



# 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: **Point O'Woods** - Northwest corner Ridge Ave. & Center  
St., Point O'Woods

DATE: May 30, 2012

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 **August 8, 2012** CASE # 10

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

5/24

10  
JPM

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

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

Name: Point O' Woods % Cramer Consulting Group

Address: P.O. Box 5535 Miller Place, NY 11764

Phone #: 476-0984

Also Notify:  
Point O' Woods  
Point O' Woods, Pow, NY

Phone #: \_\_\_\_\_

VARIANCES REQUESTED

- LOT AREA
- LOT WIDTH
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK  minimum \_\_\_\_\_  
 total \_\_\_\_\_
- 1st STORY SQ. FT.
- 2nd STORY SQ. FT.
- OTHER

LOCATION OF SUBJECT PROPERTY

N S E W side of Ridge Avenue

Distance corner N S E W of Center Street

Point O' Woods  
Village Point O' Woods

Property is zoned \_\_\_\_\_  
(as shown on current zoning map)

Address of property 188 Ridge Avenue  
S.C. TAX MAP NO. 200-985.8-4-14.1

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

(To be stamped by Building Department) **002591**

SPECIAL PERMIT

Request: \_\_\_\_\_ Describe: FINIS  
POINT O' WOODS ) 5/30

SEC. OF BUILDING ZONE ORD. \_\_\_\_\_

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

PENALTY: Residential 1000 Commercial

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? NO

3. Is road Town maintained? NO

4. Is the property in question conforming to the lot area requirement? NO

5. When was property acquired? October 2009

6. When was area upzoned? \_\_\_\_\_

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? \_\_\_\_\_

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?  (b) Hydrogeological Sensitive Zone? ND (c) Suffolk County Pine Barrens Zone? ND If yes, Compatible Growth Area? ND or Core Preservation Area? ND

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:  
existing garbage shed, Proposed Shower Stall, Proposed 1st story addition 9'x2' 1 proposed deck 21.9 x 14.5' long.



# TOWN OF BROOKHAVEN BUILDING & FIRE PREVENTION

ONE INDEPENDENCE HILL, FARMINGVILLE, NY 11738  
PHONE # (631) 451-6333 - www.brookhaven.org

FI # 3651

## 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 206-5 (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)

ZBA # **002591**

Applicant Point O' Woods 9/6ramer Consulting  
 Village or City Miller Place Group  
 Architect or Engineer \_\_\_\_\_  
 Village or City \_\_\_\_\_  
 Contractor or Builder \_\_\_\_\_  
 Village or City 68 NSEW side Ridge  
 Property located at No. Center Street  
 N.S.E.W. of Point O' Woods  
 Map Point O' Woods  
 Owner of record on tax rolls Point O' Woods #85 Owner Address Point O' Woods, Pow, NY Lot(s) 14.1  
 County Tax Map Section 200 - 985.8 Block 4  
 Use and size of proposed work Proposed 1st story addt 30.3 X 17.5' irreg, Proposed shower stall 14 X 7', Proposed 2nd story addt 30.3 X 17.5' irreg, Proposed 1st story addt 15' X 15' irreg, Proposed 1st story addition 9'9" X 2', Proposed 2nd story addition replacing a 2nd story porch over deck 16.3 X 11', Proposed porch addition 10' X 17' irreg, Proposed 1st story deck 21.9 X 14.5 irreg, Proposed 6' X 2' 1st story addition.  
 Section 9 Point O' Woods, Pow, NY

**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: 2/13/2012 Print Name: Point O' Woods Signature: [Signature] OWNER: GH

Date: 2/13/2012 Print Name: Point O' Woods Signature: [Signature] APPLICANT: GH

**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 A/E (E-19)  
 Property Area \_\_\_\_\_  
 Property Width 84' front - garbage shed  
 Rear Yard Setback 18' front - shower stall  
 Side Yard Setback 14' 9" side yd - deck  
 Side Yard Setback 9' side yd - shower stall  
 S.C.H.D. 4' side yd - 1st story addition  
 Survey \_\_\_\_\_  
 Plans \_\_\_\_\_  
 Other 34.5' height on addition (28' permitted)  
 Permit approved date \_\_\_\_\_ Per. 5/9/12 Par. Patm  
 Permit Denied (expires in 60 days) date \_\_\_\_\_

|                             |                  |
|-----------------------------|------------------|
| 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:                   |                  |
| Plan. Fee:                  |                  |
| TOTAL:                      | CIA              |

Remarks: Lot XVI - 85-170 - E - 84' garbage shed, 18' front shower stall  
85-170 F - 14.7 side yd - deck 9' side yd shower stall, 4' side yd  
1st story addition  
85-170 - 34.5' height requested for addition (28' permitted)

020 #  
Front 20, Rear 20, side yd 12, 30

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 # \_\_\_\_\_

