



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: Toni Ann Incorvaia

Agent: Cramer Consulting

Tax Map #:

985.70-8.13

Application No.:

Case #18 on June 5, 2013

Zoning Authority:

Brookhaven

Community:

Ocean Bay Park

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:

By letter dated October 2, 1986 (copy attached), the Seashore had no objection to the variances requested for a development covering 35% of the lot. Per this variance request, the applicant is looking to reconstruct a previously existing house, presumably damaged by Superstorm Sandy, along with a shed and outdoor shower, but to 46% of the lot, and to which the Seashore objects.

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

5/29/2013

Date

Cc: Applicant

October 2, 1986

Mr. Andrew Dark
Building Department
Town of Brookhaven
475 East Main St.
Patchogue, New York 11772

985.70 - 8.13 lot 707 & 708

Dear Mr. Dark:

We have reviewed a revised plan prepared by Mr. Samuel Rauch for an addition and decking at the Rauch home in Ocean Bay Park.

Our original review of this application found a lot occupancy greater than the permitted 35%. The revision, which removes a walkway and reduces the size of a deck and another walkway, brings the proposal into conformity with the 35% requirement. Therefore, the National Seashore does not object to the revised proposal of Estelle and Samuel Rauch.

Sincerely,

Jack Hauptman
Superintendent