



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: Florence Swinsky

Agent: Michelle Quatrale

Tax Map #:

985.70-3.11

Application No.:

Case #31 on July 18, 2012

Zoning Authority:

Brookhaven

Community:

Ocean Bay Park

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

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: 36 CFR Part 28.11(b)(1)

Objection Type: Change in or expansion of a non-conforming use

Comments:

Although no increase in the existing 40.8% lot coverage, roofing over the two existing decks is a change and expansion of this nonconforming development.

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

7/11/2012

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: Florence Swinsky, North side of Bay View Ave. 600' West of Ocean
Bay Blvd., Ocean Bay Park (0200 98570 0300 011000)

DATE: 5/16/12

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 **July 18, 2012** CASE # **31**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

31

4 pm

APPLICATION TO THE BOARD OF ZONING APPEALS
(FILE IN TRIPLICATE - ALL PAGES MUST BE LEGIBLE) **Feb 30553**

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: Florence Swansky
46 Michelle Courtale

Address: 855 Hackman Ave.
East Patchogue, NY 11702

Phone #: (631) 440-3900

Also Notify:
Dora Cantelmo
1710 Monterey Blvd. Hermosa Beach, CA 90254
Phone #: _____

LOCATION OF SUBJECT PROPERTY

S E W side of Bayview Avenue
Distance 1000' N S E W of Ocean Bay Blvd.

Village Ocean Bay Park
Property is zoned R2D (as shown on current zoning map)

Address of property 855 Hackman Ave, Ocean Bay Park
S.C. TAX MAP NO. 300-985.70-3-11

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

(To be stamped by Building Department) **002602**

VARIANCES REQUESTED

LOT AREA _____
LOT WIDTH _____
FRONT YARD SETBACK _____
REAR YARD SETBACK _____
SIDE YARD SETBACK Minimum 4' + 10' (18')
 Total 14' (20')
1st STORY SQ. FT. _____
2nd STORY SQ. FT. _____
OTHER _____

SPECIAL PERMIT

Request: _____
Describe: Sand FINS for 5/16/12
" Beach for 5/16/12
" ASPC for 5/16/12

SEC. OF BUILDING ZONE ORD. 855-1701F

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

PENALTY: Residential Commercial

- Is there a school, library, church, hospital, orphanage or fire hall within 200 ft. of the premises in question? No
- Is property located on an improved road? Yes
- Is road Town maintained? Yes
- Is the property in question conforming to the lot area requirement? Yes No
- When was property acquired? _____
- When was area upzoned? R81
- 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? 10/4/08 7/12/00 #25
- 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
- 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? _____
- Is SECORA applicable to any part of this application? Yes No

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

Side yard variances for ~~existing~~ Proposed (a)
Road area screened Fences

MAP OF PROPERTY

SURVEYED FOR **FLORENCE SWINSKY** GREAT SOUTH BAY
LOCATED AT *Ocean Bay Park* SUFFOLK COUNTY, N. Y.

LOT 5 33 & 24
THIRD AMENDED
MAP OF OCEAN BAY PARK
FILED APRIL 28, 1930 MAP NO. 175

SCALE 20 FEET TO 1 INCH

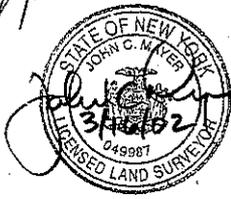
● = STAKE ○ = IRON PIPE
■ = MONUMENT ▲ = SPIKE

TAX MAP NO. 200-985.7-3-11

AREAS:
PROPERTY = 4773 S.F.
HOUSE, DECKS, SHED & WALKS
(LESS ACCESS WALK) = 1950 S.F.
LOT OCC. = 40.8%

JOHN C. MAYER, L.S.
SUCCESSOR TO
JAY C. ROWLINSON, L.S.
204 BRENTWOOD ROAD
P.O. BOX 5070
BAY SHORE, NY 11706
(631) 665-0780

This survey has been updated or changed by John C. Mayer, L.S., successor to Jay C. Rowlinson, L.S., who gave authorization to alter his surveys. John C. Mayer, L.S. is not liable for any work prior to June 10, 2000. Jay C. Rowlinson, L.S. is not liable for any work after June 10, 2000.



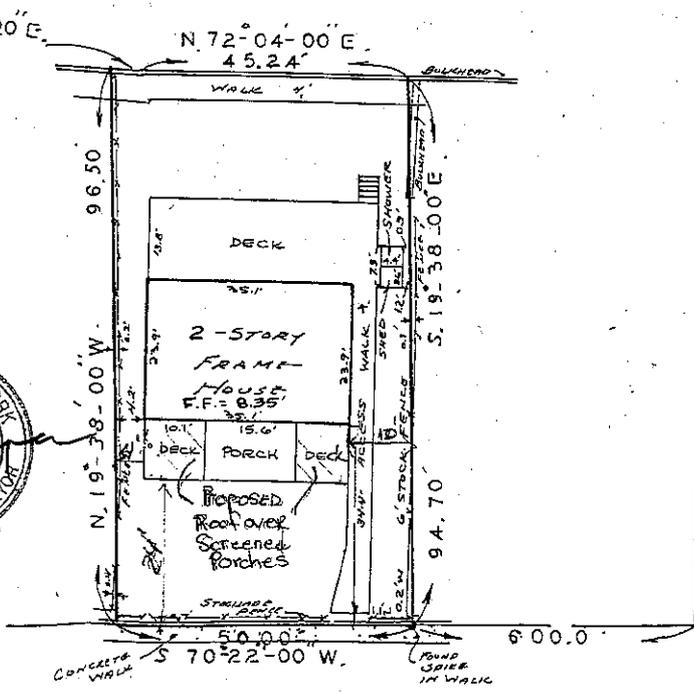
REVISED MAR. 19, 2002 - CORRECTION
REVISED FEB. 1, 2002 FINAL SURVEY
REVISED JAN. 26, 2001 ADDED FIRST FLOOR ELEVATION
REVISED MAY 1, 2000
SURVEYED FEB. 29, 2000

JAY C. ROWLINSON, L.S.
BAY SHORE, N.Y.

CERTIFIED TO:
FLORENCE SWINSKY

BY: *[Signature]*
DATE: _____

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7009 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
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OCEAN BAY BLVD.

BAY VIEW AVENUE