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: Andrew Kibble

Owner: David James

Tax Map #:
986.20-6.64

Application No.:
Case #28 on November 6, 2013

Zoning Authority:
Brookhaven

Community:
Cherry Grove

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 our calculations, the proposed lot occupancy will exceed 36%, instead of the 34.6% shown on the survey provided with this application. Our calculations include the second access walk to Ivy Walk and the sketched stairway on the south side of the northeast house section, and exclude the main access from Bay Walk and the shed on Ivy Walk. We recommend that the applicant provide a fully developed and accurately scaled drawing that shows all proposed and existing structures, and keeps the proposed development below the 35% maximum allowed under the Federal Zoning Standards. Additionally, given that the applicant is proposing an addition which will double the size of the northeast wing of this house, complete with its own decks and second access walk to Ivy Walk, we want assurances that this development was not converted to, nor will it ever be converted to a nonconforming multifamily property, complete with two kitchens.

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

10/31/2013

Date

Cc: Applicant