



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: Walter Kempf

**Tax Map #:**

491-4.46

**Application No.:**

Receipt # 39689

**Zoning Authority:**

Islip

**Community:**

Kismet

**Object (Yes/No):**      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.*

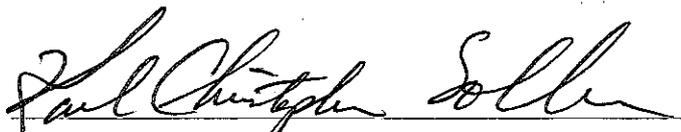
**Reason for Objection:**

**Objection Type:**

**Comments:**

Although 35.4% lot occupancy for construction of a second story deck complies with the Federal Zoning Standards, we defer to and support the town on its determination regarding the 40% FAR & setback variance requests.

*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

4/13/2012

Date

Cc: Applicant

# TOWN OF ISLIP

40 Nassau Ave Suite 1, Islip, New York 11751 (631) 224-5489

## ZONING BOARD OF APPEALS



**WILLIAM D. WEXLER**, *CHAIRMAN*  
**MICHAEL A. GAJDOS**, *VICE CHAIRMAN*  
**JAMES H. BOWERS**  
**JOSEPH L. FRITZ**  
**ANNMARIE LAROSA**  
**RICHARD I. SCHEYER**, *COUNSEL*  
**MARY PASSARO**, *SECRETARY*

March 1, 2012

Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

Re: Walter Kempf  
79 Seabay Walk  
Kismet, Fire Island, NY

Receipt # 39689

Dear Sir/Madam:

Enclosed for your review is a copy of the Board of Appeals application, Zoning Denial and survey relative to the above referenced property.

Very truly yours,

Mary Passaro  
Zoning Board Secretary

MP/ njl  
Enclosure

**APPLICATION TO APPEAR BEFORE THE  
BOARD OF APPEALS  
TOWN OF ISLIP**

**Office Use Only**

**A PERMIT MUST BE OBTAINED BEFORE  
BEGINNING WORK**

ANSWER ALL THE FOLLOWING:

- Appeal of the Building Inspector's Denial or Directive from Other Town Agency
- Variance or Special Exception

B/A #	_____
T.M.#	<u>491-4-46</u>
Filed	<u>3-1-12</u> Receipt # <u>39689</u>
Public Hearing Date	_____
S.C. Notified	_____ F.I. Nat Sea <u>3-1-12</u>
Zoning District	<u>BAN</u>
Granted	_____
Expires	_____
Denied	_____
Dec. filed with Town Clerk	_____
Secretary	_____

The owner of this property is:

WALTER KEMPT Address: 224 NORTHFIELD RD  
HAUPOUGE, NY 11788

Applicant(s): \_\_\_\_\_ Address: \_\_\_\_\_

QUESTION INVOLVED TO CONSTRUCT SECOND STORY DECKS

Name of Hamlet \_\_\_\_\_ Name of Street SEADAY WALK

Side of Street  north  east  south  west Nearest Cross Street MAPLE COURT  
 Property is  north  east  south  west from Cross Street  
 If on Corner:  northeast  northwest  southeast  southwest

Has a Variance or Special Exception ever been applied for on this property? \_\_\_\_\_ If yes: ZBA# \_\_\_\_\_

Is the subject property within 500 feet of any Federal, State, County, Town or Village installation, property, road, recreation area, stream, drainage channel, the Atlantic Ocean, or any bay in Suffolk County or estuary of any of the foregoing bodies of water within one mile of a nuclear power plant or airport? Yes  No

Name and address of owner directly:  
 North TRINA & KATHLEEN SMITH, 460 HARBOR DR N INDIAN ROCKS BEACH, FL 33785  
 East USA WASHINGTON DC 20013  
 South JOHN & MARGARIE BAKER, 11 KOREL ST, BAYSHORES N.Y 11766  
 West DENNIS NAGDMAN & CLIFFORD WADSMAN, 46 WINDSOR RD, WABAN, 02468

**BOARD OF APPEALS REQUIRES THREE (3) BUSINESS DAYS NOTIFICATION FOR AN ADJOURNMENT**

**PLEASE NOTE: THE APPLICANT IS TO SUBMIT WHAT THEY CONSIDER THE BEST APPLICATION THAT THEY CAN. THAT APPLICATION WILL NOT BE AMENDED AT THE HEARING. IF ONE WISHES TO MODIFY OR CHANGE THE APPLICATION, THE APPLICATION WILL BE WITHDRAWN AND RE-ADVERTISED AS A NEW APPLICATION AND WILL NOT BE MODIFIED AT THE HEARING.**

Sworn to before me this \_\_\_\_\_ day of MARCH, 2012  
 Signed [Signature] Date 3/1/12  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

Notary MARY A McGRATH  
 NOTARY PUBLIC, State of New York  
 (Signature) 52463  
 Qualified in Suffolk County  
 Commission Expires November 27, 2013

Telephone Home# (631-541-9273) Business# \_\_\_\_\_



**TOWN OF ISLIP**  
**DEPARTMENT OF BUILDING & ENGINEERING**  
**Zoning Denial & Variance Request**

DATE: 12/7/11	SCTM:491-4-46
NAME:Walter Kempf	ZONING DISTRICT:"BAA"
ADDRESS:224 Northfield Rd. Haup.	TELEPHONE (home)561-9273
	Work/Attny #:
PHYSICAL LOCATION:East side of Seabay Walk 63.83' north of maple Ct. Kismet	

	REQUIRED	PROPOSED			
Lot Width			Total Square Footage		
Lot Square Footage			Total S.F. of Property		
			25% of Property		
<b>SETBACKS -</b>			Total F.A.R. of Property		
Front Yard					
Corner/Through-lot			<b>FAR Breakdown</b>	<input type="checkbox"/>	%
Side Yard			Screened Porch		
Total Side Yard			Existing Dwelling		
Rear Yard			First Floor		
<b>SETBACKS-Accessory</b>			Second Floor		
Front Yard			Basement		
Corner/Through-lot			Detached Garage		
Side Yard			Sheds		
Rear Yard			Other		

FAR 0.1 2012

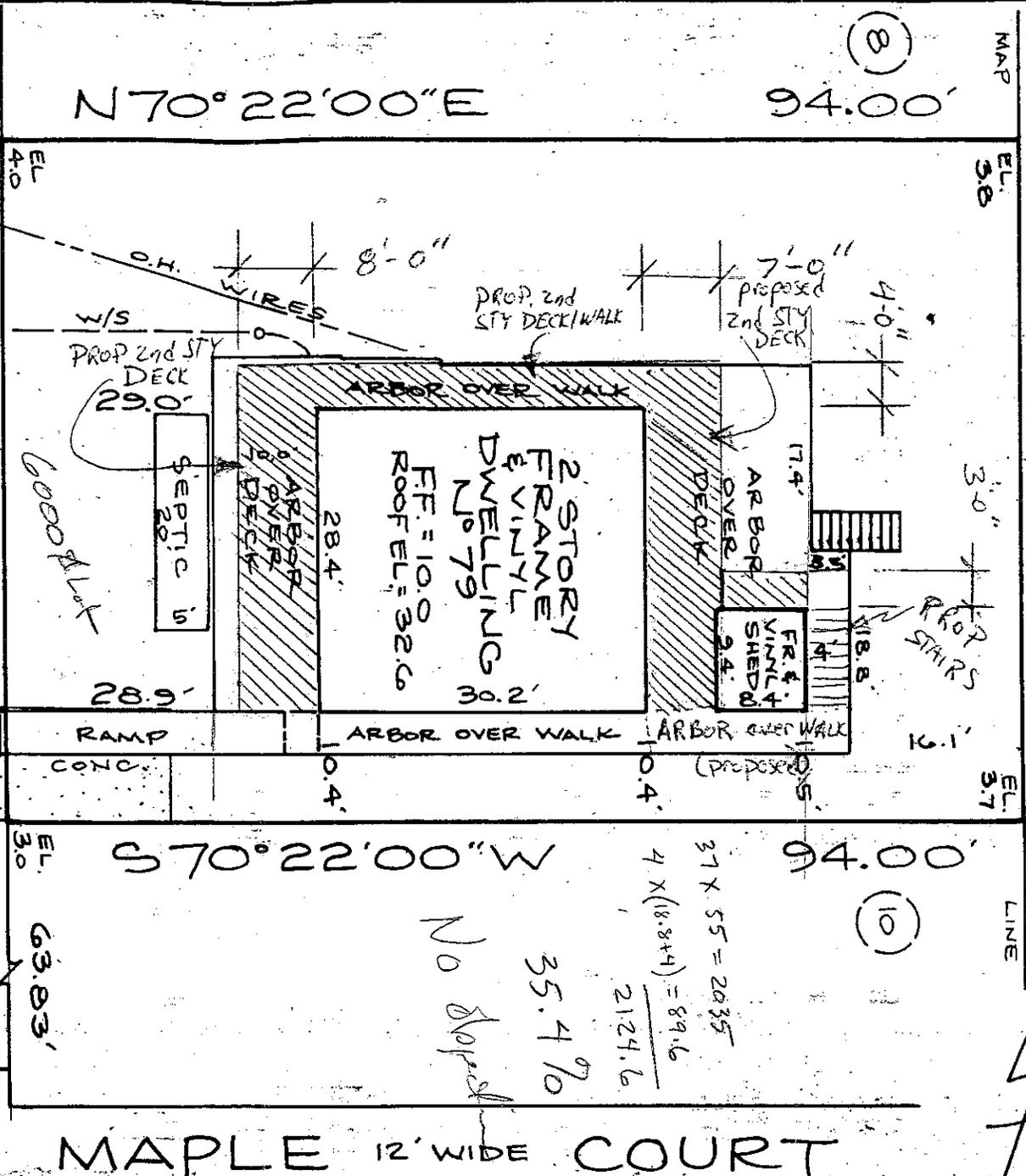
Permission to construct 2<sup>nd</sup> story decks having a front yd. setback of 20.9' instead of the req. 25', side yd. setback of 10.4' instead of the req. 15' and FAR of 40% instead of the req. 30%.

*FAR provided by Design Prof.*

Inspector Signature: *Alvin Bonardi*      Applicant/Attny: *[Signature]*

LANDS OF THE U.S.A.

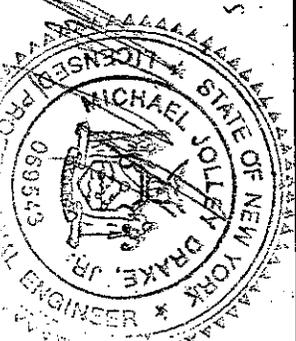
519°38'00"E 63.83'



MAPLE 12' WIDE COURT

ELEVATIONS REFER TO N.A.V.D. EXISTING EASEMENTS OR R.O.W.'S OF RECORD. IF ANY, ARE NOT SHOWN.

Added/Mod. fnd Decks  
By M. DRINKS  
12-5-11



QUANTIFIED ALTERNATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY ARE NOT BEARING THE LAND SURVEYOR'S RED INKED SEAL AND EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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LOTS: 9

BLOCK: SEABAY BEACH

MAP OF: SEABAY BEACH

LOCATION: KISMET, SUFFOLK COUNTY, NY.

FILED IN: SUFFOLK COUNTY CLERKS OFFICE

FILE NUMBER: 2089 FILED: JULY 1, 1953

WALTER KEMPF  
CERTIFIED TO

DWG. NO. 45909 TITLE NO.

JOHN C. MAYER, L.S.  
PROFESSIONAL LAND SURVEYOR  
204 BRENTWOOD ROAD  
P. O. BOX 5070  
BAY SHORE, NY 11706  
(631) 665-0780

REVISED 8/05/08  
DATE 8/05/08

REVISED 8/02/10  
DATE 8/21/11

JOHN C. MAYER  
N.Y.S. S. License No. 049987

SCALE: 1" = 15'