



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: James Wright

Agent: Michelle Quatrale

Tax Map #:

986.90-2.12 & 13

Application No.:

Case # 24 on August 22, 2012

Zoning Authority:

Brookhaven

Community:

Davis Park

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:

No objection to 31.1% lot occupancy for setback variances for sheds, decks, garbage enclosure, stairs and shower.

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

7/12/2012

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: James Wright, Southwest corner of Center Walk and Fourth Boardwalk,
Davis Park (0200 98690 0200 012000 & 013000)

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 22, 2012** CASE # **24**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs:

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: James Wright
46 Michelle Courtale

Address: 885 Hartman Avenue
East Patchogue, NY 11962

Phone #: (631) 417-3977

Also Notify:
James Wright
883 Lamborn Ave. St. James, NY 11780

Phone #: (631) 584-8748

LOCATION OF SUBJECT PROPERTY

N S E (W) side of Fourth Walk
 Distance corner N (S) E W of Center Walk (ROW)

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

Address of property 8 Fourth Walk, Davis Park
 S.C. TAX MAP NO. 200-98090-2-12413

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

(To be stamped by Building Department) 002716

VARIANCES REQUESTED

- LOT AREA
- LOT WIDTH
- FRONT YARD SETBACK Garbage Enc 11.25' (11.25' (30'))
- REAR YARD SETBACK 11' Screen Porch 7.8' (12.5' (20'))
- SIDE YARD SETBACK Minimum 8' (12') Shed
- 1st STORY SQ. FT. total 1.1 steps 1'
- 2nd STORY SQ. FT. 4.8 Deck w/ Sheds
- OTHER 6 Garbage Enc.

SPECIAL PERMIT

Request: Describe: SOFT FINIS FR.
" BRACK FR.
" SCPE FR. (12' x 12')

SEC. OF BUILDING ZONE ORD. 85-17059
SYNOPSIS

FEE: Poster Chain of Title SEORA PENALTY: Residential Commercial
 Minor Setback Lot Area Special Permit Renewal of Special Permit Sign CEU
 Cleaning/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? 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? _____
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
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:
Front Yard and Side Yard Variance for Proposed Garbage Enc. Sheds etc
Rear Yard Setback Variance for Existing Porch + Proposed Shed
Rear Yard + Side Yard For Existing Shed + Proposed steps to Garde,
Side yard setback for proposed back w/ shed.

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? _____



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.
 (Type or print firmly to ensure legible copy. No carbon necessary)
 No. 002716

Applicant: James Wright & Michelle Quattale ZBA # _____
 Village or City: East Patchogue No. & St.: 855 Hagerman Ave.
 No. & St.: _____ State: NY Zip: 11762 Phone: (631) 441-3977
 Contractor or Builder: _____ No. & St.: _____ Zip: _____ Phone: _____
 Village or City: _____ State: _____ Zip: _____ Phone: _____
 Property located at No. 8 N. S. E. side Fourth Walk Village: Davis Park Distance: corner
 Owner of record on tax rolls: James Wright County Tax Map Section: 98E.90 Block: 2 Lot: 12+13
 Use and size of proposed work: Relocation of existing enclosed screen porch 16.8' x 8.0' existing shed 3' x 4' & proposed ramp garbage platform 2.5' x 5.3'. Proposed 3' x 4' steps to garage

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: June 12 2012 Signature: JAMES WRIGHT
 I hereby certify that I have examined the 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: 4/11/12 Print Name: Michelle Quattale Signature: Michelle Quattale

FOR BUILDING USE ONLY: This application must be signed in two places above, by the owner and the applicant, even when they are the same.

Proposed use: RD AE 13'
 Zoning District: _____
 Property Area: _____
 Property Width: _____
 Front Yard Setback 11' rear yd - 8x16.8 one covered porch
 Rear Yard Setback 7.6 rear yd - 3.4x3.4 shower
 Side Yard Setback 7.8 rear yd - 3.4x12.1 storage shed
 S.C.H.D. 11.3 rear yd - 4x4 steps
 Survey 1.1 side yd - 6x18 ramp deck w/ shed
 Plans 4.8 side yd - 5.3x2.5 garbage rack
 Other 6' front yd - 5.3x2.5 garbage rack
 Permit approved date: 6/21/12 Per: Patm
 Permit Denied (expires in 60 days) date: _____ Per: _____
 Remarks: Per # 44058: 30' x 35' RESURVE
CEC# 0400: 29' x 21.0' 1729 RARDACK 23' x 4' SOUTH DECK, 10' x 15' FRONT DECK
Dist XVI 85-170 G - 11' rear yd - 8x16.8 one covered porch 7.6 rear yd - 3.4x3.4 shower
85-170 F - 5' side yd 3.4x12.1 storage shed, 1.1 rear yd - 4x4 steps
4.8 side yd - 6x18 ramp deck w/ shed
6' side yd - 5.3x2.5 garbage rack
0' front yd - 5.3x2.5 garbage rack

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

Remarks: _____
 CO #:
 CC #:
 Approved for issuance of certificate Per: _____

- 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 | approved |
| <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 | | |

9/27/11

Building Permit # _____

BUILDER'S JOB NO.

TITLE NO.

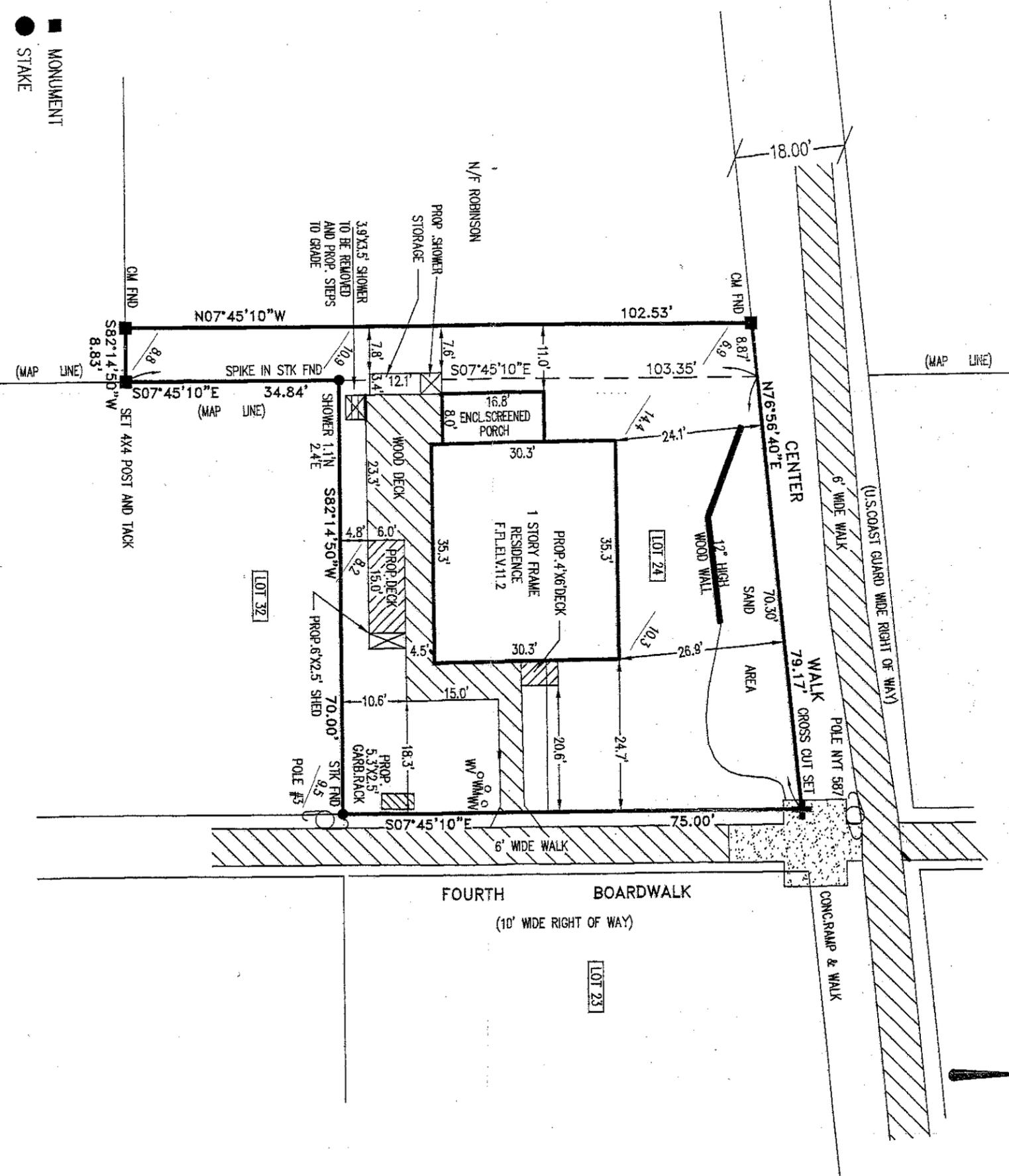
TOTAL PLOT AREA: 5,931.75± S.F.
 EXISTING
 BUILDING AREA = 1,069.59± S.F.
 PORCH AREA = 134.4± S.F.
 DECK AREA = 459± S.F.
 STORAGE AREA = 41.1± S.F.
 SHOWER AREA = 13.6± S.F.
 GARBAGE RACK AREA = 11± S.F.
 1,729 S.F. / 5,931.75 = .2914
 EXISTING LOT OCCUPANCY = 29.1%

FLOOD INSURANCE RATE MAP
 NO. 56103C 0917H
 SEPTEMBER 25, 2009
 ZONES AE (EL 10)

REV. NO.	DATE	ITEM
1.	4/20/12	SURVEY, ELEV. AND LOT OCCUPANCY

NOTE:
 1) ENTERANCE WALK NOT INCLUDED IN LOT OCCUPANCY.
 2) ELEVATIONS ARE IN N.A.V.D.

PROPOSED
 BUILDING AREA = 1,069.59± S.F.
 PORCH AREA = 134.4± S.F.
 DECK AREA = 459± S.F.
 STORAGE AREA = 41.1± S.F.
 PROP. DECKS AREA = 114± S.F.
 PROP. SHED AREA = 15± S.F.
 GARBAGE RACK AREA = 11± S.F.
 1,843 S.F. / 5,931.75 = .3107
 PROPOSED LOT OCCUPANCY = 31.1%



■ MONUMENT
 ● STAKE

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 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. NO OFFICIAL OF THIS STATE, OR OF ANY CITY, COUNTY, TOWN OR VILLAGE THEREIN, CHARGED WITH THE ENFORCEMENT OF LAWS, ORDINANCES OR REGULATIONS SHALL ACCEPT OR APPROVE ANY PLANS OR SPECIFICATIONS THAT ARE NOT STAMPED, CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUFFOLK COUNTY TAX MAP DIST: 0200 SECT: 986.9 BLK: 02 LOT: 12&13

MAP NO: 2024 DATE: FEB. 20, 1953

LOT(S) 24 & P/O PROPERTY N/F CONSTANTINE

MAP OF JOHN P. MILLER & FRED A. SHERMAN

LOCATION: GREAT SOUTH BEACH

TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

SURVEYED: APRIL 27, 2012

CERTIFIED TO: JODIE GALLER COLLINS AND JAMES WRIGHT
 FIDELITY NATIONAL TITLE INSURANCE CO.
 STG ASSOCIATES INC. TITLE # 2500504

SCALE: 1" = 20'

FILE NO: 12-300

JAMES B. BEHRENDT
 Licensed Land Surveyor

7 Hillside Avenue
 Blue Point, New York 11715
 (631) 363-6014
 Cell 631-965-6144

James B. Behrendt