



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: Brad Vassallo

Owner: Gina Tucker

Tax Map #:

491-2.69

Application No.:

Receipt #40126

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:

Per Seashore calculations, development is at 49.8% lot occupancy, wherein the applicant is requesting setback variances to leave in place sheds and decking. Based on a 1984 aerial photograph, it's impossible to discern if the excessive development occurred at that time, or when it was built. However, given that the Seashore has no previous records of any building permits for any of this lot's development, we assume it was done without the necessary permits, and therefore object to the overbuilding of this substandard 3,200 square feet lot.

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

9/25/2012

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*
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JOSEPH L. FRITZ
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MARY PASSARO, *SECRETARY*

September 10, 2012

Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Re: Brad Vassallo and Gina Tucker
64 Pine Street
Kismet, Fire Island

Receipt # 40126

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



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

DATE: 8/28/12	SCTM: 491-2-69
NAME: Brad Vassallo	ZONING DISTRICT: Res. "BHP"
ADDRESS: 545 Old Bridge Rd. Northport	TELEPHONE (home) 933-0657
Work/Atty #:	

PHYSICAL LOCATION: NW Corner of Pine St. & Cedar Ct. Kismet

Permission to have a shed having a 2nd front yd. setback of 0' instead of the req. 60 ft rear yd. setback of 4.1' instead of the req. 10'. To leave deck, having a 2nd front yd. setback of 0' instead of the req. 15'. To leave 2nd story deck having a front yd. setback of 14.7' instead of the req. 25', ~~2nd story deck~~ ~~having~~ ~~a~~ ~~front~~ ~~yd.~~ ~~setback~~ ~~of~~ ~~14.7'~~ ~~instead~~ ~~of~~ ~~the~~ ~~req.~~ ~~25'~~, ~~2nd~~ ~~story~~ ~~deck~~ ~~having~~ ~~a~~ ~~front~~ ~~yd.~~ ~~setback~~ ~~of~~ ~~14.1'~~ ~~instead~~ ~~of~~ ~~the~~ ~~req.~~ ~~25'~~ on FAH of 53% OR 30% instead of the req. 30%.

All structures to be removed off Town Property

All info. from plot plan by Design Prof.

Inspector Signature: Ally Banks Applicant/Atty: [Signature]