



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: Melvin Rock, North side of Bayview Walk 170' East of Green Walk,
Cherry Grove

DATE: 8/27/12

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 **October 3, 2012** CASE # **21**.

THE BOARD WOULD APPRECIATE YOUR COMMENTS.

Encs.

Michelle Dijkstra
Michelle Dijkstra
Michelle Dijkstra
 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: Melvin Rock

Address: 3265 Indian Walk
Mechanicsville, PA 18934

Phone #: (646) 220-6396

Also Notify: Eric J. Russo, Esq.
Van Brunt, Juzwiak & Russo, P.C.
140 Main Street
Sayville, New York 11782

Phone #: (631) 589-5000

VARIANCES REQUESTED

LOT AREA
 LOT WIDTH
 FRONT YARD SETBACK
 REAR YARD SETBACK 0' (20')
 SIDE YARD SETBACK Minimum 9' (8')
Total 0' (20')
 1st STORY SQ. FT.
 2nd STORY SQ. FT.
 OTHER 70% Lot Occup (35% Permitted)
6' fence behind Principle Structure

FEE: Poster Chain of Title SECRA
 Mirror 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 1975

5. When was property acquired? 1981

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? 1977 Rod Gunter

8. a) Is the property within one (1) mile from any nuclear power plant or airport? Yes X
 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? NO or Core Preservation Area? NO ✓

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

LOCATION OF SUBJECT PROPERTY

S E W side of Bayview Walk
 Distance 170' N S W of Green Walk

Village Cherry Grove

Property is zoned _____ (as shown on current zoning map)

Address of property 77 Bayview Walk, Cherry Grove

S.C. TAX MAP NO. 0200-986.20-05.00-004.000

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

(To be stamped by Building Department) 002863

SPECIAL PERMIT

Request: sent scope for

Describe: " FENS "
Cherry Grove

SEC. OF BUILDING ZONE ORD. 300 + 400 + 400

PENALTY: Residential Sign Commercial

DW

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

Rear Yd, min + total side yard. Variances for existing reconstruction/replacement of driveway, wood deck w/ (2) sets steps (6x6 1st), min side yd setback for existing and sky by storm Permission to maintain 70% lot occupancy and 6' fence beyond Principle structure in front yard.



TOWN OF BROOKHAVEN BUILDING & FIRE PREVENTION

ONE INDEPENDENCE HILL, FARMINGVILLE, NY 11738
PHONE # (631) 451-6333 - www.brookhaven.org

FI# 3615

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. **002863**
(Type or print firmly to ensure legible copy. No carbon necessary) ZBA # _____

Applicant: Melvin Rock, c/o Eric J. Russo, Esq.
Village or City: Sayville
Architect or Engineer: T. Eason Land Surveyor
Village or City: Port Jefferson Station
Contractor or Builder: _____
Village or City: _____
Property located at No. 77 N.S.W. side Green Walk
Map Desc. Property
Owner of record on tax rolls: Melvin Rock
County Tax Map Section: 986.20
No. & St: 140 Main Street
State NY Zip 11782 Phone (631) 589-5000
No. & St: 304 Hailock Avenue
State NY Zip 11776 Phone (631) 474-2200
Village: Cherry Grove
State of New York: _____
Distance: 170.0'
Section: _____
Owner Address: 3265 Indian Walk, Mechanicsville, PA 18934
Block: 05.00 Lot: 004.000

Use and size of proposed work: Front Deck 22.1' x 8.5', Rear Deck 40.5' x 14', Deck Around Pool w/ steps 50' x 4' irreg. wood deck 38.6' x 18.2' irreg and wood deck with bulkhead below wood, and stone balcony 18.5' x 5.8' and stairs 11.2' x 2.7'. Lot occupancy 70% existing resurfacing of 6' x 6.19' irreg. side deck aka (a) access ramps 39' x 21',

VO 61138
This application must be signed in two places below, by the owner and the applicant, even when they are the same.

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 agreements. Any false statement made herein is punishable as a misdemeanor pursuant to § 201.45 of New York Penal Law.
Date: 5-25-12 Print Name: Melvin Rock
Signature: Melvin Rock

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 agreements. Any false statement made herein is punishable as a misdemeanor pursuant to § 201.45 of New York Penal Law.
Date: 5-25-12 Print Name: Melvin Rock
Signature: Melvin Rock

FOR BUILDING USE ONLY:
Proposed use: RD - RE-17
Zoning District: _____
Property Area: _____
Front Yard Setback: _____
Rear Yard Setback: _____
Side Yard Setback: _____
S.C.H.D.: _____
Plans & fence in front yard
Sheet of occupancy 70% (3590)
Permit approved date: Per: SW

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:	
Plan. Fee:	
TOTAL:	C/A

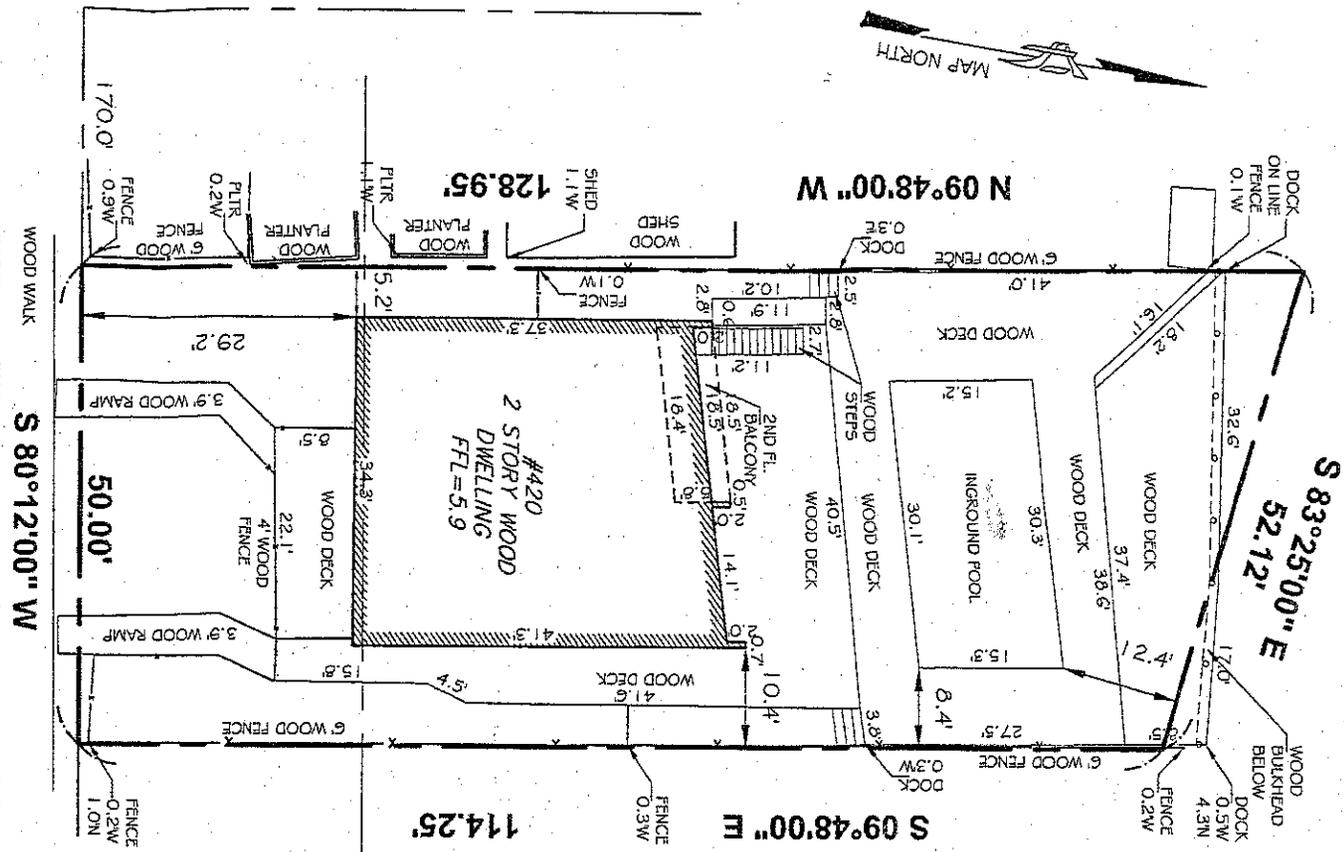
Remarks: with 92004: 2 story res. 34' x 39' irreg. (NO GARAGE)
with 103316: ingrd swimming pool 15 x 30' w/ 6' fence to code
with 85-1704-Deck w/ steps (a) 0' rear (a)
with 85-170 F-Deck w/ steps (a) 0' (a/min) 20' (20' total) Balco 5' x 8' (a/min)
with 85-170 I-6' fence beyond principle structure (front)
with 85-170 D(1) - hot occupancy 70% (3590)

CEU Pending see add copy - side deck 6' x 6.19' (a) app w/ 5' x 39' w/ 6' fence to code

CO # _____ Issued: _____
Approved for issuance of certificate Per: _____
CC # _____
Remarks: no current reg'd w/ e corner deck w/ bulk (bulkhead permit 2001-1708-01)

- 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 _____

GREAT SOUTH BAY



APPROX LIMITS OF
MODERATE WAVE ACTION

TAX LOT 04
AREA = 6,080.24 SQ FT
0.14 ACRES

NOTE:
PARCEL IS LOCATED WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 36103C0912 H EFFECTIVE DATE MAY 4, 1998.
AREA DETERMINED TO BE INSIDE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOODPLAIN).
LOT OCCUPANCY PERCENTAGE = 70%

- SURVEY NOTES:
1. 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 SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSONS PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIGHHER THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH MAY AFFECT OR TITLE MIGHT DISCLOSE.
 3. OBJECTS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
 4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
 5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

I CERTIFY THAT THIS MAP REPRESENTS AN ACCURATE AND TRUE ACCOUNT OF A SURVEY, PERFORMED IN THE FIELD UNDER MY SUPERVISION ON 7/12/2011. OF THE LAND THEREIN PARTICULARLY DESCRIBED.
THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



T. EASON LAND SURVEYOR
304 HULLOCK AVENUE, PORT JEFFERSON STATION, N.Y. 11776

Phone (631) 474-2200 / Fax: (631) 899-9085 email: TEASONL@OPTONLINE.NET

BOUNDARY SURVEY

SURVEY FOR: MELVIN ROCK

MAP OF: DESCRIBED PROPERTY

LOCATION: CHERRY GROVE, FIRE ISLAND, NEW YORK

CERTIFIED TO: MELVIN ROCK

REVISION 2/06/12 ADDED DECK DIM.
REVISION 12/12/11 UPDATE SURVEY
SUFFOLK COUNTY DIST. 200
SEC. 986.20 BLK. 5 LOT 4

DATE: 07/12/11 SCALE: 1" = 20'
PROJECT NUMBER: TEA11-167

T. Eason
T. EASON, L.S.
LIC. # 050452