juniper Ave.,  
Seaview (200-985.7-1-21)

DATE: 2/29/12

FOR YOUR INFORMATION, PLEASE FIND ATTACHED A PHOTOCOPY OF  
THE ABOVE-CAPTIONED APPLICATION TOGETHER WITH A COPY OF THE  
SURVEY AND BUILDING DEPARTMENT APPLICATION SCHEDULED FOR  
OUR PUBLIC HEARING OF **May 2, 2012** CASE # **26**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

*(Signature)*  
 26 JPMW

**APPLICATION TO THE BOARD OF ZONING APPEALS**  
 (FILE IN TRIPPLICATE - ALL PAGES MUST BE LEGIBLE)  
**BACKSIDE OF WHITE PAGE MUST BE SIGNED & NOTARIZED**  
**SEE INSTRUCTION SHEET FOR ADDITIONAL REQUIREMENTS**

APPLICANT NAMED BELOW MUST BE (check one)  
 PROPERTY OWNER  or IN CONTRACT TO PURCHASE

Name: Mark Sirota  
40 Michelle Quadrangle

Address: 885 Hoegeman Ave.  
East Patchogue, NY 11782

Phone #: (631) 447-3911

Also Notify:  
Mr Sirota  
14 East 13th St Apt 8B New York, NY 10003  
 Phone #: (212) 533-1227

LOCATION OF SUBJECT PROPERTY  
 N SE W side of Juniper Avenue  
 Distance corner N SE W of Thompson Ave.

Village Saukewic  
 Property is zoned RD (as shown on current zoning map)

Address of property 58 Juniper Avenue, Saukewic  
 S.C. TAX MAP NO. 200-985-70-1-21

Has building permit or proposed use been denied by Building Department?  Yes  No

(To be stamped by Building Department) 002343

**VARIANCES REQUESTED**

- LOT AREA
- LOT WIDTH
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK
- 1st STORY SQ. FT.
- 2nd STORY SQ. FT.
- OTHER  to fence forward of Principal structure (Bathhouse)

**SPECIAL PERMIT**

Request: Concrete Ramp  
 Describe: \_\_\_\_\_

- FEE: Poster  Chain of Title  SEORA
- Minor Setback  Lot Area  Special Permit
- Cleaning Buffer/Covenant Relief  Appeal Administrative Decision  Other

SEC. OF BUILDING ZONE ORD. 85-170 E.F. EXHIBIT 5 2009  
 PENALTY: Residential  Commercial  CEU

1. Is there a school, library, church, hospital, orphanage or fire hall within 200 ft. of the premises in question? No
2. Is property located on an improved road? Yes
3. Is road Town maintained? Yes
4. Is the property in question conforming to the lot area requirement? Yes  No
5. When was property acquired? 1997
6. When was area upzoned? 1981
7. Has premises ever been the subject of a prior application for a variance/special permit before the Board of Appeals? Yes  No  If yes, when? 1961
8. a) Is the property within one (1) mile from any nuclear power plant or airport? Yes  No   
 b) Is the property within 500 ft. of the following:  
 (1) the boundary of any village or town? Yes  No   
 (2) any existing or proposed County, State parkway, thruway, expressway road or highway? Yes  No   
 (3) any existing or proposed County, State or Federal park or other recreation area? Yes  No   
 (4) existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines? Yes  No   
 (5) the existing or proposed boundary of any County, State or Federally owned land held for government use? Yes  No   
 (6) the Atlantic Ocean, Long Island Sound, any bay in Suffolk County or estuary of any of the foregoing bodies of water? Yes  No   
 (7) Is this property situated in (a) Historic District? No (b) Hydrogeological Sensitive Zone? No (c) Suffolk County Pine Barrens Zone? No If yes, Compatible Growth Area? \_\_\_\_\_ or Core Preservation Area? \_\_\_\_\_
10. Is SEORA applicable to any part of this application? Yes  No

**LIST THE STRUCTURE(S) REQUIRING VARIANCE(S); SPECIFY WHETHER EACH ITEM IS PROPOSED OR EXISTING:**  
Minimum side yard setback for reconstructed snow storage  
(shed) shed and bike platform, front yard setback variance  
for reconstruction of 2nd access walk and permission  
to maintain to high fence forward of Principle structure (Bathhouse)



APPLICATION FOR BUILDING AND ZONING PERMIT

Each application must be typewritten or printed and have all information answered. Incomplete or illegible applications will not be accepted. APPLICATION is hereby made for a permit to do the following work, which will be done in accordance with the description, survey and plans submitted pursuant to Section 57 of the Worker's Compensation Law, Zoning Ordinances, Building Code and all other applicable ordinances and laws.

Article 15 of the Executive Law of the State of New York, Section 296-5 (A) (1) prohibits discrimination in the sale, rental or lease of housing accommodations because of race, creed, color or national origin. **EP 3626**

(Type or print firmly to ensure legible copy. No carbon necessary) ZBA # **002343**

Applicant: Mark Strota & Michelle Quattrone No. & St. 355 Hempden Ave ZBA # 002343  
 Village or City: East Patchogue State DY zip 11982 Phone (631) 447-3917  
 Architect or Engineer: \_\_\_\_\_  
 Village or City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Contractor or Builder: \_\_\_\_\_ No. & St. \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Village or City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Property located at No. 58 N SEM. side Juniper Avenue Distance corner  
 N.E.W. of Thompson Avenue Village Seawater State of New York 11928  
 Map Seawater Owner Address 114 East 13th St. Apt 8B, Deerpark, NY 10013 Lot(s) 81  
 County Tax Map Section 985.20 Block 1 Section D State of New York \_\_\_\_\_  
 Use and size of proposed work: EXISTING RECONSTRUCTION OF EAST SIDE DECK 15' X 29 1/4', EXISTING RECONSTRUCTION OF SOUTH SIDE WOOD WALK 5' X 34', EXISTING BIKE RACK 5' X 5', PROPOSED 2ND ACCESS WALK 4' X 17.79', (WOOD RAMP) RECONSTRUCTION W/ GATE W/ DEER FENCE, EXISTING NEW ACCESS WALK & RAMP 4' X 83', EXISTING RECONSTRUCTION OF 8.1' X 6.2' SHED AND 5.6' X 5.2' SHOWER STALL.

This application must be signed in two places below, by the owner and the applicant, even when they are the same.

I hereby certify that I am the owner of the property that is the subject of this application and acknowledge that the described work is intended to take place on said property. By signing this application, I acknowledge that there may be restrictive covenants or agreements held by private and/or public entities and do agree to fully comply with all requirements of said covenants and/or agreements. Any false statement made herein is punishable as a misdemeanor pursuant to § 201.45 of New York Penal Law.

Date: 2-13-12 Print Name: MARC S STROTA Signature: \_\_\_\_\_  
 Date: 2/1/12 Print Name: MICHELLE QUATTRONE Signature: \_\_\_\_\_

Thereby certify that I have examined this complete application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable Town, County, State and Federal Laws. By signing this application, I acknowledge that there may be restrictive covenants or agreements held by private and/or public entities and do agree to fully comply with all requirements of said covenants and/or agreements. Any false statement made herein is punishable as a misdemeanor pursuant to § 201.45 of New York Penal Law.

This application must be signed in two places above, by the owner and the applicant, even when they are the same.

FOR BUILDING USE ONLY:

Proposed use: Zoning District RD AE 9  
 Zoning District RD  
 Property Area  
 Property Width  
 Front Yard Setback  
 Rear Yard Setback 2nd access walk w/concrete ramp  
 Side Yard Setback and gate - 0' front yard (Thompson)  
 Side Yard Setback  
 S.C.H.D. Blockplatform, shower stall/shed 5.3' side  
 Survey  
 Plans 6' fence forward of principal structure  
 Other Thompson Ave, Juniper Ave.  
 Permit approved date \_\_\_\_\_  
 Permit Denied (expires in 60 days) date 2/24/12 Per. JD  
 Remarks: CO# 28391: Handcopy 30'x44'

Permit #:	Issued:	Estimated Value:
Receipt #:	Issued:	
1 <sup>st</sup> floor area:	sq. ft.	=
2 <sup>nd</sup> floor area:	sq. ft.	=
Accessory area:	sq. ft.	=
Permit Fee:		
Add. Fee:		
Plan. Fee:		
TOTAL:		CIA

Art XVI 85-170 F Side yard 5.3'  
 Art XVI 85-170 I (1) 6' high fence forward of principal structure  
 Thompson Ave and Juniper Ave  
 Art XVI 85-170 E - 2nd access walk w/concrete ramp and gate - 0' front yard - Thompson Ave

Remarks: \_\_\_\_\_ Issued: \_\_\_\_\_  
 CO # \_\_\_\_\_  
 CC # \_\_\_\_\_  
 1. Bldg. Insp. approved  
 2. Final Survey approved  
 3. Electric Cert. approved  
 4. S.C.H.D. approved  
 5. Fire Prevention approved  
 6. Planning Board approved  
 7. Highway Dept. approved  
 8. Assessment Cert. approved  
 9. Lead Test approved  
 10. Debris Affidavit approved  
 11. Steel Affidavit approved  
 12. Disclosure approved  
 13. Smoke approved  
 14. Energy STAR approved  
 15. Pictures approved  
 16. Other: \_\_\_\_\_

Building Permit # \_\_\_\_\_

20' F, 20' R 9.8' min / 24' total

