



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: Barry Godfrey

Agent: Cramer Consulting

Tax Map #:

986.30-4.22

Application No.:

Case #20 on November 28, 2012

Zoning Authority:

Brookhaven

Community:

Fire Island Pines

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)

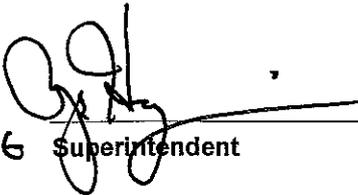
Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

According to Seashore calculations, the proposed lot occupancy will be 44.55%. This calculation includes the patio pavers on the south side of the house (replaces deck to be removed) and the planters (converted ponds) at the entrance walk. Without the planters, the lot occupancy would be 42.43%, which is still in excess of the 35% maximum allowed under the Federal Zoning Standards. Also, by letter dated June 11, 1985, the Seashore had no objection to the granting of variances that would result in 33.9% lot occupancy, according to the survey provided with that application. However, the decking that was proposed to be removed was not, and a house addition was added to the west side of the building subsequent to that application. The 1985 letter to the BZA, the letter to the owner, and the survey are attached with this comment to better enable your full review of the development on this property. As built, this property is subject to the condemnation authority of the Secretary of the Interior, unless and until the development is reduced to the 35% lot coverage threshold.

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.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

ACTING Superintendent

Cc: Applicant

10/24/2012

Date

May 1, 1985

Mr. Irving Cooperberg
c/o Alfred Volkman
292 Medford Ave.
Box 936
Patchogue, NY 11772

Dear Mr. Cooperberg:

We have reviewed your application for the removal of decking and the construction of a two-story addition, second-story deck, swimming pool and decking, and sheds at your home in Fire Island Pines on Fire Island. The addition, pool, decking, and sheds are existing and the request is for an after-the-fact permit. The National Seashore does not condone construction without building permits.

With the removal of the decking indicated, the property will comply with the 35% lot occupancy requirement. The National Seashore does not object to your proposal.

Sincerely,

Jack Hauptman
Superintendent

June 11, 1985

Mr. Gerald Palermo
Zoning Board of Appeals
Town of Brookhaven
475 East Main St.
Patchogue, New York 11772

Dear Mr. Palermo:

We have reviewed the application of Irving Cooperberg submitted by Alfred Volkman for side yard and rear yard setbacks for existing structures and additions at his home in Fire Island Pines on Fire Island. The National Seashore does not object to the granting of these variances.

Sincerely,

Jack Hauptman
Superintendent

MAP OF PROPERTY

SURVEYED FOR **IRVING COOPERBERG**

LOCATED AT *FIRE ISLAND PINES* SUFFOLK COUNTY, N. Y.

LOT 136 A, B, C

MAP OF *FIRE ISLAND PINES - LONE HILL SEC*
FILED 11/24/52 MAP NO. 1988

SCALE 20 FEET TO 1 INCH

● = STAKE ○ = IRON PIPE

■ = MONUMENT ▲ = SPIKE

AREAS

PROPERTY: 6836 S.F. 35% - 2391 sq. ft.

House = 998 S.F.

Sheds = 87 S.F.

S. Pool = 416 S.F.

Decks = 1664 S.F.

TOTAL: 3165 S.F. = 843 sq. ft. = 23.22

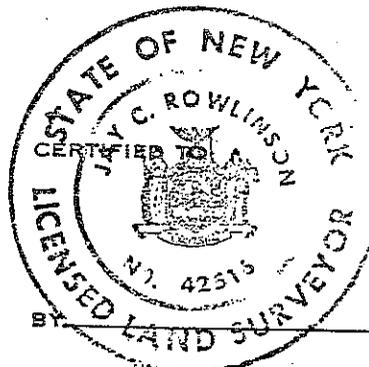
% of Occupancy = 46 33.9%

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 INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES 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. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED *Nov. 10 1984*
JAY C. ROWLINSON, SUCCESSOR TO
THOMAS C. MERRICK, AND
ROBERT J. BARTLEY ASSOCIATES
LAND SURVEYING
N. Y. STATE LICENSE NO. 42516
BAY SHORE, N. Y.



BK. PG.

DATE

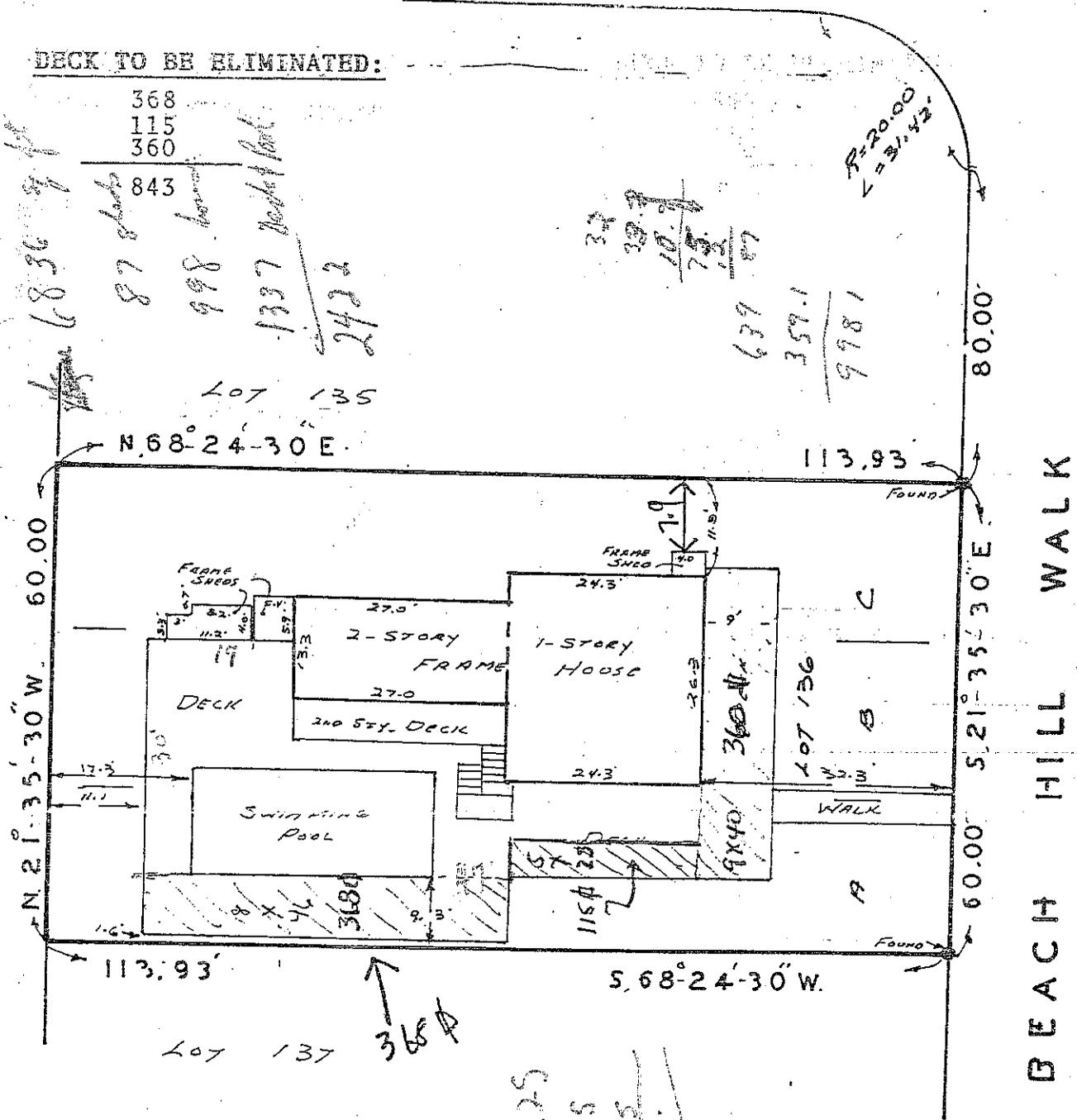
FIRE ISLAND BLVD.

DECK TO BE ELIMINATED:

368
115
360

843

6836 sq ft
87 sheds
998 house
1337 wooden deck
2422



FIRE ISLAND PINES - COAST GUARD SEC.

BEACH HILL WALK

182.5
1012.5
142.5
1337
368
360
115
843
416
1664
998
87
2391
6836