



# 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 Corner 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?  Yes  No

(To be stamped by Building Department) 002798

SPECIAL PERMIT

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

VARIANCES REQUESTED

- LOT AREA
- LOT WIDTH
- FRONT YARD SETBACK  12' Deck (12' Abolition (Official) (20))
- REAR YARD SETBACK  14' Screening & Order (Official)
- SIDE YARD SETBACK  14' 6" Side Yard Deck, Starts (Official) minimum
- 1st STORY SQ. FT.
- 2nd STORY SQ. FT.
- OTHER

SEC. OF BUILDING ZONE ORD. 85-1170F

- FEE: Poster  Chain of Title  SEGRA  Special Permit  Renewal of Special Permit  Sign  CEU
- Minor Setback  Lot Area  Appeal Administrative Decision  Other
- Cleaning/Buffer/Covenant Relief

- Is there a school, library, church, hospital, orphanage or fire hall within 200 ft. of the premises in question? No
- Is property located on an improved road? Yes
- Is road Town maintained? Yes
- Is the property in question conforming to the lot area requirement? Yes  No
- When was property acquired? \_\_\_\_\_
- When was area upzoned? Sept 1981
- 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? \_\_\_\_\_
- 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:
  - the boundary of any village or town? Yes  No
  - any existing or proposed County, State parkway, thruway, expressway road or highway? Yes  No
  - any existing or proposed County, State or Federal park or other recreation area? Yes  No
  - 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
  - the existing or proposed boundary of any County, State or Federally owned land held for government use? Yes  No
  - the Atlantic Ocean, Long Island Sound, any bay in Suffolk County or estuary of any of the foregoing bodies of water? Yes  No
- 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
- 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:

Front Yard Setback, Variance (Graphic See for Proposed Deck Replacement, Screen porch, 2nd story addition, 2nd story Roof Deck w/ Stair, add 1st story Screen in Deck and Storage shed under (Benches + Railing)



**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 # FP 3691  
002798

Applicant Dovio F. Wingard & Michelle Quatrone  
 Village or City East Patchogue State NY Zip 11972 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.E.W. side Traffic Avenue Distance owner  
 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 Dovio F. Wingard & Michelle Quatrone Address \_\_\_\_\_  
 County Tax Map Section 985-70 Block 8 Lot 27

Use and size of proposed work removal of rear porch 190pgs - 1 stairs add 8'x8' for storage only and existing  
removed 4 1/2'x19' shed/stairway removal of rear porch deck repair, change width of  
retaining wall, replace existing stairs to porch deck, deck repair, change width of  
10 bedrooms, replace 18 exist windows, replace existing residence 9.5' sliding door from  
kitchen, replace existing deck 98'x63' into w/ address make 81'x41' + byhs prep  
replacement of existing 5.8'x4.1' shower, existing roof deck 19'x14' 10' stairs, existing  
storage do later kill under porch existing, prep and storage deck 8'x18 5' by 4' 4'x6' 11'  
prep 5'x11' add deck to 19'x19' porch 5'x5' laundry/shower to deck prep 15'x4' studio 16'x5' w/ 4'x5' steps + 3'x17'  
prep 5'x11' prep 7'x15' prep 3'x4' prep  
 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: Dovio F. Wingard Signature: [Signature] OWNER  
 Date: \_\_\_\_\_ Print Name: Michelle Quatrone 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 <sup>st</sup> floor area: _____	sq. ft. = _____
2 <sup>nd</sup> floor area: _____	sq. ft. = _____
Accessory area: _____	sq. ft. = _____
Permit Fee: _____	Estimated Value: _____
Add. Fee: _____	
Planng. Fee: _____	
TOTAL: _____	CIA _____

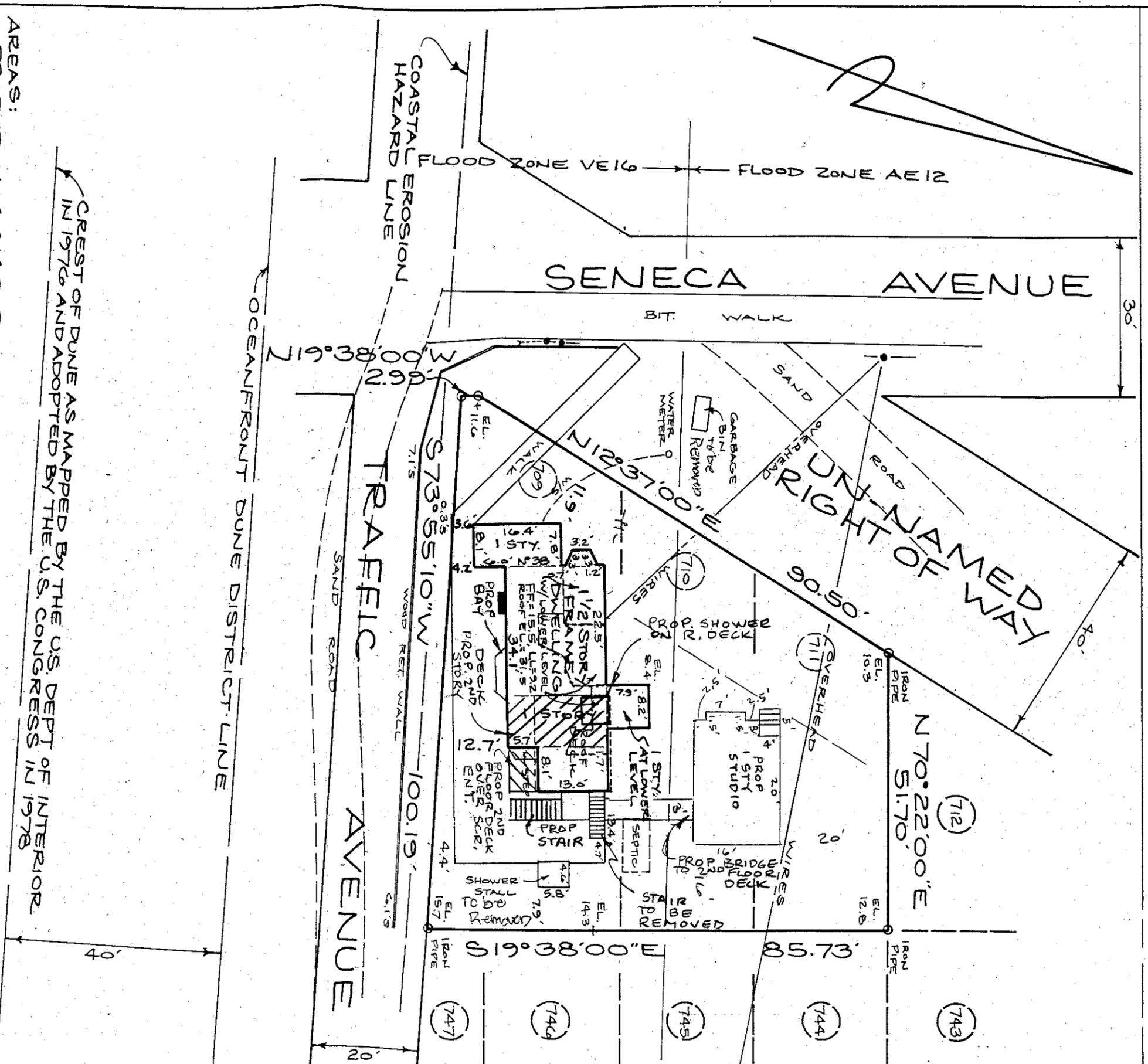
Remarks: CC# 2035: 1 fam, 2 sty res. 44.10 x 21.01' w/ att'd wood deck  
17.8' x 18.1' incg.

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: \_\_\_\_\_ Issued: \_\_\_\_\_  
 CO # \_\_\_\_\_  
 CC # \_\_\_\_\_  
 Approved for issuance of certificate Per. \_\_\_\_\_

<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