



**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: Carol Litterello

Agent: Michelle Quatralo

**Tax Map #:**

986.40-1.29

**Application No.:**

#10 on May 2, 2012

**Zoning Authority:**

Brookhaven

**Community:**

Fire Island Pines

**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:**

See attached letter.

*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

4/30/2012

\_\_\_\_\_  
Date

Cc: Applicant



## United States Department of the Interior

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

IN REPLY REFER TO:  
986-40-1-29

April 30, 2012

Paul M. DeChance, Chairman  
Board of Zoning Appeals  
Town of Brookhaven  
One Independence Hill  
Farmingville, NY 11738

RE: Carol Litterello, N/S Fire Island Blvd., 55' W/O Pine Walk,  
Fire Island Pines  
SCTM# 986.40-1.29 FI #3623  
**BZA Hearing #10 of May 2, 2012**

Dear Mr. DeChance:

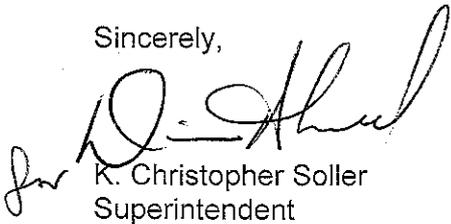
This letter provides supplemental information to our form letter that is submitted our comments regarding the above-referenced application.

The Seashore records, including aerial photographs, indicate that this development existed at least since 1984. Therefore, as long as all development occurred in accord with local zoning, the National Park Service does not object to the replacement in kind and continued maintenance of this development.

Per the Federal Zoning Standards, § 28.11(a) Any use or structure lawfully existing under local law as of October 17, 1984 and rendered nonconforming by the adoption of the federal standards may continue, subject to the provisions of this section, and will not lose its exemption from condemnation if otherwise eligible.

In other words, if this development occurred in any way that was not in accordance with local zoning, or if there was any expansion beyond developments that were approved by the town, the property would be subject to the condemnation authority of the Secretary of the Interior.

Sincerely,

  
K. Christopher Soller  
Superintendent



Town of Brookhaven  
Long Island

OFFICE OF THE BOARD OF ZONING APPEALS

Paul M. DeChance, Chairman

*Previous 1994  
conditional approval -  
Discernable on 1984 photo*

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

FROM: BOARD OF ZONING APPEALS

RE: Carol Litterello, n/s Fire Island Blvd. 55' w/o Pine Walk  
Fire Island Pines

DATE: 2/15/12

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 # **10**.  
THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

#10

Filed 20 Rec. No. 20 Meeting May 2 12

**APPLICATION TO THE BOARD OF ZONING APPEALS**  
(FILE IN TRIPLICATE - ALL PAGES MUST BE LEGIBLE)

**BACKSIDE OF WHITE PAGE MUST BE SIGNED & NOTARIZED**  
**SEE INSTRUCTION SHEET FOR ADDITIONAL REQUIREMENTS**

*[Signature]*  
2/11

*[Signature]*  
3623

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

Name: Carol Litterello  
96 Michelle Courtale

Address: 355 Hageman Ave.  
East Patchogue, NY 11788

Phone #: (631) 447-3977

Also Notify:  
Carol Litterello  
30 Birch Rd. Kings Park, NY 11954  
Phone #: (631) 979-1900

**LOCATION OF SUBJECT PROPERTY**

S E W side of Fire Island Boulevard  
Distance 55' N S E W of Pine Walk

Village Fire Island Pines

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

Address of property 188 Fire Island Boulevard, Fire Island Pines  
S.C. TAX MAP NO. 200-980-40-1-29

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

(To be stamped by Building Department) 002310

**SPECIAL PERMIT**

Request: Describe: \_\_\_\_\_

**VARIANCES REQUESTED**  
LOT AREA   
LOT WIDTH   
FRONT YARD SETBACK  (Hot Tub) (20')  
REAR YARD SETBACK  9' (Pool) (20')  
SIDE YARD SETBACK  Minimum 4' (Hot Tub) (9.6')  
 total \_\_\_\_\_  
1st STORY SQ. FT.   
2nd STORY SQ. FT.   
OTHER

**SEC. OF BUILDING ZONE ORD.** 85-170C

**FEE:** Poster  Chain of Title  SEQRA   
Minor Setback  Lot Area  Special Permit  Renewal of Special Permit  Sign  CEU   
Clearing/Buffer/Covenant Relief  Appeal Administrative Decision  Other

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

5. When was property acquired? \_\_\_\_\_

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? 1995 2/9/94 # 28

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

9. (a) Is the 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? \_\_\_\_\_  
water? Yes  No

10. Is SEQRA applicable to any part of this application? Yes  No

**LIST THE STRUCTURE(S) REQUIRING VARIANCE(S); SPECIFY WHETHER EACH ITEM IS PROPOSED OR EXISTING:**

Rear Yard Setback for Existing Replacement of Swimming Pool, Hot Tub + Shower and Side

Hot Tub + Shower for Existing Hot Tub + Shower



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. **002310**

FI 3623

(Type or print firmly to ensure legible copy. No carbon necessary)

Applicant Carol Littlelle of Michelle Quadrate No. & St. 985 Hickman Ave ZBA # 002310  
 Village or City East Patchogue State NY Zip 11922 Phone (631) 440-3902  
 Architect or Engineer \_\_\_\_\_ No. & St. \_\_\_\_\_  
 Contractor or Builder \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Village or City \_\_\_\_\_ No. & St. \_\_\_\_\_  
 Property located at No. 188 N.S.E.W. side Fire Island Blvd State NY Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 N.S.E.W. side Fire Island Pines Distance 55'  
 Map Fire Island Pines Village Fire Island Pines State of New York  
 Owner of record on tax rolls Carol Littlelle Owner Address 80 Birch Rd Kings Park NY 11754 Lot(s) \_\_\_\_\_  
 County Tax Map Section 980.40 Block \_\_\_\_\_  
 Use and size of proposed work \_\_\_\_\_

EXISTING Replacement of Swimming Pool 10x30  
EXISTING 6x10 HOT TUB and 4' x 4' outside shower on  
EXISTING LEGAL Deck (42x10638) and replacement of  
deck floorboards around pool  
or No Change in Lot Occupancy

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 the 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: 2/11/12 Print Name: Carol Littlelle Signature: Carol Littlelle OWNER  
 Date: 2/11/12 Print Name: Michelle Quadrate Signature: Michelle Quadrate APPLICANT

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 RD AE (E18)  
 Zoning District  
 Property Area  
 Property Width  
 Front Yard Setback 1' HOT TUB  
 Rear Yard Setback 9.8' Swimming Pool (20')  
 Side Yard Setback 10' outside shower  
 S.C.H.D. 2.5' shower (9.6')  
 Survey 4' HOT TUB  
 Plans  
 Other  
 Permit approved date  
 Permit Denied (expires in 60 days) date 2/14/12 Per. Patm

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

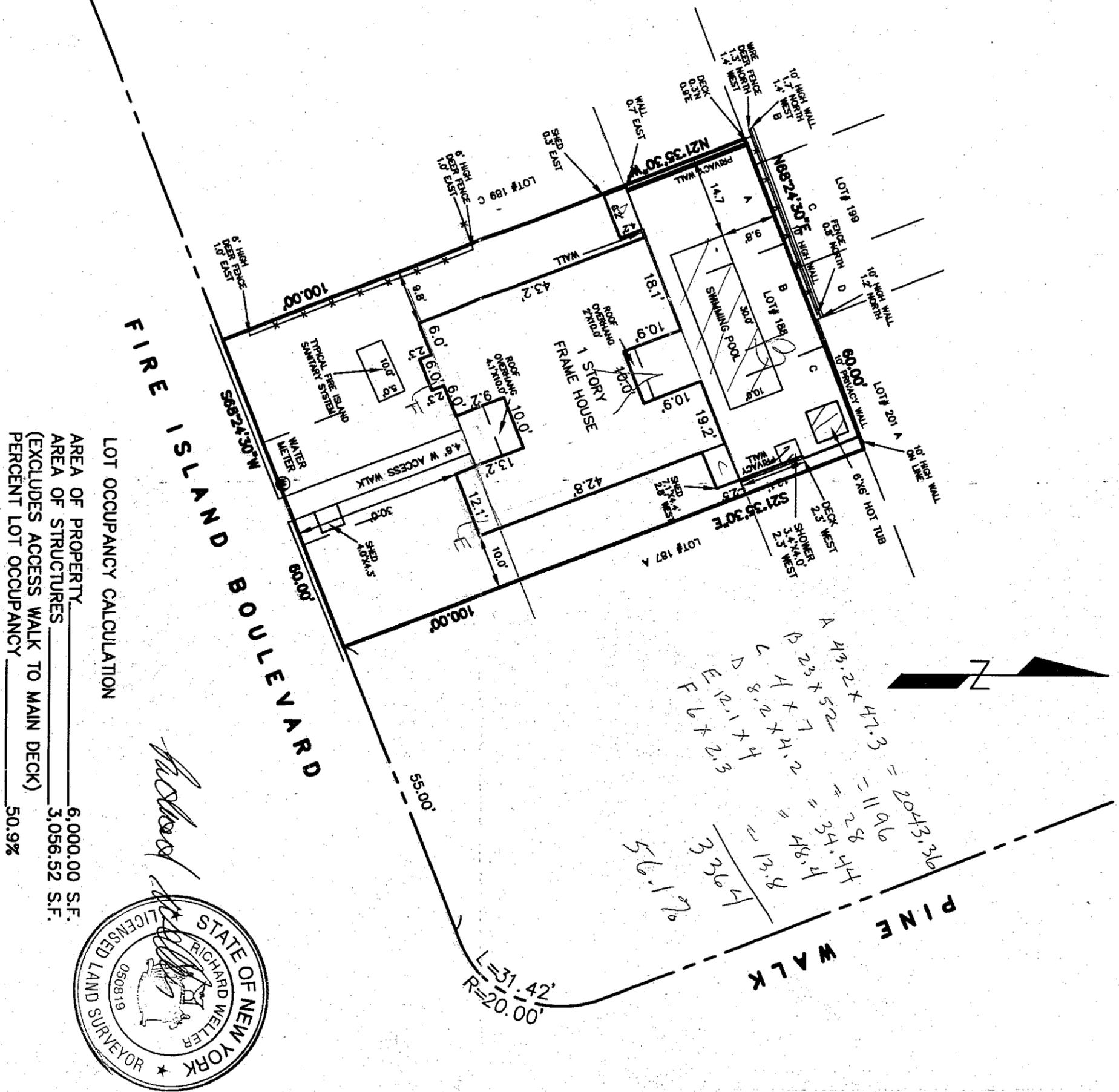
Remarks: Lot XVI 85-170 E - 1' rear yd hot tub, 9.8' rear yd - Pool, 10' rear yd - (outside shower)  
85-170F - 4' side yd - hot tub, 2.5' side yd - shower  
Lot XVII 85-170 E - 1' rear yd hot tub, 9.8' rear yd - Pool, 10' rear yd - (outside shower)  
85-170F - 4' side yd - hot tub, 2.5' side yd - shower  
220# 10638: above ground pool 30'x10' w/fence  
20# 91045: 1st yrs. 47.2'x17.2' imp  
35'x50' imp, rear shed, access walk, front deck

CO # \_\_\_\_\_ Issued: \_\_\_\_\_ Approved for issuance of certificate Per \_\_\_\_\_  
 CC # \_\_\_\_\_

- Remarks:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> 1. Bldg. Insp. approved     | <input type="checkbox"/> 7. Highway Dept. approved     | <input type="checkbox"/> 13. Smoke approved       |
| <input type="checkbox"/> 2. Final Survey approved    | <input type="checkbox"/> 8. Assessment Cert. approved  | <input type="checkbox"/> 14. Energy STAR approved |
| <input type="checkbox"/> 3. Electric Cert. approved  | <input type="checkbox"/> 9. Lead Test. approved        | <input type="checkbox"/> 15. Pictures approved    |
| <input type="checkbox"/> 4. S.C.H.D. approved        | <input type="checkbox"/> 10. Debris Affidavit approved | <input type="checkbox"/> 16. Other _____          |
| <input type="checkbox"/> 5. Fire Prevention approved | <input type="checkbox"/> 11. Steel Affidavit approved  |   |
| <input type="checkbox"/> 6. Planning Board approved  | <input type="checkbox"/> 12. Disclosure approved       |   |

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

*Existed & discussed photo  
4/21/84*



LOT OCCUPANCY CALCULATION

AREA OF PROPERTY 6,000.00 S.F.

AREA OF STRUCTURES 3,056.52 S.F.

(EXCLUDES ACCESS WALK TO MAIN DECK)

PERCENT LOT OCCUPANCY 50.9%



NOTE: LOT NUMBERS REFER TO "MAP OF FIRE ISLAND PINES - SECTION TWO", FILED NOV. 24, 1958 AS MAP #1988.

S.C.T.M.#0200-986.4-1-29

LOT AREA = 6,000 S.F.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH A ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND ON HIS BEHALF TO THE TITLE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED FOR GREGORY & CAROL LITTERELLO  
PROPERTY AT FIRE ISLAND

CERTIFIED TO

TOWN OF BROOKHAVEN SUFFOLK COUNTY, N.Y.

NORTON BROTHERS DUNN  
Engineering and Surveying, L.L.P.

NORTON BROTHERS DUNN

SCALE 1"=20'

FILE NO. 15,642

DATE 1/26/12

BY:

DATE