



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: William Greene

Agent: Michelle Quatralo

Tax Map #:

986.40-4.4

Application No.:

Case # 15 on March 20, 2013

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:

The Seashore has no objection to a variance for a 6' fence forward of the existing structure. However, we are on record, per a letter dated November 17, 1989 (copy enclosed), stating our objection to the expansion of lot occupancy on the property from 32.4% to 48.9% at the time of that writing. Today, the development continues to be excessive, at 43% lot occupancy. The Seashore maintains its objection to the overbuilding of this property.

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

Cc: Applicant

2/27/2013

Date

ACTING

November 17, 1989

Mr. Andrew Dark
Building Department
Town of Brookhaven
3233 Route 112
Medford, New York 11763

986.40-4.4 lot 248 A,B,C

Dear Mr. Dark:

We have reviewed the application of Howard Cohen for a certificate of occupancy to cover existing development at his home in Fire Island Pines on Fire Island. The Seashore last commented on development of this property on April 8, 1974 when the owner proposed to add a swimming pool 15' x 30' to the property.

The submitted survey, dated 2/3/65, and updated 6/30/65 and 8/17/65, showed a proposed lot occupancy rate of 32.4% which the Seashore did not object to. It appears from the record that CO#42684, dated 9/27/65, and #123570 covered that level of development.

Now comes the proposal, dated August 29, 1989, requesting after the fact approval of two, one-story additions 14.1' x 15' and 11.7' x 14.7' irregular and a detached shed 2.8' x 7'.

The furnished plot survey, dated June 28, 1984, and updated to indicate the current footprint, shows that over the years this lot occupancy rate has changed to 48.9%. As built this property is ineligible for a Certificate of Suspension of Authority for Acquisition by Condemnation by the Federal Government. It is also apparent that this property has side yard setback violations.

Until the owner can submit copies of when and who approved this excessive overdevelopment, the National Seashore objects to this proposal.

Sincerely,

Noel J. Pacht
Superintendent

cc:
Howard Cohen
c/o Alfred A. Volkmann Esq.
P.O. Box 936
Patchogue, New York 11772