



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: Dovie Wingard

Owner: Richard Lorber

Agent: Michelle Quatrale

Tax Map #:

985.70-8.27

Application No.:

Case # 21 on Sept 19, 2012

Zoning Authority:

Brookhaven

Community:

Ocean Bay 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 35% lot occupancy for setback variance for proposed deck replacement, screen porch, 2nd-story addition, roof deck with stairs and 1st-story screened deck with storage shed underneath. We also have no objection to the proposed 1-story studio structure, as long as it does not include a separate kitchen, thereby qualifying the property as a 2-family development.

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

8/30/2012

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: Dovie F. Wingard & Richard Lorber, Northeast corner of Traffic Ave.
and Seneca Ave., South of Right of Way (un-named), Ocean Bay Park (0200 98570
0800 027000)

DATE: 8/1/12

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 **September 19, 2012** CASE # **21**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

#21

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

APPEAL

LOCATION OF SUBJECT PROPERTY

N S E W side of Traffic Avenue Distance 1000' N S E W of Seveca Avenue

Village Dead Bay Park Property is zoned RB

Address of property 38 Traffic Avenue Dead Bay Park S.C. TAX MAP NO. 20-985-20-8-37

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

(To be stamped by Building Department) 002798

SPECIAL PERMIT

Request: Describe: SENT SCOPC/H "FINS" 8/1/12

SEC. OF BUILDING ZONE ORD. 85-1170F

VARIANCES REQUESTED

- LOT AREA [] LOT WIDTH [] FRONT YARD SETBACK [X] 12' Abolition (Traffic) (20) REAR YARD SETBACK [] SIDE YARD SETBACK [] 1st STORY SQ. FT. [] 2nd STORY SQ. FT. [] OTHER []

- FEE: Poster [X] Chain of Title [] SEGRA [] Minor Setback [] Lot Area [] Special Permit [] 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 [X] No []

5. When was property acquired? []

6. When was area upzoned? Sept 1981

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

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

(1) the boundary of any village or town? Yes [] No [X] (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 [] No [X] (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 [X]

(5) the existing or proposed boundary of any County, State or Federally owned land held for government use? Yes [] No [X] (6) the Atlantic Ocean, Long Island Sound, any bay in Suffolk County or estuary of any of the foregoing bodies of water? Yes [X] 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? No or Core Preservation Area? No

10. Is SEGRA applicable to any part of this application? Yes [] No [X]

LIST THE STRUCTURE(S) REQUIRING VARIANCES(S); SPECIFY WHETHER EACH ITEM IS PROPOSED OR EXISTING: Front Yard Setback, Variance (Traffic Ave) for proposed Deck Replacement, Screen porch, 2nd story addition, 2nd story Roof Deck w/ Stair, 1st story Screen in Deck and Storage shed under (Seveca + Traffic)



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) ZBA # **002798**

Applicant Dorice F. Wingard & Michelle Quastale 855 Hageman Avenue
 Village or City East Patchogue State NY Zip 11932 Phone (631) 447-3909
 Architect or Engineer _____ No. & St. _____ Zip _____ Phone _____
 Contractor or Builder _____ No. & St. _____ Zip _____ Phone _____
 Village or City _____ State _____ Zip _____ Phone _____
 Property located at No. 38 N.S.E.W. side Traffic Avenue Distance 0000
 N.S.E.W. of Seneca Avenue Village Ocean Bay Park State of New York
 Map Ocean Bay Park Section _____ Lot(s) 709-711
 Owner of record on tax rolls Dorice F. Wingard & Michelle Quastale Address _____
 County Tax Map Section 985-70 Block 8 Lot 27

Use and size of proposed work removal of rear porch 190893 - 1 stairs add 8'x8' for storage only and existing
removed 4 1/2'x19' shed/stairway removal of rear porch 211578 - 4 1/2 high 1
retaining wall, replace & relocate stairs to porch deck repair, change windows
in bedroom, replace 18 exist windows with simple residence 9.5' sliding door from
kitchen, replace wood deck 98'x63' into w/ address walk 81'x41' + byhs prep
replacement of existing 5.8'x4.1' shower, existing roof deck 19'x14' 10' stairs, existing
storage do have built under porch 12'x12', prep 3rd storage deck 8'x18 5' 1/2 by 4 1/2
prep 5th add deck 10'x19' prep 5'x5' laundry/shower to deck prep 15'x4 studio 16'x8' w/ 4'5' steps + 3'x17'
prep 15'x15' deck 7'x15' prep 3'x4' window
 This application made 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: 4/20/12 Print Name: DORICE F. WINGARD Signature: [Signature] OWNER
 Date: _____ Print Name: Michelle Quastale Signature: [Signature] 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 RD
 Zoning District RD 11' Front Storage Under (Seneca)
 Property Area
 Property Width 0' Front (Traffic) deck
 Rear Yard Setback 12.7' Front screen porch (Traffic)
 Side Yard Setback 121' Front addition (Traffic)
 S.C.H.D. 17' Front Storage under (Traffic)
 Survey 14' Front - roof deck, Shaws (Traffic)
 Plans
 Other
 Permit approved date _____ Per. _____
 Permit Denied (expires in 60 days) date 7/31/12 Per. JD

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: _____	
Planng. Fee: _____	
TOTAL: _____	CIA _____

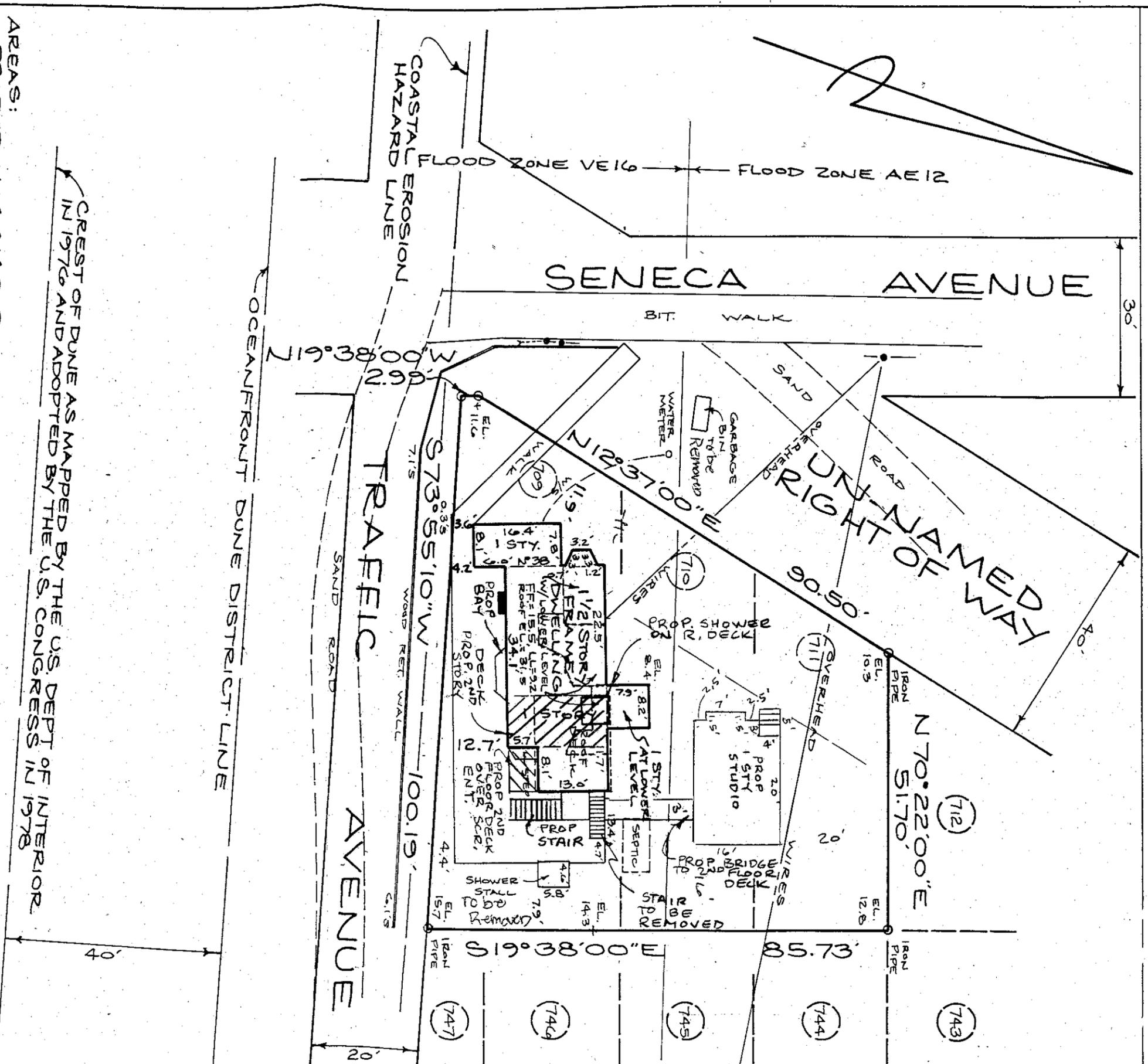
Remarks: CC# 2035: 1 fam, 2 sty res. 44.10 x 24.10' w/ att'd wood deck
17.8' x 18.1' mag.

Art XVI 85-170 E Front yard 0' Front deck, 12.7' Front
screen porch, 12' Front addition, 17' Front Storage Under,
14' Front - roof deck, stairs - Traffic Ave., 11' Front -
Storage Under - Seneca

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

<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 # _____



AREAS:
 PROPERTY = 6414.8 SF.
 HOUSE & DECKS = 1,847 SF. (28.8%)
 (LESS ACCESS WALK)
 PROP. HOUSE, DECKS & WALKS = 2,245 SF (35%)

CREST OF DUNE AS MAPPED BY THE U.S. DEPT OF INTERIOR
 IN 1976 AND ADOPTED BY THE U.S. CONGRESS IN 1978

FEMA MAP 894
 ELEVATIONS REFER TO M.A.S.D.
 EXISTING EASEMENTS OR R.O.W.'S
 OF RECORD, IF ANY, NOT SHOWN,
 ARE NOT GUARANTEED.
 LOTS: 709-711 INCLUSIVE
 BLOCK: _____
 MAP OF: OCEAN BAY PARK, 3RD AMENDED
 LOCATION: OCEAN BAY PARK SUFFOLK COUNTY, NY
 FILED IN: SUFFOLK COUNTY CLERK'S OFFICE
 FILE NUMBER: 175 FILED: MAR. 31, 1930
 CERTIFIED TO
 RICHARD LORBER
 DOVIE WINGARD
 TITLE NO.: _____
 DWG. NO. 46697 DRAWER No 403R

UNAUTHORIZED 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 RED INKED 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 NOT TO THE ASSIGNEES OF THE
 MAP OR TO OTHERS. CERTIFICATIONS ARE
 NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
 OR SUBSEQUENT OWNERS.

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

SCALE: 1" = 20'

DATE 4/10/12
 REV. 4/25/12
 PLOT LOWER LEVEL
 7/20/12
 A+D DESIGN

JOHN C. MAYER
 N.Y.S.L.S. License No. 049987

ALL MEASUREMENTS U.S. STANDARD