



# 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: Patrick Lehman

Agent: Michelle Quatralo

**Tax Map #:**

986.20-5.41

**Application No.:**

#17 of March 21, 2012

**Zoning Authority:**

Brookhaven

**Community:**

Cherry Grove

**Objection (Y/N): No**

*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:**

**Objection Type:**

**Comments:**

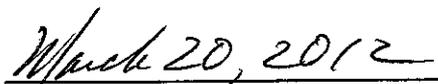
Reduction of development to 35% lot occupancy for existing 2-story addition with proposed roof deck and pergola with stairs, proposed pool with wood deck and fence to code, new access walk, 10' high gate, existing one story roof deck with stairs, proposed 2<sup>nd</sup> story addition with roof deck. Alternations for fire damage repair, including new windows and doors.

Alterations to return property to one-family dwelling. Removal of shed and all west side decking and north side wood walk and frame shed. Neighbor's 8' wire deer fence to be removed.

No objection as long as work does not exceed 35% lot occupancy or 28 feet height, as required by town code and 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

  
\_\_\_\_\_  
Date

CC: Applicant

F2ns

**TOWN OF BROOKHAVEN BOARD OF ZONING APPEALS  
ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y. 11738**

**NOTICE OF PROPOSED APPLICATION FOR VARIANCE – SPECIAL PERMIT**

PLEASE TAKE NOTICE, the undersigned **Adrian Milton & Patrick Lehman, c/o Michelle Quatrale, 255 Hagerman Ave., East Patchogue, NY, 11772** Has made application to the Board of Zoning Appeals of the Town of Brookhaven, Suffolk County, N.Y., by filing a petition in writing which will be heard on **March 21, 2012**, pursuant to Article IV, Section 85-29 of the Building and Zoning Ordinance of the Town of Brookhaven and is hereby requesting:

**front yard setback variance for existing one story residence addition (Gerard Walk); front yard setback variance for proposed roofed over deck with pergola (Gerard Walk); front yard setback for proposed deck, pool and partial roofed over portico (Lewis Walk); front yard setback variance for proposed 2nd story residence addition with roof deck (both Walks); minimum side yard variance for existing 2 story residence addition with proposed roof deck and pergola and 6' high pool enclosure beyond front foundation of dwelling on deck.**

**LOCATION: Northwest corner of Lewis Walk and Gerard Walk, Cherry Grove (200-986.2-5-41)**

**OWNER OF SUBJECT PARCEL: same as above**

If you require any further information, prior to the scheduled hearing date, please appear in person at One Independence Hill, Farmingville, (1<sup>st</sup> floor). There will be no information concerning this application given over the phone.

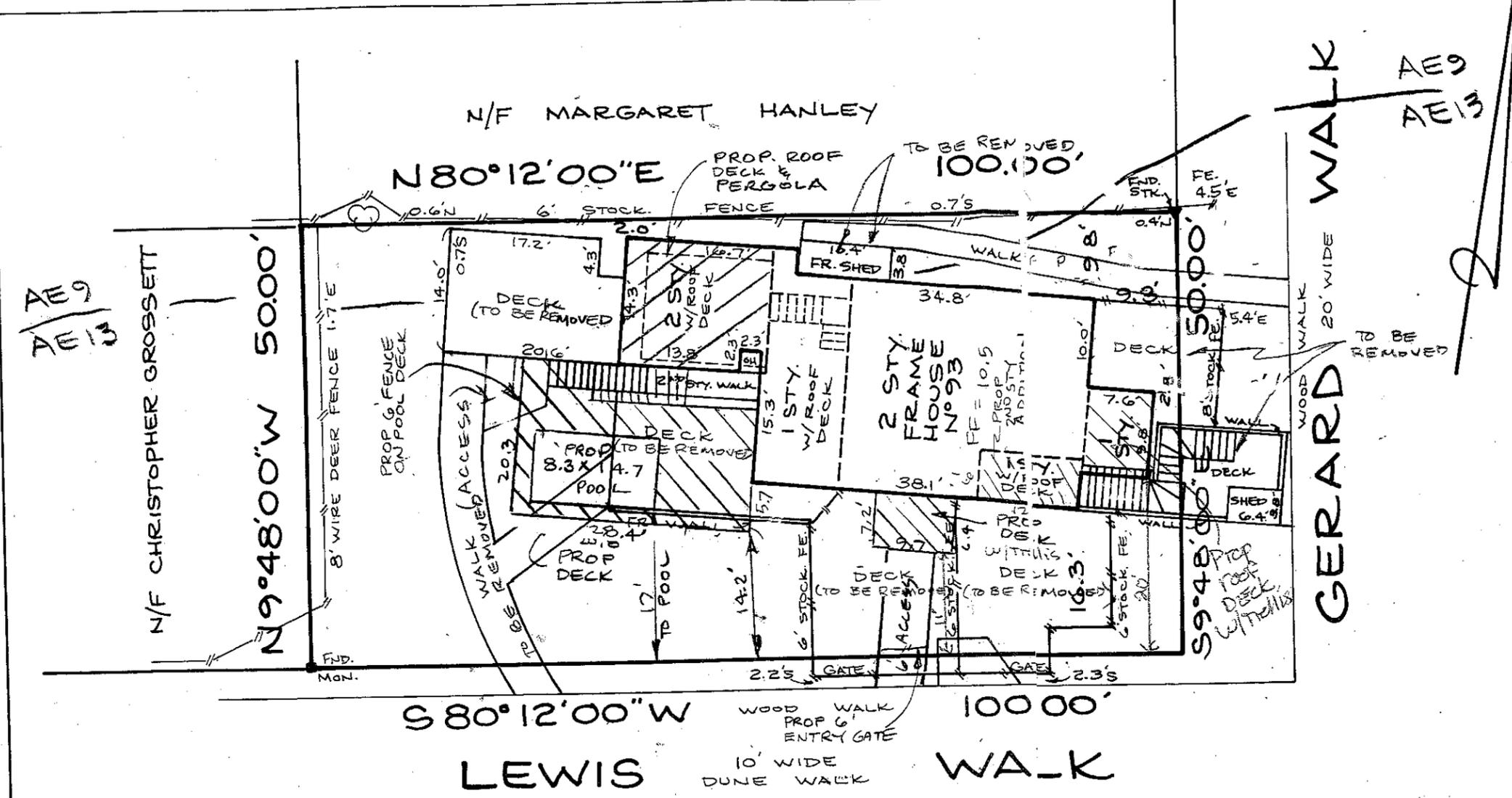
All persons interested in the proposed variance – special permit will be heard on the above-mentioned date at **ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y. (AUDITORIUM – 2<sup>ND</sup> FLOOR)**

**TIME: 4 P.M.                      CASE # 17**

This notice is being sent to you by the undersigned in accordance with the provision of the Building and Zoning Ordinance of the Town of Brookhaven.

Dated March 7, 2012      Applicant Michelle Quatrale  
631 447-3977





1"=15'

**AREAS**  
 PROPERTY = 5000 SF  
 HOUSE, DECKS & WALKS = 2,785 SF (55.7%)  
 PROPOSED HOUSE & DECKS = 1750 (35.0)

ELEVATIONS IN NAVD  
 EXISTING EASEMENTS OR R.O.W.'S OF RECORD, IF ANY, ARE NOT SHOWN.

LOTS: \_\_\_\_\_  
 BLOCK: \_\_\_\_\_  
 MAP OF: DESCRIPTIVE PROPERTY  
 LOCATION: CHERRY GROVE, SUFFOLK COUNTY, N.Y.  
 FILED IN: \_\_\_\_\_ COUNTY CLERKS OFFICE  
 FILE NUMBER: \_\_\_\_\_ FILED: \_\_\_\_\_  
 CERTIFIED TO  
PATRICK LEHMAN  
FIDELITY NATIONAL TITLE INSURANCE CO.  
CINCINNATI CAPITAL PARTNERS VIII, LLC  
 TITLE NO.: 04-7404-59521  
 DWG. NO. 45195 DRAWER No. 397L

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 RED INKED SEAL AND EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FEMA MAP 912

ALL EXIST. DECKS & WALKS TO BE REMOVED

**JOHN C. MAYER**  
 PROFESSIONAL LAND SURV  
 204 BRENTWOOD ROAD  
 BAY SHORE, NY 11706  
 (631) 665-0780

SCALE: 1" = 15'

DATE \_\_\_\_\_

*John C. Mayer*  
 JOHN C. MAYER  
 N.Y.S.L.S. License No. 049987

ALL MEASUREMENTS