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.

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

Printed on recycled paper

Filed _____ 20____ Rec. No._____ Meeting Aug 22, 2012

APPLICATION TO THE BOARD OF ZONING APPEALS

(FILE IN TRIPLICATE – ALL PAGES MUST BE LEGIBLE)

24 4pm

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
c/o Michelle Quatrale

Address: 255 Hagerman Avenue
East Patchogue, NY 11772

Phone #: (631) 447-3977

LOCATION OF SUBJECT PROPERTY

N S E (W) side of Fourth Walk

Distance Corner N (S) E W of Center Walk (R.O.W.)

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. 200-986.90-2-12+13

Also Notify:
James Wright
283 Cambom Ave. St. James, NY 11780
Phone #: (631) 584-8748

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	☒	0' Garbage End
REAR YARD SETBACK	☒	11' Screen Porch, 11.2 steps (20') 1.6 shower, 7.8 shed (20')
SIDE YARD SETBACK	☒	minimum 5' shed (12')
	☐	total 1.1 steps
1st STORY SQ. FT.	☐	4.8 Deck w/shed
2nd STORY SQ. FT.	☐	6' Garbage End.
OTHER	☐	

Request: **SPECIAL PERMIT**

Describe: Sont. FINS ltr.
" Beach ltr
" SCPC ltr 6/25/12

SEC. OF BUILDING ZONE ORD. 85-170FG

3x40C=$1200

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?
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:

Front Yard and Side Yard Variance for Proposed Garbage Enclosure, Rear Yard setback Variance for Existing Porch + Proposed Shower, Rear Yard + Side Yard For Existing shed + Proposed steps to GRADE, Side yard setback for proposed Deck w/ shed.

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

FI3673

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.

002716

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

Applicant James Wright c/o Michelle Quatrale — ZBA #
Village or City East Patchogue — No. & St. 255 Hagerman Ave.
Architect or Engineer — State NY Zip 11772 Phone (631) 447-3977
Village or City — No. & St.
Contractor or Builder — State Zip Phone
Village or City — No. & St.
Property located at No. 8 N.S.E.W. side Fourth Walk — State Zip Phone
N.S.E.W. of Center Walk (Row) — Distance Corner
Map John P. Miller & Fred A. Sherman — Village Davis Park — State of New York.
Owner of record on tax rolls James Wright — Section — Lot(s) 24
County Tax Map Section 986.90 — Owner Address
Block 2 — Lot 12+13
Use and size of proposed work existing enclosed screen porch 16.8'x8.0', existing shed 3.4'x8 proposed relocation of 4'x3.4' shower, proposed deck addition 6x18 w/ shed and proposed 4'x6', Prop garbage platform 2.5'x5.3', Proposed 3x4 steps to GRADE

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 12TH 2012 Print Name: JAMES WRIGHT Signature: [signature] 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: 4/12/12 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
- ☐ Zoning District
- ☐ Property Area
- ☐ Property Width
- ☒ Front Yard Setback
- ☒ Rear Yard Setback
- ☒ Side Yard Setback
- ☐ Side Yard Setback
- ☐ S.C.H.D.
- ☐ Survey
- ☐ Plans
- ☐ Other
- ☐ Permit approved date
- ☒ Permit Denied (expires in 60 days) date 6/21/12 Per: Patm

RDAE 13'
11' rear yd - 8x16.8 enc. screened porch
7.6 rear yd - 3.4x3.4 shower
7.8 rear yd - 3.4x12.1 storage shed
5' side yd "
11.2 rear yd - 4x4 steps
1.1 side yd "
4.8 side yd - 6x18 prop deck w/ shed
0 front yd - 5.3x2.5 garbage rack
6' side yd "

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: CO# 49638: 30'x35' residence
CZC# 9420: 29'x26' irreg rear deck 23'x4' south deck, 6'x15' front deck & walk as per survey dated 3/13/85
Art. XVI 85-170 G - 11' rear yd - 8x16.8 enc. screened porch, 7.6 rear yd - 3.4x3.4 shower
7.8 rear yd - 3.4x12.1 storage shed, 11.2 rear yd - 4x4 steps
85-170 F - 5' side yd 3.4x12.1 storage shed, 1.1 side yd 4x4 steps,
4.8 side yd - 6x18 prop deck w/ shed
6' side yd - 5.3x2.5 garbage rack
0 front yd - 5.3x2.5 garbage rack

Building Permit #

☐ CO #:
☐ CC #: Issued:
☐ 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		

9/27/11

BUILDER'S JOB NO.

TITLE NO.

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

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.

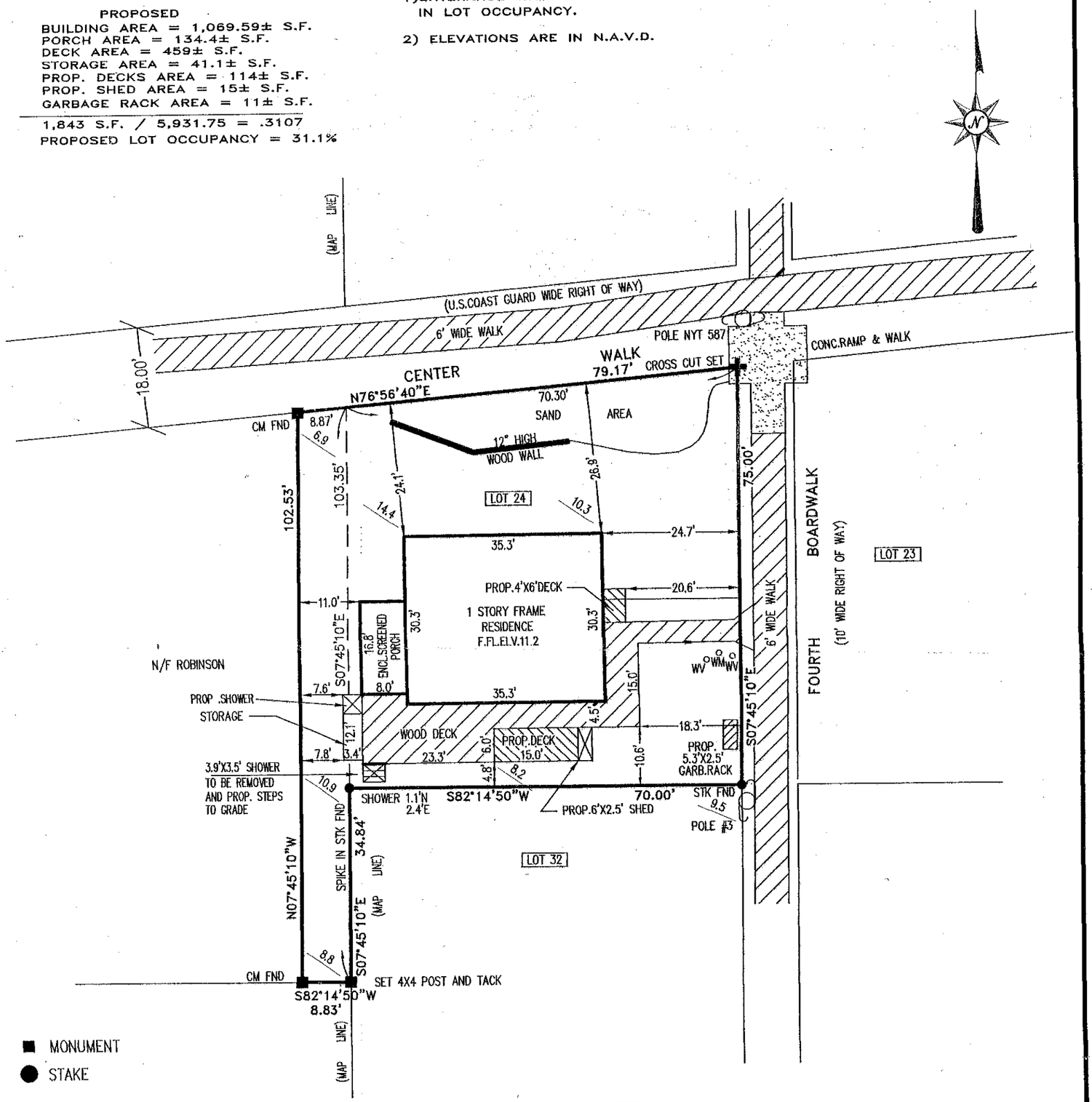
1,729 S.F. / 5,931.75 = .2914
EXISTING LOT OCCUPANCY = 29.1%

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%

FLOOD INSURANCE RATE MAP
NO. 36103C 0917H
SEPTEMBER 25, 2009
ZONES AE (EL 10)

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



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 HEREON 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 HEREON 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