



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: Charles Untracht

Tax Map #:

491-2.49

Application No.:

Receipt #40039

Zoning Authority:

Islip

Community:

Kismet

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:

The Seashore objects to the overbuilding of this lot beyond the 35% maximum lot occupancy, apparently done without the benefit of permits. Since this house was constructed in 1979, increases to the amount of decking have resulted in what is now 39.8% lot occupancy, according to our calculations.

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

8/30/2012

Date

Cc: Applicant

TOWN OF ISLIP

40 NASSAU AVENUE, ISLIP, NEW YORK 11751 (631) 224-5489

ZONING BOARD OF APPEALS



WILLIAM D. WEXLER, *Chairman*
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MARY PASSARO, *Secretary*

August 1, 2012

Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Re: CHARLES UNTRACHT
Premises: 81 Oak Street, Kismet, Fire Island, NY
Receipt # 40039
SCTM 0500-491.00-02.00-049.000

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,

A handwritten signature in cursive script that reads "Mary Passaro". The signature is written in black ink and extends to the right with a long horizontal flourish.

Mary Passaro
Secretary, Board of Appeals

Enc.
MP/jcs



TOWN OF ISLIP

DEPARTMENT OF BUILDING & ENGINEERING

Zoning Denial & Variance Request

DATE: 7/23/12	SCTM:491-2-49
NAME: Charles Untracht	ZONING DISTRICT: Res."BAA"
ADDRESS: 81 Oak St. Kismet	TELEPHONE (home) 583-5855
	Work/Attny #:
PHYSICAL LOCATION: East side of Oak St. 140' north of Cedar Ct. Kismet	

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

Permission to leave a 1st floor deck having a side yd. setback of 2.8' instead of the req 5' and rear yd. setback of 12.6' instead of the req. 15'. To leave a shed all having a FAR of 31.2% instead of the req. 30%.

Plumbing in shed. Must be included in FAR. Decking on 1st floor not in FAR.

Alto Bonardi

Charles Untracht 7/23/12

**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

The owner of this property is:

CHARLES UNTRACHT
81 OAK KISMET, NY

Address:

Applicant(s):

Address:

B/A #	_____
T.M.#	<u>491-2-49</u>
Filed	<u>7/23/12</u> Receipt # <u>40039</u>
Public Hearing Date	_____
S.C. Notified	_____ F.I. Nat Sea <input checked="" type="checkbox"/>
Zoning District	<u>Res BAA</u>
Granted	_____
Expires	_____
Denied	_____
Dec. filed with Town Clerk	_____
Secretary	_____

P.O. Box 90
BRIGHTWATERS, NY 11718

QUESTION INVOLVED _____

Name of Hamlet

KISMET

Name of Street

PAK ST

Side of Street

north east south west

Nearest Cross Street

CEDAR

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 CHARINA & JAMES SUGRUE

122 MEAD BROOK RD
GARDEN CITY, NY 11530

East TSOAK SNOOPY REALTY INC.

25 N MAIN ST, GLOVERSVILLE NY 12078

South ROBERT RUSH P.O. BOX 159 BRIGHTWATERS NY 11718

West PAMELA RUSSO 62-04 81ST STREET, MIDDLE VILLAGE NY

STOBNITSKY / PEPPER 360 E 72ST APT B611 NY, NY 10021 11579

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

MIKE HERRMANN 23 BRIARWOOD RD WHEATLEY HEIGHTS NY 11798

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

Signed

Charles Untracht

Date

7/23/12

23rd day of July, 2002

Signed _____

Date _____

Notary

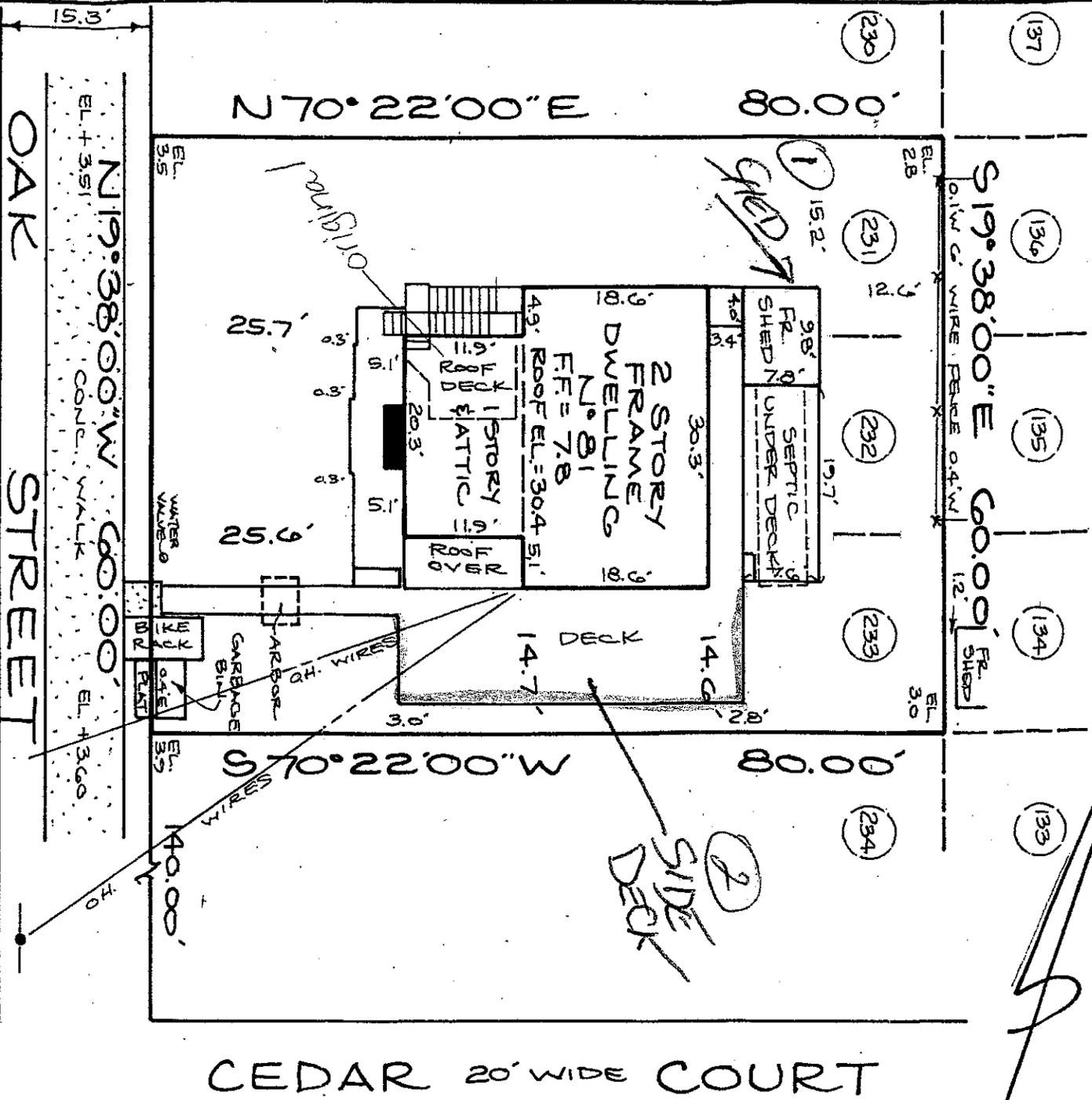
Mary A McGrath
(Signature)

MARY A MCGRATH
NOTARY PUBLIC, State of New York
No. 01MC5052463
Qualified in Suffolk County
Commission Expires November 27, 2013

631-583 5855

Business# _____

MOBILE 917-836-6283



FEMA MAP 889
 FLOOD ZONE AE, BFE = 10
 ELEVATIONS REFER TO N.A.V.D.
 IF ANY, ARE NOT SHOWN

LOTS: 231-233 INCLUSIVE
 BLOCK: _____
 MAP OF: KISMET PARK
 LOCATION: KISMET, SUFFOLK COUNTY, NY
 FILED IN: SUFFOLK COUNTY CLERKS OFFICE
 FILE NUMBER: 804 FILED: MAR. 11, 1926
 CERTIFIED TO
 CHARLES UNTRACHT

DWG. NO. 46688

TITLE NO. _____

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 SIGNATURE SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON 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, PROVIDED THEY ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

SCALE: 1" = 15'
 DATE 3/27/12

John C. Mayer
 JOHN C. MAYER
 N.Y.S.L.S. License No. 049987
 DATE 3/30/12

ALL MEASUREMENTS U.S. STANDARD