



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: Michael Fiore

Tax Map #:

491-2.52

Application No.:

Receipt #40037

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. By letter dated April 22, 1986, the park had no objection to an application for a variance that would allow for the construction of a roof deck, "as long as the setbacks are not changed." At that time, the development was calculated to be only 18% of the lot. According to our calculations, lot occupancy is now at 41.4%, exceeding both town code and federal standards, and for which the applicant is seeking permission to leave these excessive developments. (Enclosures)

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

April 22 1986

Ms. Arlene Boscarino
Zoning Board of Appeals
Town of Islip
One Maniston Court
Islip, NY 11751

TH#491-02-052

Dear Ms. Boscarino:

We have reviewed the application for a variance submitted by Petty & Hutnick General Contracting Corporation for a second story roof deck at their property in Kismet on Fire Island. Their previous variance permitted construction on an undersized lot with less than required setbacks that was in single and separate ownership.

As long as they do not exceed existing setbacks, the National Seashore does not object to the proposal and issuance of the request variance.

Sincerely,

Jack Hauptman
Superintendent

MAP OF PROPERTY

G. PETTY &

SURVEYED FOR W. HUTNICK

LOCATED AT KISMET SUFFOLK COUNTY, N. Y.

LOTS 225 & 226

MAP OF KISMET PARK
FILED 3/11/26 MAP NO. 804

SCALE 20 FEET TO 1 INCH

● = STAKE ○ = IRON PIPE

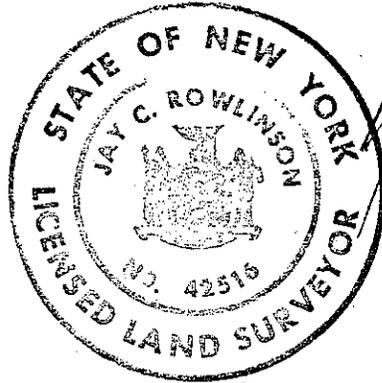
▲ = SPIKE

ELEVATIONS SHOWN THUS REFER TO U.S. COAST & GEODETIC DATUM.

TAX MAP # 0500-491-2-52

AREA = 3200 S.F.

THERE IS A WATER MAIN IN OAK STREET.

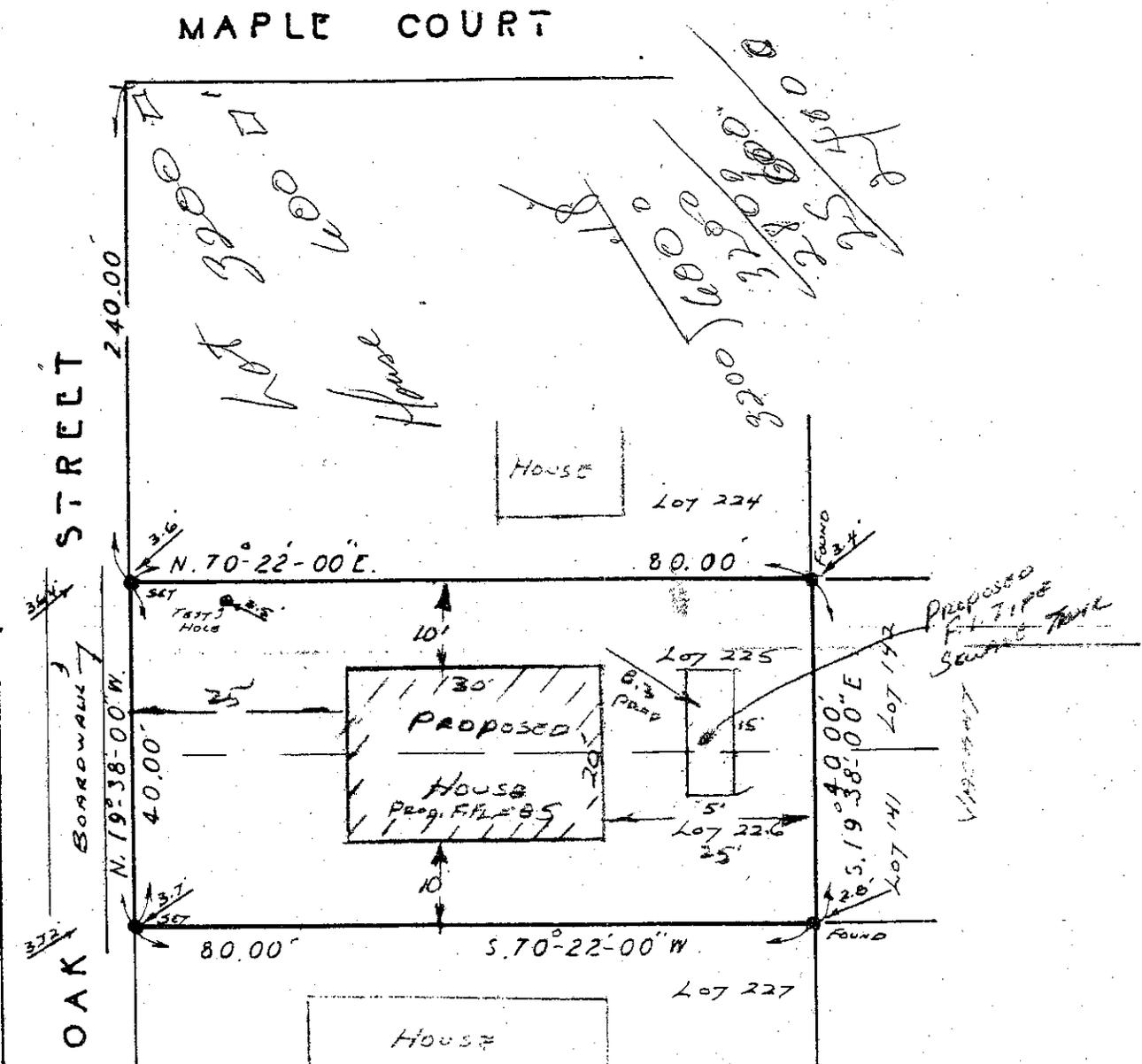
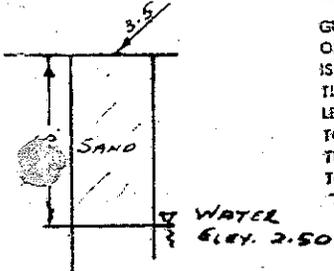


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TEST HOLE



REVISED PROP. HSG 1/13/86

SURVEYED APRIL 8 1983

JAY C. ROWLINSON, SUCCESSOR TO

W. C. MERRICK, AND

W. J. BARTLEY ASSOCIATES

ENGINEERING

LICENSE NO. 42516

CERTIFIED TO:

BY _____

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
MARY PASSARO, *SECRETARY*

August 17, 2012

Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Re: Michael and Margaret Fiore
95 Oak Street
Kismet, Fire Island, NY

Receipt # 40037

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".

Mary Passaro
Zoning Board Secretary

MP/njl
Enclosure



TOWN OF ISLIP

DEPARTMENT OF BUILDING & ENGINEERING

Zoning Denial & Variance Request

DATE: 7/23/12	SCTM:491-2-52
NAME:Michael Fiore	ZONING DISTRICT:Res."BAA"
ADDRESS:95 Oak St. Kismet	TELEPHONE (home)212-475-4572
	Work/Attny #:
PHYSICAL LOCATION:East side of Oak St. 240' south of Maple Ct. Kismet	

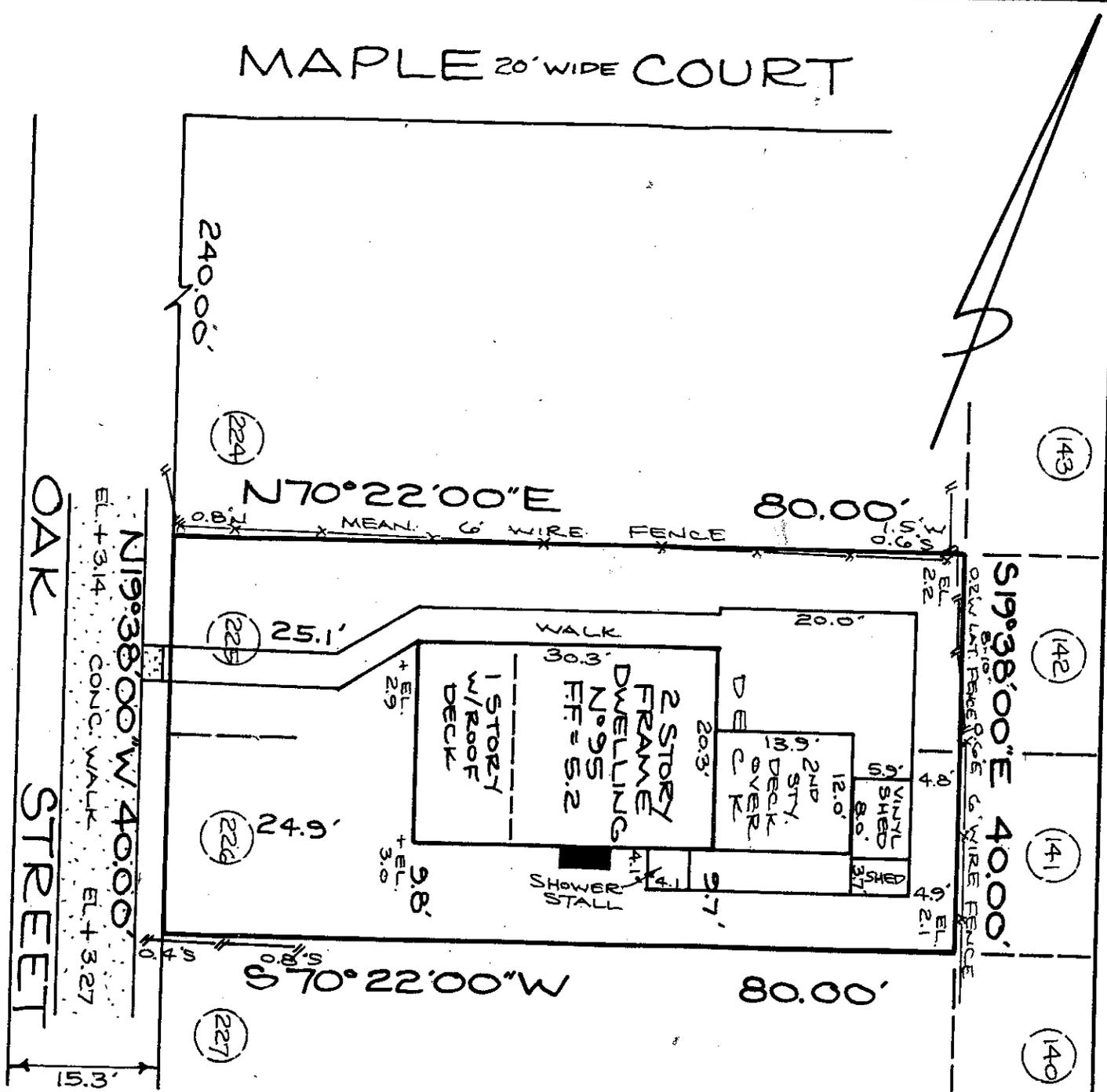
	REQUIRED	PROPOSED			
Lot Width			Total Square Footage		
Lot Square Footage			Total S.F. of Property		
			25% of Property		
SETBACKS -			Total F.A.R. of Property		
Front Yard					
Corner/Through-lot			FAR Breakdown	<input type="checkbox"/>	%
Side Yard			Screened Porch		
Total Side Yard			Existing Dwelling		
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 rear yd. setback of 4.8' instead of the req. 15'. To leave 2 sheds having a rear yd. setback of 4.8' instead of the req. 10' and side yd. setback of 6' instead of the req. 10'. To leave a 2nd story deck having a rear yd. setback of 10.7' instead of the req. 15' and side yd. setback of 9.7' instead of the req. 15' and FAR of 43.6% instead of the req. 30%.

Alto Bonardi

Michael Fiore

7/23/2012



FEMA MAP 889
 FLOOD ZONE AE, BFE = 9
 ELEVATIONS REFER TO N.A.V.D.
 IF ANY, ARE NOT SHOWN

LOTS: **225 & 226**
 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
MICHAEL & MARGE FIORE

DWG. NO. **46689** TITLE NO. _____

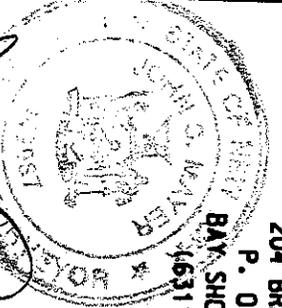
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JOHN C. MAYER, I.S.
 PROFESSIONAL LAND SURVEYOR
 204 BRENTWOOD ROAD
 P. O. BOX 5070
 BAY SHORE, NY 11706
 (631) 665-0780

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