



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: Julie Paradise

Agent: Patti Steiner

Agent: William Suckow

Tax Map #:

986.20-5.35

Application No.:

Case #22 on September 5, 2012

Zoning Authority:

Brookhaven

Community:

Cherry Grove

Object (Yes/No):

Yes

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: 36 CFR Part 28.12(d)

Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

As this was computer-calculated, FINS objects to the minor overbuilding of 35.5% indicated on the survey, and recommend the proposed deck addition be cut back so as not to exceed the 35% lot occupancy required by town code and the federal standards.

Superintendent

7/24/2012

Date

Cc: Applicant



Town of Brookhaven Long Island

OFFICE OF THE BOARD OF ZONING APPEALS

Paul M. DeChance, Chairman

TO: FIRE ISLAND NATIONAL SEASHORE
120 LAUREL ST
PATCHOGUE, NY 11772

FROM: BOARD OF ZONING APPEALS

RE: Julie A. Paradise & Gay T. Nathan - West side Gerard Walk 50' South
of Bay Walk, Cherry Grove

DATE: July 19, 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 **September 5, 2012** CASE # **22**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

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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 XXOR IN CONTRACT TO PURCHASE
 Name: Julie A. Paradise &
 Gay T. Nathan
 Address: 100 Raughlin Street
 Santa Fe, NM 97505
 Phone #: 505-983-0309
 Also Notify: Patricia Steiner (Agent)
 15 Tigger Ct. Yaphank, NY 11980
 Phone #: 631-205-1907

LOCATION OF SUBJECT PROPERTY
 N S E W side of GERARD WALK
 Distance 50.0' N S E W of Fire Island, Cherry Grove
 Bay Walk, Fire Island, Cherry Grove
 Village Sayville (Fire Island)
 Property is zoned RD (as shown on current zoning map)
 Address of property 81 GERARD WALK, SAYVILLE
 S.C. TAX MAP NO. 0200-986.20-05.00-035.000

VARIANCES REQUESTED
 LOT AREA
 LOT WIDTH
 FRONT YARD SETBACK 6'14" deck hold. w/ 5'4" pos. to street
 REAR YARD SETBACK
 SIDE YARD SETBACK 6'13.7" deck hold. 7'17" - 3' front
for 10.6' 13' 5.5" hold. 14' 7" rear
total (excl. 11' deck) (to h=1.10)
 1st STORY SQ. FT. see attached
 2nd STORY SQ. FT.
 OTHER Proposed Lot Occupancy 35.5%
Existing 34.2%

Request: **SPECIAL PERMIT**
 Describe: FLNS
Cherry Grove Advisory (2)
SEC. OF BUILDING ZONE ORD.

FEE: Poster Chain of Title SEGRA
 Minor Setback Lot Area Special Permit
 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? NO

3. Is road Town maintained? NO

4. Is the property in question conforming to the lot area requirement? Yes No X

5. When was property acquired? 2007

6. When was area upzoned? Fire Island - Cherry Grove

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

8. a) Is the property within one (1) mile from any nuclear power plant or airport? Yes No Y
 b) Is the property within 500 ft. of the following:

- (1) the boundary of any village or town? Yes No Y
- (2) any existing or proposed County, State parkway, thruway, expressway road or highway? Yes No X
- (3) any existing or proposed County, State or Federal park or other recreation area? Yes X 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 Y
- (5) the existing or proposed boundary of any County, State or Federally owned land held for government use? Yes No Y
- (6) the Atlantic Ocean, Long Island Sound, any bay in Suffolk County or estuary of any of the foregoing bodies of water? Yes Y No

10. Is SEGRA applicable to any part of this application? Yes No Y
 (a) 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? NO or Core Preservation Area? NO

Existing: 6 x 10.6 - 1 sty addition (13.2 min./14. total); 6 x16 deck addition with steps to grade 10.0' Front (20 req.); 8.8 x 12.7 deck addition (1 min./10.5 total); 4x4 outdoor shower (5.9 side/14.9 total); 21.6 x 4.3 framed shed (7.2 min./16.2 total); 6x28 wood walk (3.8 min./12.8 total) 1'
6x15.5' x 8' 4" frame - (min. side yd. 8') (6' 4" Reg.)
 Proposed: 6x14 deck (9.5 min./10.5 total); proposed Lot Occupancy: 35.5% ~ 34.2% Existing Lot Coverage
 ART. XVI 85-170 D(1) Proposed 35.5% Lot Occupancy; ART. XVI 85-170 E - Existing 6x16 deck addition with steps 10.0' F
 ART. XVI 85-170 F - Existing 8.8 x 12.7 deck addition 1' min./10.5 total; ART. XVI 85-170 F - Existing 6 x 10.6 - 1 sty addition (13.2 min./14. total);
 proposed 6x14 deck 9.5 min./10.5 total; Existing 4x4 outdoor shower 5.9 side/14.9 total; Existing 21.6 x 4.3 framed shed 7.2 min./16.2 total; Existing 6x28

TOTAL PLOT AREA: 5,000.00 SQ. FT. ±

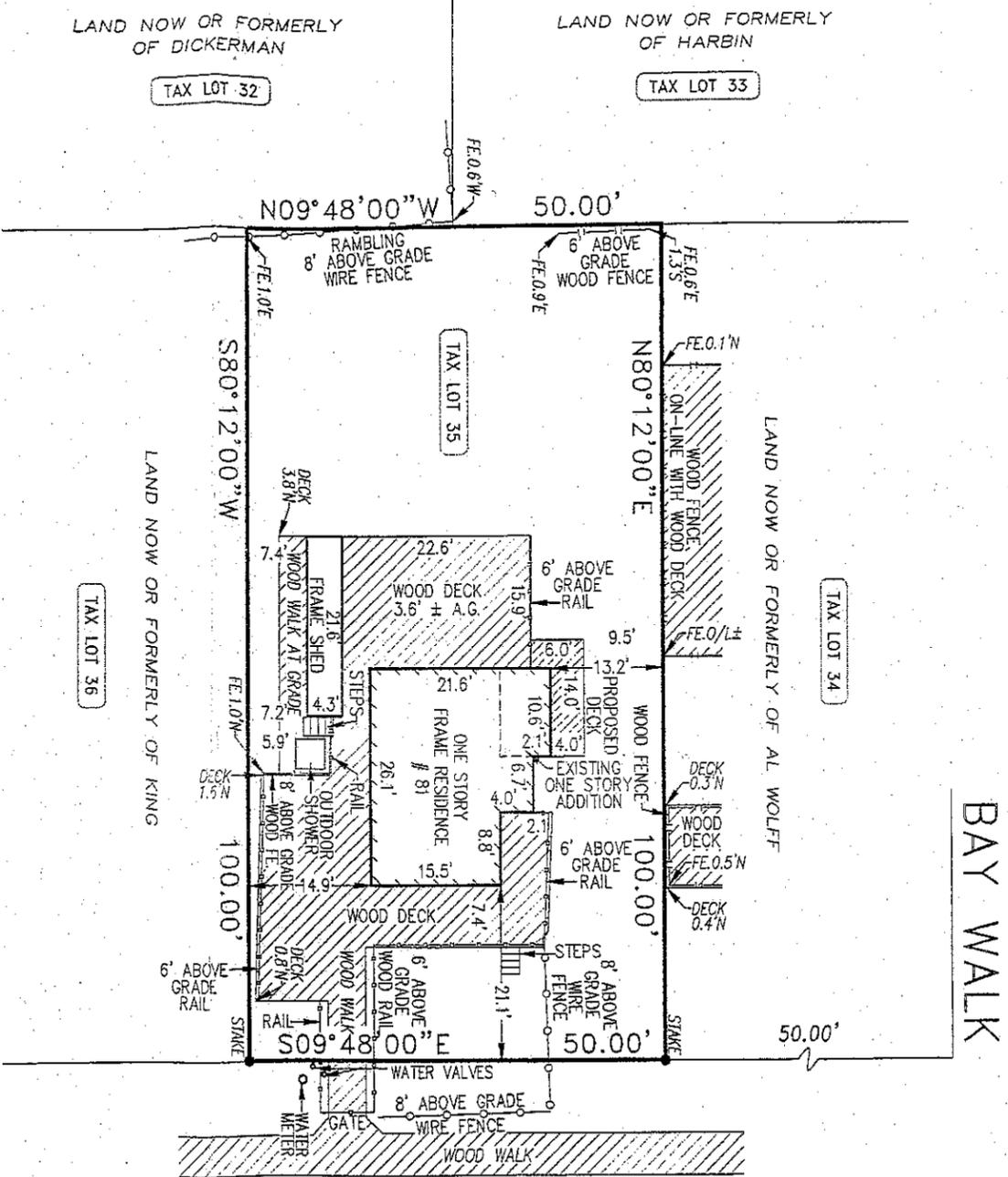
NOTES: * ALL RAILINGS 3.0' ± ABOVE WOOD DECK

LOT OCCUPANCY CALCULATIONS

AREA OF HOUSE: 496 SQ. FT. ±
 AREA OF WOOD DECKS & WALKS: 1,112 SQ. FT. ±
 AREA OF FRAME SHED: 92.9 SQ. FT. ±
 AREA OF SHOWER: 13 SQ. FT. ±
 TOTAL AREA: 1,713.9 SQ. FT. ± / 34.2% OF LOT

PROPOSED LOT OCCUPANCY CALCULATIONS

AREA OF HOUSE: 496 SQ. FT. ±
 AREA OF WOOD DECKS & WALKS: 1,112 SQ. FT. ±
 AREA OF PROPOSED DECK ADDITION: 62.8 SQ. FT. ±
 AREA OF FRAME SHED: 92.9 SQ. FT. ±
 AREA OF SHOWER: 13 SQ. FT. ±
 TOTAL AREA: 1,776.7 SQ. FT. ± / 35.5% OF LOT



GERARD WALK

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, AND 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: 200 SECT: 986.2 BLK: 5 LOT: 35

MAP NO: DATE:

LOT(S):

MAP OF: DESCRIBED PROPERTY

LOCATION: CHERRY GROVE

TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK, STATE OF NEW YORK

SURVEYED: JANUARY 6, 2012

CERTIFIED TO: JULIE A. PARADISE
 GAY T. NATHAN

SCALE: 1" = 20'

FILE NO: 04--236WTB

REV. NO.	DATE	ITEM
1.	3/12/12	ADD PROPOSED DECK/EXISTING ADDITION
2.	5/2/12	REVISED

Wallace T. Bryan
 Licensed Land Surveyor
 MAINTAINING THE RECORDS OF
 BURTON, BEHRENDT & SMITH
 559 Middle Road,
 Bayport, New York 11705
 (631) 472-1770
 Fax 472-1771

