



**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: Fred Schiffer

**Tax Map #:**

985.70-9.35

**Application No.:**

Case #17 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:**

Seashore objects to setback variances for the proposed detached shed, as the property is already in excess of the maximum 35% lot occupancy. According to the survey provided with this application, the existing lot occupancy is 37.5%, up from 22.4% when an application was made in 1990 (see attached letter). Given that some work is required for post-Sandy repairs, we recommend that the applicant take the opportunity to bring the development back into compliance with the federal standards.

*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

May 7, 1990

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

985.70-9.35 lots 663 & 664

Dear Mr. Dark:

We have reviewed the application of Tommaso LePore by agent, Michelle Quatrala, for repairs to an existing 10'x14.5' deck at his home in Ocean Bay Park on Fire Island. The current lot occupancy rate is 22.4% which is within the Federal Zoning Standard of 35% maximum.

The National Seashore does not object to this proposal.

Sincerely,

Noel J. Pacht  
Superintendent

cc:  
Tommaso LePore  
c/o Michelle Quatrala  
215 Southern Blvd.  
E. Patchogue, NY 11772