



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: Ellen Beldy

Owner: Timothy Dempsey

Tax Map #:

492-2.17

Application No.:

#592-12 on October 9, 2012

Zoning Authority:

Islip

Community:

Fair Harbor

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:

Based on Seashore calculations, the total lot occupancy for this proposed single family dwelling with 2nd story deck, screened porch, two sheds, decking, on-grade patio pavers, eave overhangs, and ramp (in addition to an allowed access walk), along with the requested setback variances, will be 57.4% on this 6,400 square foot lot. The maximum lot occupancy allowed under the Federal Zoning Standards is 35%.

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.

 9/25/2012

Superintendent

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
MARY PASSARO, SECRETARY

August 30, 2012

Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Re: Ellen Beldy and Timothy Dempsey
92 Broadway
Fair Harbor, Fire Island NY
Receipt # 40098

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: 8/10/12	SCTM:492-2-17
NAME:Ellen Beldy and Timothy Dempsey	ZONING DISTRICT:Res."BAA"
ADDRESS:92 Broadway Fair Harbor	TELEPHONE (home) Work/Attny #:277-4300
PHYSICAL LOCATION:West side of Broadway 160' south of Central Walk, Fair Harbor	

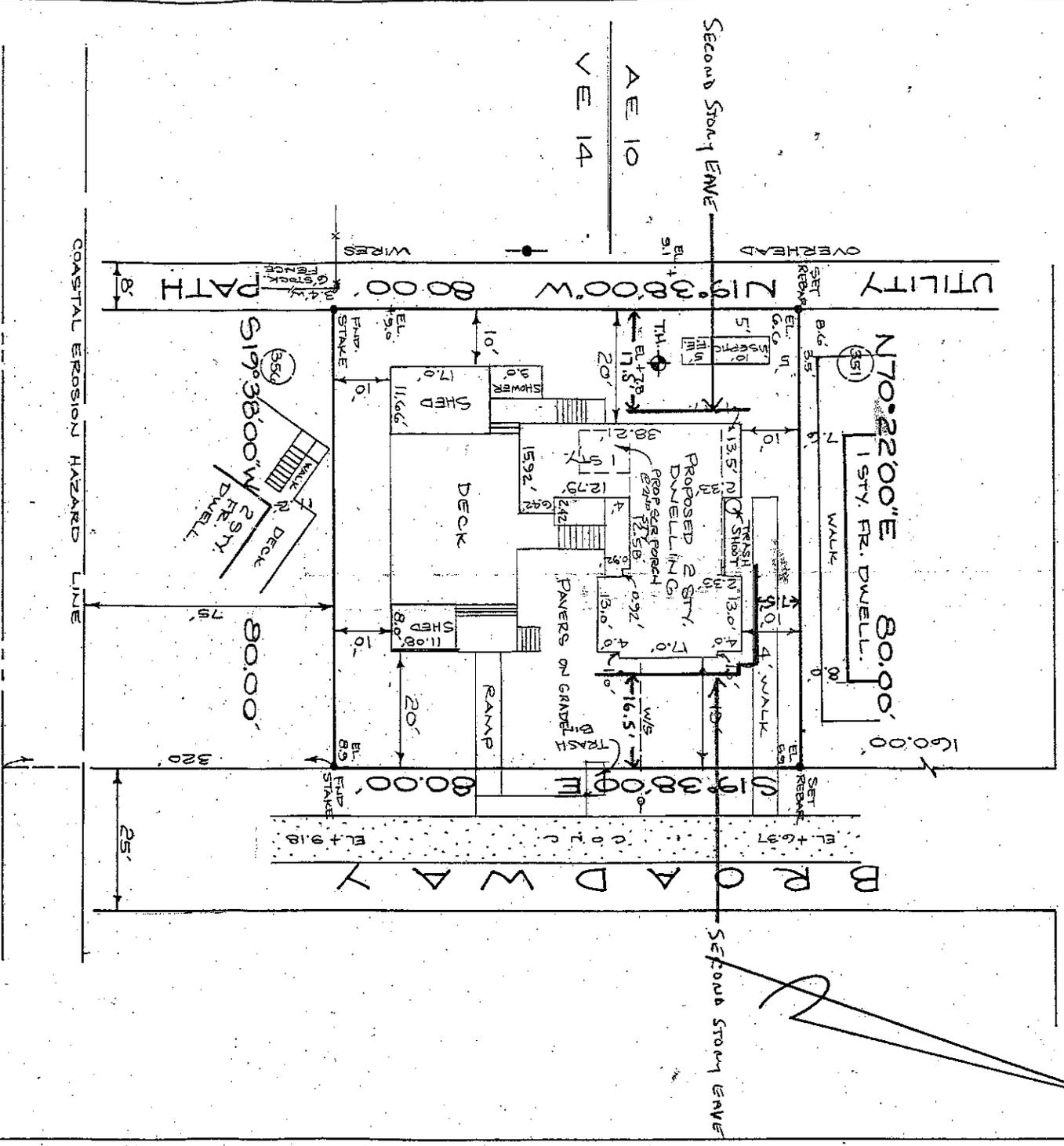
	REQUIRED	PROPOSED			
Lot Width			Total Square Footage		
Lot Square Footage			Total S.F. of Property		
			25% of Property		
SETBACKS -			Total F.A.R. of Property		
Front Yard					
Corner/Through-lot			FAR Breakdown	□	%
Side Yard			Screened Porch		
Total Side Yard			Existing Dwelling		
Rear Yard			First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

Permission to construct a single family dwelling with 2nd story deck and screened porch having a front yd. setback of 16.5' instead of the req. 25' and rear yd. setback of 17.5' instead of the req. 25' and to construct a shed all having an FAR of 40.8%% instead of the req. 30%. Also to construct a shed having a front yd. setback of 20' instead of the req. 60'.

AND A side yard setback of 7.5' instead of the req. 10' and a rear yard setback of 17.5' instead of the req. 25'.

Alto Bondi *Jef Dem* attorney

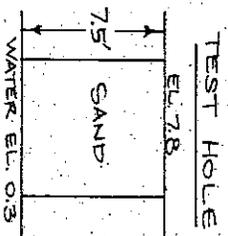
CENTRAL WALK



FEMA MAP 893
 ELEVATIONS REFER TO NAVD.
 EXISTING EASEMENTS OR ROW'S
 ARE NOT GUARANTEED

LOTS: 352-355 INCLUSIVE
 BLOCK: FAIR HARBOR, SECTION ONE
 MAP OF: FAIR HARBOR, SECTION ONE
 LOCATION: FAIR HARBOR, SUFFOLK COUNTY, NY
 FILED IN: SUFFOLK COUNTY CLERKS OFFICE
 FILE NUMBER: 175 FILED: MAY 8, 1924
 CERTIFIED TO
 ELLEN BELDY & TIMOTHY DEMPSEY
 FIDELITY NATIONAL TITLE INSURANCE CO

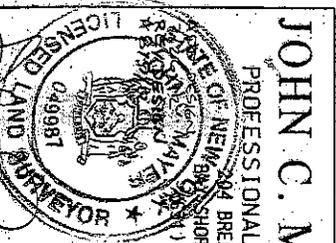
TITLE NO.: 81517
 DWG. NO. 46469 DRAWER N. 403L



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 EDUCATION LAW.

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 AGENCY, AND LENDING INSTITUTIONS LISTED
 HEREON, AND ALL OTHER ASSISTED INSTITUTIONS ARE
 NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
 OR SUBSEQUENT OWNERS.



JOHN C. MAYER, L.S.
 PROFESSIONAL LAND SURVEYOR
 204 BRENTWOOD ROAD
 SHORE, NY 11706
 (609) 665-0780

SCALE: 1" = 20'
 DATE 2/23/11
 CEBS
 REV 4/25/12
 DATE 8/9/12

JOHN C. MAYER
 N.Y.S.L.S. License No. 049981
 ALL MEASUREMENTS U.S. STANDARD