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.

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6477
www.brookhaven.org

Printed on recycled paper

Filed _____ 20____ Rec. No._____ Meeting July 18, 20 12

31

APPLICATION TO THE BOARD OF ZONING APPEALS

(FILE IN TRIPLICATE – ALL PAGES MUST BE LEGIBLE)

BZ 3653

4 pm

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 Swinsky
c/o Michelle Quattrale

Address: 255 Hagerman Ave.
East Patchogue, NY 11772

Phone #: (631) 447-3977

LOCATION OF SUBJECT PROPERTY

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

Village Ocean Bay Park
Property is zoned RD (as shown on current zoning map)
Address of property 23 Bayview Ave., Ocean Bay Park
S.C. TAX MAP NO. 200-985.70-3-11

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

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' (8')
	☐ total	14' (20')
1st STORY SQ. FT.	☐	
2nd STORY SQ. FT.	☐	
OTHER	☐	

Request: **SPECIAL PERMIT**

Describe: Sent FINS ltr
" Beach ltr > 5/16/12
" SCPC ltr

SEC. OF BUILDING ZONE ORD. 85-170 F

FEE: Poster ☒ Chain of Title ☐ SEQRA ☐ **PENALTY:** Residential ☐ _____ Commercial ☐ _____
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 ✓ No____
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? 10/4/02 7/12/00 #25
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____
9. 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 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:

Side yard Variances for ~~existing~~ Proposed (2) Roofed over Screened Porches

BROOKHAVEN BUILDING & FIRE PREVENTION
ONE INDEPENDENCE HILL, FARMINGVILLE, NY 11738
PHONE # (631) 451-6333 – www.brookhaven.org

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.

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

FI 3653

ZBA # 002602

Applicant Florence Swinsky c/o Michelle Quatrale
Village or City East Patchogue
No. & St. 255 Hagerman Avenue
State NY Zip 11772 Phone (631) 447-3977
Architect or Engineer
Village or City
No. & St.
State Zip Phone
Contractor or Builder
Village or City
No. & St.
State Zip Phone
Property located at No. 23 N.S.E.W. side Bayview Avenue
N.S.E.W. of Ocean Bay Blvd. Distance 600'
Map Ocean Bay Park Village Ocean Bay Park State of New York
Owner of record on tax rolls Florence Swinsky Section Lot(s) 23-24
County Tax Map Section 985.70 Owner Address
Block 3 Lot 11
Use and size of proposed work Cont of work P# 04B17821 proposed bulkhead resheathing/repair 48'x7'5", proposed screening and roofing over of two (2) decks 10'x10' & 10'x10' on either side of existing porch and replaced (1) wood Gate

V065615 – No Increase 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 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: 5/14/12 Print Name: Florence Swinsky Signature: Florence Swinsky
OWNER

I hereby 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.

Date: 1/27/12 Print Name: Michelle Quatrale Signature: Michelle Quatrale
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
- [x] Zoning District RD - AE-EL8)
- [ ] Property Area
- [ ] Property Width
- [ ] Front Yard Setback
- [ ] Rear Yard Setback
- [ ] Side Yard Setback 4' mins, 10' mins
- [ ] Side Yard Setback 14' total sides
- [ ] S.C.H.D.
- [ ] Survey
- [ ] Plans
- [ ] Other
- [ ] Permit approved date Per:
- [x] Permit Denied (expires in 60 days) date 5/15/12 Per: Patm

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

Remarks: CZC# 11952: access walk to walk, wood deck, E/S walk, walk along bulkhead, wood platform, shower stall, steps to deck
CO# 33959: (1) fam dwlg (1) story 24'x35'
CC# 215458: fireplace 2nd fl living room & chimney
CO# 315808: 2nd sty dormer, new access walk, shower, repair n/s deck & deck add, front deck add w/screen porch, fence repair, raise walk/ramp, alt to 1 & 2nd sty, 2nd sty deck, demo of wood slats & ramp to house entry.
Art XVI 85-170F – 4' mins, 10' mins, 14' total sides

Building Permit #

- [ ] CO #: Issued:
- [ ] CC #:
- [ ] Approved for issuance of certificate Per
Remarks:

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

9/28/09

43719

MAP OF PROPERTY

SURVEYED FOR FLORENCE SWINSKY

LOCATED AT Ocean Bay Park SUFFOLK COUNTY, N. Y.

LOT S 33 & 2Y

MAP OF THIRD AMENDED OCEAN BAY PARK FILED APRIL 28, 1930 MAP NO. 175

SCALE 20 FEET TO 1 INCH

● = STAKE O = IRON PIPE

■ = MONUMENT ▲ = SPIKE

TAX MAP NO. 200-985.7- 3-11

AREAS:
PROPERTY = 4,773 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.

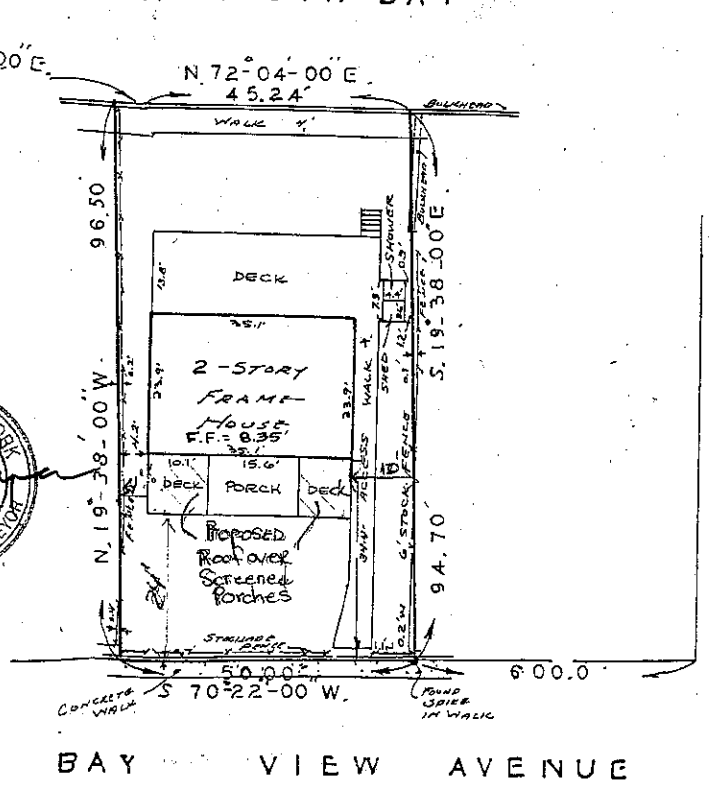
STATE OF NEW YORK
JOHN C. MAYER
049987
LICENSED LAND SURVEYOR
3/14/02

REVISED MAR. 15, 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 _____

DATE _____

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