



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: Virginia Strobos

Agent:

VIA FAX: 631-224-3060

Tax Map #:

492-3.56

Application No.:

#182-12 of March 27, 2012

Zoning Authority:

Islip

Community:

Fair Harbor

Objection (Y/N): 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 28.11(b)

Objection Type: Change in nonconforming use

Comments:

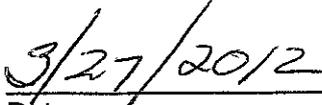
The Seashore objects to the requested variance for permission to expand the existing nonconforming development of 43.1% lot occupancy by constructing a 1-story extension screened covered deck and decking.

The Seashore objected to the initial overdevelopment of this property in a letter to the town, dated September 18, 1990. A copy is attached herein. This application is a proposal to increase this already-objected to nonconforming development.

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



Date

CC: Applicant

September 18, 1990

Ms. Kathryn Castagna
Zoning Board of Appeals
Town of Islip
One Manittton Court
Islip, New York 11751

492-3.56 lots 983-985
Receipt #21448

Dear Ms. Kastagna:

We have reviewed the application of Virginia Strobos to establish legal and non-conforming use at her home in Fair Harbor on Fire Island. The current lot occupancy rate is 43.1% which exceeds the Federal Zoning Standard of 35% maximum.

Our records show that both the Seashore and the Town of Islip Department of Planning and Development objected to the proposal in October and November 1982 to build part of what is now being sought to legalize. Attention is drawn to the applicant's notice that these items needing a variance were "built prior to 1972."

In order to be considered as "grandfathered" as nonconforming use under the Federal Zoning Standards, the items needing variances would have had to be built under local laws as of July 1, 1963 or the original Federal Zoning Standards published in 31 Federal Register 5289 on April 2, 1966.

As built and as proposed, this property would be ineligible for a Certificate of Suspension of Authority for Acquisition by Condemnation by the Federal Government. The National Seashore objects to this proposal.

Sincerely,

Noel J. Pachta
Superintendent

cc:
Virginia Strobos
253 West 99th St.
New York, NY 10025



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

DATE: 1/26/12	SCTM:492-3-56
NAME: Virginia Strobos	ZONING DISTRICT: "AAAB"
ADDRESS: 253 W 99 th st. New York NY 10025	TELEPHONE (home) 212-865-4484
Work/Attny #:	
PHYSICAL LOCATION: West side of Elm Walk 360' 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	<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 expand nonconforming use by less than 25% by constructing a 1 story extension, screened covered deck and decking.

Alvin Bonardi *[Signature]* 182-12

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

Form with fields: B/A #, T.M.#, Filed, Public Hearing Date, S.C. Notified, Zoning District, Granted, Expires, Denied, Dec. filed with Town Clerk, Secretary. Includes handwritten values like 182-12, 492-3-36, 1-26-12, 3/27/12, AAAB, 39613.

The owner of this property is:

VIRGINIA STROBOS Address: 253 West 99th Street

Applicant(s): VIRGINIA STROBOS Address: 253 West 99th Street

QUESTION INVOLVED EXTENSION OF DINNING ROOM 4' x 9.5' OR 38 sq Feet DECKING ROOF SCREENED enclosed deck & DECKING

Name of Hamlet FAIR HARBOR Name of Street Elm Walk

Side of Street [] north [] east [] south [X] west Nearest Cross Street CENTRAL
Property is [] north [] east [X] 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? YES [X] 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 [X] No []

Name and address of owner directly:

- North SARAH B. CAMPEAS 14 HOFFMAN ST. MAPLEWOOD NJ. 07040
East LINDA RASCHER & JOSEPH SCHICK 201 W 72nd STREET APT 216 NY NY 10023
South JASON D & MELANIE F GRIFFITH 225 W 86th STREET APT 803 NY NY 10024
West LOUIS & JUDITH BADER YORK 320 CENTRAL PARK WEST NY NY 1005
EAST VIVIAN CHERRY 343 E 30th St. Apt 11 M NY NY 10016

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

18th day of January, 2002

Signed Virginia Strobo Date

Signed Date

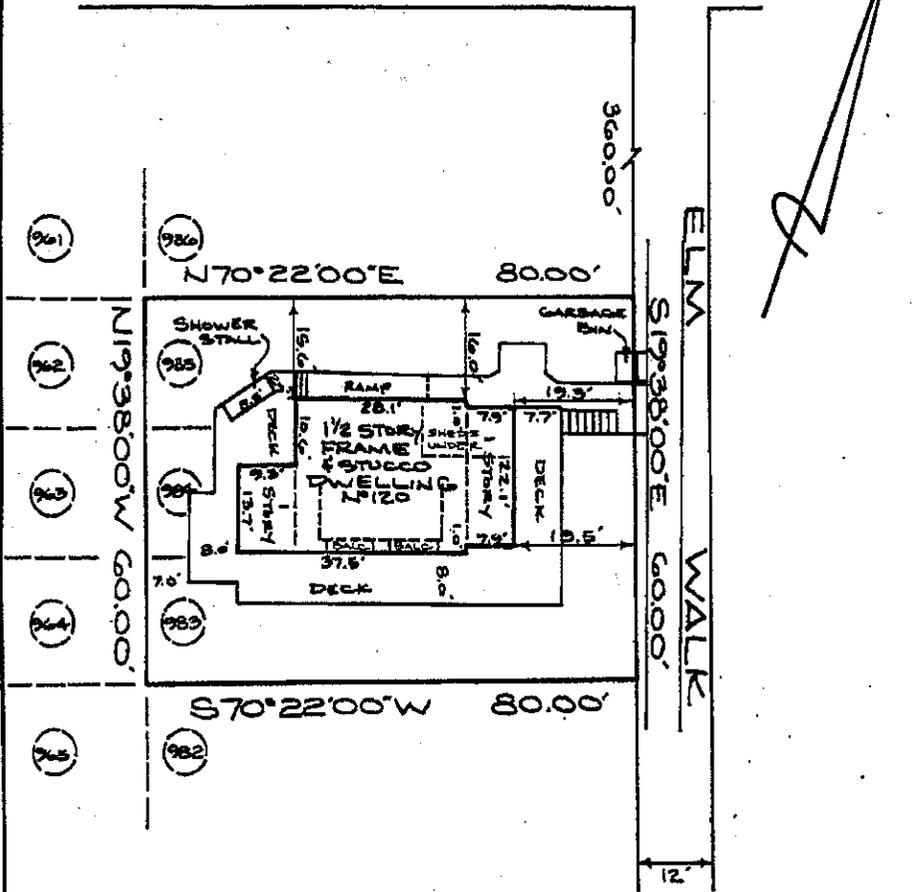
Notary Mary A McGrath (Signature)

MARY A McGRATH NOTARY PUBLIC, State of New York No. 01MC5052463 Qualified in Suffolk County 2012

Telephone Home# Business#

SUFFOLK COUNTY TAX MAP DISTRICT 500 SECTION 492 BLOCK 3 LOT(S) 56

CENTRAL 20' WIDE WALK



UNLESS OTHERWISE ALTERNATIVE OR AMENDMENT TO THIS SURVEY IS A VIOLATION OF SECTION 1709 OF THE NEW YORK STATE FORMATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S AND ARCHITECT'S AND ENGINEER'S SEAL 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 NOT BE BINDING TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTIONS UNLESS SPECIFICALLY AND SEPARATELY STATED IN WRITING BY THE SURVEYOR AND THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR GOVERNMENT AGENCIES.

EXISTING EASEMENTS OR R.O.W.'s OF RECORD. IF ANY, ARE NOT SHOWN

LOTS: 983-985 INCLUSIVE

BLOCK: _____

MAP OF: FAIR HARBOR, SECTION 3

LOCATION: FAIR HARBOR, SUFFOLK COUNTY, NY

FILED IN: SUFFOLK COUNTY CLERKS OFFICE

FILE NUMBER: 868 FILED: SEPT. 20, 1928

CERTIFIED TO

VIRGINIA G. STROBUS

DWG. NO. 38725A TITLE NO. _____

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

SCALE: 1" = 20'

DATE 12/14/11

12/16/11
DATE

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

ALL MEASUREMENTS U.S. STANDARD

1821/2