

Brittanie O'Neill

From: stuart tiekert <tiekerts@yahoo.com>
Sent: Tuesday, January 10, 2023 10:47 AM
To: Brittanie O'Neill
Subject: 561 Lawn Terrace

Hi Brittanie,

Please forward the below to the members of the HCZMC for tonight's meeting and let me know.

Thanks,

Stuart Tiekert

Dear Chair Burt and Members of the HCZM,

I am writing to ask you to not hear the application for 561 Lawn Terrace until it is complete, timely and properly noticed.

In reviewing the agenda I find the following deficiencies in the application:

- The Floodplain Development Permit application is incomplete. A complete application is required to have sections one, two, three and four completed. Only section one is completed.
- The public hearing on the application isn't timely. Despite the Building Permit Application being undated, both the incomplete Floodplain Permit Application and the Environmental Assessment Form are dated 10/27/22. Village Code 240-22 requires that "The Harbor and Coastal Zone Management Commission shall conduct a hearing on each application referred to it. Such hearing, unless for good cause shown, shall be at a regularly scheduled meeting of the Harbor and Coastal Zone Management Commission, no less than 14 and no more than 62 days from the date of receipt of the complete application by the Harbor and Coastal Zone Management Commission from the Building Department.
- The Building Permit Application has not been properly reviewed. Village Code 126-3 makes the review of permit applications the duty of the Building Inspector, no one else. "The office of Building Inspector is hereby created. The Building Inspector shall administer and enforce all the provisions of the Uniform Code, the Energy Code and this chapter. The Building Inspector shall have the following powers and duties: (1) To receive, review, and approve or disapprove applications for building permits, certificates of occupancy, certificates of compliance, temporary certificates and operating permits, and the plans, specifications and construction documents submitted with such applications;" The application was reviewed by the Assistant Village Manager.
- The plans are incomplete. The Wetlands Permit requires that "All erosion controls must be clearly delineated on all plans". None of the available plans show any erosion controls
- The survey indicates that is a grant of land underwater where the dock will go but I can find anything to indicate that the current property owner has been authorize to use that land

- The application has not been placed on the agenda as a Public Hearing and there is nothing available to indicate that it has been advertised as such.

Thank you for your consideration of my comments, please make them part of the public hearing.

Sincerely,

Stuart Tiekert