



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: Louis Nelson, n/w/c Bay Walk and Surf Ave., Cherry Grove

DATE: 6/25/12

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 **August 8, 2012** CASE # **16**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs:

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6477

www.brookhaven.org

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APPLICATION TO THE BOARD OF ZONING APPEALS
 (FILE IN TRIPLICATE - ALL PAGES MUST BE LEGIBLE) Ft 3402

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

[Signature]

LOCATION OF SUBJECT PROPERTY

N S E W side of Surfwalk
 Distance corner N S E W of Baywalk
 Village Cherry Grove PD
 Property is zoned (As shown on current zoning map)
 Address of property 208 Surfwalk, Cherry Grove
 S.C. TAX MAP NO. 980.80-2-38

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

Name: Louis DeSoto
40 Michelle Quatrete

Address: 208 Hogeman Avenue
East Patchogue, NY 11902

Phone #: (438) 440-3900

Also Notify: Louis DeSoto
432 Kofayette St #7 New York, NY 10003-1817
 Phone #: (917) 800-3578

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

(To be stamped by Building Department) **002658**

VARIANCES REQUESTED

LOT AREA
 LOT WIDTH 1 1/2 ft walk
 FRONT YARD SETBACK 1 1/2 ft Back walk
 REAR YARD SETBACK 0'
 SIDE YARD SETBACK Minimum 11 1/2' drive
 total
 1st STORY SQ. FT.
 2nd STORY SQ. FT.
 OTHER to fence beyond principle
 shore (both walks)

SPECIAL PERMIT

Request: 2nd STAIRS for 1st floor
 Describe: 2nd STAIRS for 1st floor
3000 ft
3000 ft

FEES: Poster Chain of Title SEGRA Special Permit Renewal of Special Permit Sign CEU
 Minor Setback Lot Area Special Permit 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? 1981

6. Has premises ever been the subject of a prior application for a variance/special permit before the Board of Appeals? No If yes, when? _____

7. a) Is the property within one (1) mile from any nuclear power plant or airport? 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

8. 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 SEGRA 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, Front and Side Variance for Existing Deck w/ Walk (320 ft) Front Yard + Rear Yard Variance for Deck w/ stairs @, Balcony (Approx 1200 ft) Rear Deck 1st story (500 ft) 2nd story Roof Deck w/ stairs (220 ft) Front Yard Variance for Shower (Rear Deck) 2nd story Front Yard Variance for Existing Shed (Rear Deck) Forward of Principle structure (Rear Deck)



TOWN OF 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.

FF 3662

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

ZSA # 002658

Applicant Louis Nelson Dunthornathy by Michelle Quatrone No. & St. 855 Hickman Ave.
Village or City EAST PATCHOGUE State NY Zip 11702 Phone (631) 440-3000

Architect or Engineer _____ No. & St. _____ Zip _____ Phone _____
Village or City _____ State NY Zip _____ Phone _____

Contractor or Builder _____ No. & St. _____ Zip _____ Phone _____
Village or City _____ State _____ Zip _____ Phone _____

Property located at No. 908 N.S.E.W. side BAUWALK Village CHERRY GROVE Distance corner
Map CHRYSLER PARK Section _____ State of New York _____

Owner of record on tax rolls LOUIS NELSON DUNTHORNATHY Owner Address 4332 LAFAYETTE ST. # 704, NY 10013 Lot(s) 3, 4, 7, 8, 9, 10, 11, 12
County Tax Map Section 98E.2 Block 2 Lot 38 01/10/87 12 STA. 4

Use and size of proposed work EXIST. FIRST FLOOR REDECK 30' x 37' 1/2" WITH STAIRS TO ACCESS WALK, EXIST. SECOND FLOOR REDECK 14' x 20' incl. of STAIRS 12' x 20' TO FIRST STORY REDECK. FIRST FLOOR DECK 4' x 33' 1" incl. 13' 1/2' x 7' 5" STAIRS. ARBOR 5' x 10' & WOOD WALK 11' x 17' 1/2" incl. ACCESS WALK 9' x 4' 1/2" SHED 8' 1/2' x 4' 1/2" WOOD WALK ON W/S OF RESIDENCE 3' 1/2' x 10' 4' 5' x 4' 1/2" W/ STAIRS. WOOD WALK 3' 1/2' x 10' 4' 5' x 3' 1/2" w/ STAIRS & 11' 7' x 2' 1/2" DETACHED DECK, PROVIDE WALK around deck, relocation of 1/2" fence to property line on SUITE WALK & 1/2" fencing on BAUWALK. SHOWER ON FIRST FLOOR REDECK 4' x 4' 1/2", wood burning stove, relocation of 8' 2' x 4' 3' shed, removal of 19' 1/2' x 9' 1/2' steel ramp, and 2nd access steps. 1/20/06/14/16

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.
Date: 5/21/12 Print Name: LOUIS NELSON Signature: Louis Nelson 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: 5/11/12 Print Name: Michelle Quatrone Signature: Michelle Quatrone 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 Zoning District R2
 Zoning District
 Property Area
 Property Width
 Front Yard Setback 11' Front SUITE WALK
 Rear Yard Setback 11' Front Bay WALK
 Side Yard Setback 0' Rear yard
 S.C.H.D. 11' 1/2' side yard
 Survey
 Plans
 Other 6' fence on Bay WALK & SUITE WALK
Permit approved date _____ Per _____
 Permit Denied (expires in 60 days) date 6/11/12 Per JK

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

Remarks: CO# 734018: 1st y add 4' x 4', 2nd str add 19' 1/2' x 4' x 4'
CO# 305003: 1 family dg 8' 5' x 30', one story

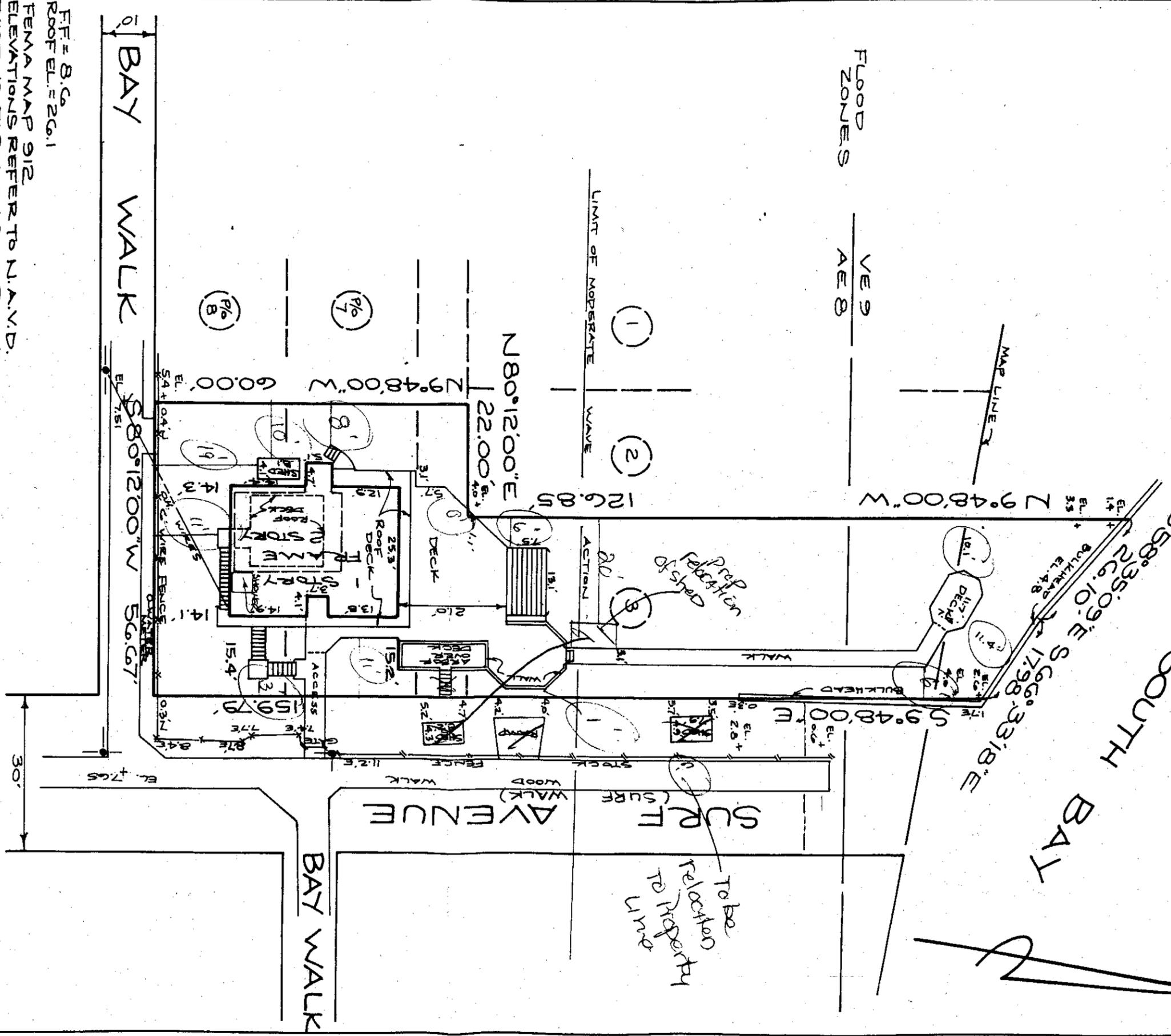
Article 15 § 5-170 E - 1' 1/2" front setback
Article 15 § 5-170 E - 11' front Bay walk
Article 15 § 5-170 G - 0' rear yard
Article 15 § 5-170 F - 11' 1/2' side yard
Article 15 § 5-170 I - 0' - 6' fence on Bay walk & suite walk

CO # _____ Issued: _____
CC # _____
Remarks:
 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 approved

9/27/11

Building Permit #

AREAS:
 PROPERTY = 7,296.5 SF.
 HOUSE SHED DECKS & WALKS
 (LESS ACCESS) = 2,400 SF
 OCC. = 32.9%



FF = 8.6
 ROOF EL. = 26.1

FEMA MAP 912
 ELEVATIONS REFER TO N.A.V.D.
 EXISTING EASEMENTS OR R.O.W.'S
 OF RECORD, IF ANY, NOT SHOWN,
 ARE NOT GUARANTEED.

LOTS: 3, P/O 7 & 8 AND P/O BAY WALK
 AS SHOWN ON
 BLOCK: _____
 MAP OF: CHERRY GROVE PARK
 LOCATION: CHERRY GROVE, SUFFOLK COUNTY, NY
 FILED IN: SUFFOLK COUNTY CLERKS OFFICE
 FILE NUMBER: 563 FILED: OCT. 11, 1909
 CERTIFIED TO
LOUIS NELSON

TITLE NO.: _____
 DWG. NO. 46700 DRAWER N° 403R

UNAUTHORIZED ALTERATION OR ADDITION
 TO THIS SURVEY IS A VIOLATION OF
 SECTION 1709 OF THE NEW YORK STATE
 EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING
 THE LAND SURVEYOR'S RED LINED SEAL AND
 EMBOSSED SEAL SHALL NOT BE CONSIDERED
 TO BE VALID TRUE COPIES.
 CERTIFICATIONS INDICATED HEREON SHALL
 RUN ONLY TO THE PERSON(S) FOR WHOM THE
 SURVEY IS PREPARED, AND ON HIS BEHALF
 TO THE TITLE COMPANY, GOVERNMENTAL
 AGENCY, AND LENDING INSTITUTIONS LISTED
 HEREON, AND TO THE ASSIGNEES OF THE
 LENDING INSTITUTION. CERTIFICATIONS ARE
 NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
 OR SUBSEQUENT OWNERS.

JOHN C. MAYER, L.S.
 PROFESSIONAL LAND SURVEYOR
 204 BRENTWOOD ROAD
 BAY SHORE, NY 11706
 (631) 665-0780

SCALE: 1" = 20'
 DATE 4/17/12

JOHN C. MAYER
 N.Y.S.L.S. License No. 049987
 DATE 4/21/12

ALL MEASUREMENTS U.S. STANDARD