



# 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: Vera Esposito - Southeast corner Bay Walk & Harbor Park, Fire Island  
Pines

DATE: September 4, 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 19, 2012**, CASE # **3**.

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: Vera Esposito  
c/o VanBrunt, Juzwiak & Russo, PC

Address: 140 Main Street  
Sayville, NY

Phone #: (631) 589-5000

Also Notify:

Phone #:

**VARIANCES REQUESTED**

- LOT AREA
- LOT WIDTH
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK  minimum 0' frontyard - Bay
- 1st STORY SQ. FT.  total front yard 11.3' ~~3'~~
- 2nd STORY SQ. FT.  front yd. 5' Bay walk - proposed
- OTHER  6' min prop. Deck (2x)
- SH No lot Occup.
- (3570)

- FEE: Poster  Chain of Title  SEORA
- 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? Yes

3. Is road Town maintained? Yes

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

5. When was property acquired? July 12, 1962

6. When was area upzoned? September 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 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 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       

8 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? n/a or Core Preservation Area? n/a

10. Is SEQRA applicable to any part of this application? Yes No X

**LIST THE STRUCTURE(S) REQUIRING VARIANCE(S); SPECIFY WHETHER EACH ITEM IS PROPOSED OR EXISTING:**

Proposed Decking, Hot Tub Decks; Pool  
and 1st and 2nd story Decks; total length 12.5' / 18' long in both  
to high rise on deck around pool both front yards.  
6' fence-perimeter? Property - both front yards.

**LOCATION OF SUBJECT PROPERTY**

N S E W side of Bay Walk

Distance corner N S E W of Harbor Park

Village Fire Island Pines

Property is zoned RD

(as shown on current zoning map)

Address of property 76 Bay Walk

S.C. TAX MAP NO. 0200-986.4-3-38

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

(To be stamped by Building Department) 002887

**SPECIAL PERMIT**

Request: FIPMS 9914

Describe: FIP Adv. Comm.  
Deck, Decking, Hot Tub in Frontyard (Harbor Pk)  
First/2nd story Decks 3.5' Decking (Harbor Park)  
and ingrand pool (Baywalk);

**SEC. OF BUILDING ZONE ORD.**

PENALTY: Residential  Commercial

Renewal of Special Permit  Sign  CEU

Appeal Administrative Decision  Other



# 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 # 002887

FI #3096

Applicant Vera Esposito c/o VanBrunt, Juzwiak & Russek 140 Main Street  
 Village or City Sayville State NY Zip 11782 Phone (631) 589-5000  
 Architect or Engineer John Bracco No. & St. 17 Main Street  
 Village or City Sayville State NY Zip 11782 Phone \_\_\_\_\_  
 Contractor or Builder \_\_\_\_\_ No. & St. \_\_\_\_\_  
 Village or City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Property located at No. 76 NSEW side Bay Walk Distance \_\_\_\_\_ corner  
 NSEW of Harbor Park Village Fire Island Pines State of New York  
 Map \_\_\_\_\_ Section \_\_\_\_\_ (lots) \_\_\_\_\_  
 Owner of record on tax rolls Vera Esposito Owner Address Block 3 Lot 38  
 County Tax Map Section 986.4 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Use and size of proposed work 2 story single family dwelling on pile foundation - measured was only 38'x38' long - 5 beds & 2 baths - 655'x60' long deck wrap around house, pool, hot tub, 5'x17" wood walk, 4'x25' wood walk, 10'x18 pool and 6'x6 hot tub

replace with 12378637

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 I 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.

Name: 5/21/12 Print Name: Vera Esposito 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 I 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.

Name: 5/21/12 Print Name: Vera Esposito 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: RD AE (B)

- Proposed use 1 1/2 story - Harbor Pt - decking
- Zoning District 1 1/2 story - Harbor Pt - decking
- Property Area 11.3 front - Harbor Pt - decking
- Property Width 3.5 front - Harbor Pt - decking
- Front Yard Setback 17.6 front - Harbor Pt - decking
- Rear Yard Setback 17.6 front - Harbor Pt - decking
- Side Yard Setback 17.6 front - Harbor Pt - decking
- Side Yard Setback 17.6 front - Harbor Pt - decking
- S.C.H.D. 6'x6' hot tub
- Survey 54.7 sq ft occupancy requested
- Plans Other 10'x13.19 pool - 5' front Bay Walk
- Other 10'x13.19 pool - 5' front Bay Walk

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:	
Plan. Fee:	
TOTAL:	CIA

- 85-170F-6' min side for proposed deck (12' req)
- 85-170E-10x18 inground pool 5' front yard Bay Walk (20' req)
- 85-170E-6x6 hot tub 17.6 front yard (20' req)
- 85-170E-3.5 front yard for proposed 65'x60'7 deck- Harbor Park (20' req)
- 85-170E-0' front yard for proposed 65'x60'7 deck (20' req)
- 85-170E-11.3 front yard first and second story decks- Harbor Park 85-170E (20' req)
- 85-170D-54.7% Lot Occupancy requested (35% permitted) 85-170D (1)

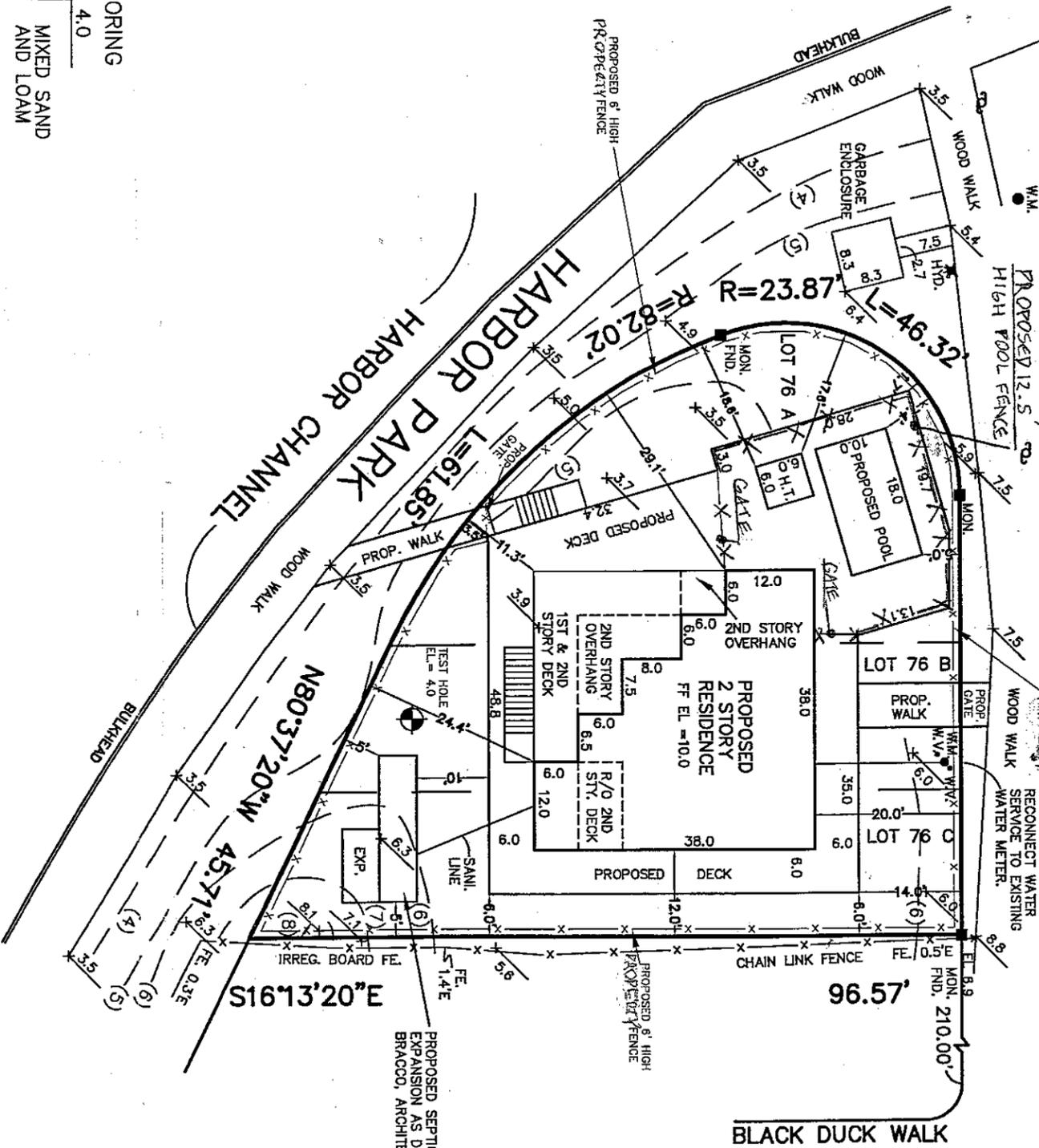
ART XVI 85-170I 6' min side on deck making fence - 12.5 ft high around pool - 48' length  
85-170I - 6' fence - perimeter of property - 5' min front yard

CC # \_\_\_\_\_  
 Remarks: \_\_\_\_\_

- 1. Bldg. Insp. approved
- 2. Final Survey approved
- 3. Electric Cert. approved
- 4. S.C.H.D. approved
- 5. Fire Prevention approved
- 6. Planning Board approved
- 7. Highway Dept. approved
- 8. Assessment Cert. approved
- 9. Lead Test approved
- 10. Debris Affidavit approved
- 11. Steel Affidavit approved
- 12. Disclosure approved
- 13. Smoke approved
- 14. Energy STAR approved
- 15. Pictures approved
- 16. Other: \_\_\_\_\_

**BAY WALK**

N73°46'40"E 60.00'



TEST BORING  
EL. 4.0

3.4'	(ELEVATION 0.6)	WATER IN MIXED SAND AND LOAM
4'		WATER IN PALE BROWN FINE SAND SP
10'		

WATER ENCOUNTERED 3.4' BELOW SURFACE  
8/15/2012 BY  
MCDONALD GEOSCIENCE

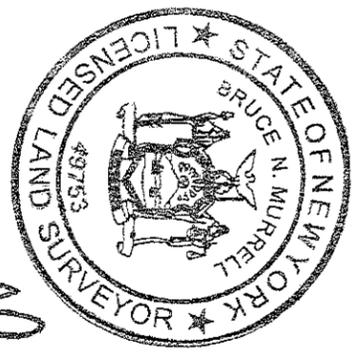
ORIGINAL LOT COVERAGE 2,969 S.F.  
/ 5,977 S.F. = 50% (WALKS NOT INCLUDED)

PROPOSED LOT COVERAGE: 3,270 S.F. / 5,977 S.F. = 54.7%

PARCEL LIES IN FLOOD ZONE AE(B) PER FIRM. STRUCTURE IS LANDWARD OF LIMWA LINE. ELEVATIONS PER NAV88 DATUM.

MAP OF LOTS 76A, 76B, & 76C  
ON THE MAP OF  
**FIRE ISLAND PINES,**  
**PICKETTY RUFF SECTION**  
FILE NO. 1901; FILED APRIL 29, 1952

SITUATE  
**FIRE ISLAND PINES**  
TOWN OF BROOKHAVEN, SUFFOLK COUNTY N.Y.  
AREA = 5,977 SQ. FT.  
DATE: NOVEMBER 28, 2011 SCALE: 1"=20'  
LOT COVERAGE ADDED: 2/16/2012  
LIMWA NOTE ADDED: 5/23/2012  
PROPOSED RESIDENCE: 6/28/2012  
PROPOSED INFO: 7/26/2012  
ADD. PROPOSED INFO: 8/17/2012  
PROPOSED FENCE: 8/27/2012



*Bruce N. Murrell*

PREPARED BY  
**SCHNEPF & MURRELL, P.C.**  
LAND SURVEYORS - LAND PLANNERS  
126 MAIN STREET  
SAYVILLE, NEW YORK 11782  
TEL. 589-1322 FAX 589-1779  
WWW.SCHNEPFANDMURRELL.COM

TAX MAP DESIGNATION NUMBER  
DISTRICT SECTION BLOCK LOT  
200 986.4 3 38  
FILE NO. 15006

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2, of the New York State Education Law.  
Copies of this Survey Map not bearing the land surveyor's label or embossed seal shall not be considered to be a valid true copy.  
Certifications indicated herein signify that 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. Said certifications shall run only to the person for whom the survey was prepared and on the behalf to the title company, governmental agency and lending institution listed herein, and to the successors and/or assignees of the lending institution for the purpose of their mortgage to said person(s) for whom the survey was prepared. Certifications are not transferable to additional institutions or subsequent owners other than those stated.