

Giants Neck Beach Association Special Zoning Commission Meeting  
February 12, 2021

Present: Gerard van Noordennen  
Jim Lafond  
Jim Horton  
Ken Hotarek  
Jeff Scull  
Richard Corona

Also Present: Christopher Smith  
Matthew Smith  
Peter Springsteel  
Joan and Jim Mallory

**Call to Order.** Chairman van Noordennen called the Giants Neck Beach Association Zoning Commission Meeting of February 12, 2021 to order at 6:08 p.m.

1. **Seat alternates, if needed.** A quorum was established. The alternates were seated.
2. **Approval of previous minutes.**

**MOTION (1): Mr. Lafond moved to approve the December 16, 2020 Giants Neck Beach Association Zoning Special Meeting Minutes, as presented. Seconded by Mr. Horton. (6-0) Unanimous.**

4. **Review, discuss and take action on the following application:**

**a) Adams Residence – 265 Giants Neck Road –Add/replace deck and steps.**

Chairman van Noordennen reported the Adams are landscaping including stonework to the waterfront. This application is to replace a deck and steps.

Mr. Smith informed the Commission they wish to add and revise the deck steps to redirect foot traffic to give easier access to the yard.

Mr. Lafond asked if there is any change to the footprint of the house? Mr. Smith stated there is no change to the footprint of the house and deck. The front entry deck and steps to the house are being replaced because they have rotted. The existing rear deck steps to the water would be replaced, centered and expanded. The main deck steps would be moved from the front to the side yard. Mr. Horton asked how far from the property line are the new side yard steps? From the scale drawing it is estimated to be at least 32 feet from the side yard property line. Mr. Scull asked how much more of the property is being used? Mr. Smith replied the small steps do not take up more of the footprint. The existing house, deck and steps take up 1,640 square feet lot coverage. Mr. van Noordennen added there are approximately 42 additional square feet lot coverage for the new side steps and a portion of the larger back step. Thirty percent of 11,390 square feet is 3,417 square feet which is the lot coverage limit. Mr. Lafond stated the rear property line goes to the mean high water line. Mr. van Noordennen stated it's a double lot, and he agreed there is no issue with the side yard or rear yard setback.

**MOTION (2): Mr. Horton moved to approve the application for the Adams residence at 265 Giants Neck Road to add/replace the deck and steps. Seconded by Mr. Lafond. (6-0) Unanimous.**

**b) Zuckerbraun/Demarco residence – 14 Ridgewood Road—Add two story addition/garage and remove existing detached garage.**

Mr. van Noordennen informed the Commission this application is to add a two-story addition and garage and to remove the existing garage.

Mr. Matthew Smith reviewed the Commission members copies of the proposed work. The addition is well under the lot coverage limit and under the height requirements. The owners would like to have a two-story garage and an 8'X10' two-story breezeway attached to the house. On the second floor of the enclosed breezeway there will be a bathroom. On the second floor of the garage, they would like to use it for storage and a workout room.

Mr. Horton asked is the existing garage being removed? Mr. Smith replied the present garage will be removed. There is no other structure on the property. The new garage will be an attached garage where they will be able to go through the breezeway and into the garage from the house. Mr. van Noordennen asked if the breezeway is an enclosed and heated space? Mr. Horton asked if it is attached can it be living space above the garage? Mr. Smith stated it is enclosed and heated and will be built for living space. Mr. Horton asked is the size of the garage larger than 500 square feet? He was informed the 500 square feet is only for the detached garage. Mr. Lafond asked if the driveway will go to the other side? Mr. Smith said it will go to the other side. Mr. Horton felt the rear setback should be 12', not 19'. Mr. van Noordennen referred to Section 3004 which states it may be 20' if its part of the main house. Its 19' to the overhang and 20' to the building. The question is how we have interpreted it in the past. Mr. Scull felt it always includes the overhang. Mr. Lafond referred to Section 3004 #4 Clubhouse property. Its adjacent to the Clubhouse property so it is only a 6' rear yard setback. Mr. Lafond asked what about the lot coverage? Mr. Smith stated it is 27.9%. Mr. van Noordennen stated the limit is 30%. Mr. Lafond stated there are no side setback issues. Mr. Smith stated he planned to enclose an outdoor shower. Mr. Horton felt it seems as though the shower is right on the line. He was informed he would have to be very careful to maintain the 12 foot side yard setback requirement.

**MOTION (3): Mr. Lafond moved to approve the application for the Zuckerbraun/Demarco residence at 15 Ridgewood Road to add a two-story addition/garage and remove the detached garage. Seconded by Mr. Horton. (6-0) Unanimous.**

**c) Mallory Residence – 7 South Lee Road—Add two story addition.**

Mr. Springsteel referred to the site plan which shows an existing deck to the rear of the house. He stated the existing deck will be removed. The back deck contributes to lot coverage. It is non-conforming in terms of lot coverage. We are proposing to remove the deck and add a two-story addition. We are subtracting the areas of the deck near the bulkhead. We are also eliminating

the outdoor shower. The net lot coverage will remain the same. The rear yard lot line to the addition is 21.6' which is conforming. The addition height is 24.9' which is lower than the existing roof line of 26.7'. The garage will remain the same. The front of the house also remains the same. Mr. Horton asked if the lot coverage remains at 45%? Mr. Springsteel stated it would as shown on the survey. There will be an air conditioning compressor on the north side. All overhangs will be included. Mr. Lafond felt if it's not an accessory building as it would stay on the same footprint. There would be no setback changes. Mr. Springsteel stated the proposed addition will conform to the side yard setback. The main house is in the side and front yard setbacks. There is no change to it. Mr. Lafond, Mr. Horton, and Mr. Corona feel it is acceptable. Mr. Scull stated it is non-conforming and allowed to continue but it is not increasing the non-conformance. Mr. Springsteel stated the addition is not increasing the footprint in the setbacks or lot coverage. Mr. Scull had no problem with it. Mr. Hotarek felt it looks good. He asked what is the concrete well vault? Mr. Springsteel replied they have a shared well with the neighbor and that is the cover for the well.

**MOTION (4): Mr. Horton moved to approve the application for the Mallory residence at 7 South Lee Road to add a two-story addition. Seconded by Mr. Lafond. (6-0) Unanimous.**

**5. Report from Zoning Enforcement Officer.**

**a.)** Current construction activities. Mr. van Noordennen reported the homes on Giants Neck Road are making progress.

**b.)** Complaints. - None

**6. Report of any correspondence. -None.**

**7. Other items which may come before the Commission.** Mr. van Noordennen reported the tennis court proposal was approved.

**8. Adjournment.**

**MOTION (5): Mr. Lafond moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of February 12, 2021 at 7:29 p.m. Seconded by Mr. Scull. (6-0) Unanimous**

Gerard van Noordennen, Chairman  
Giants Neck Beach Association Zoning Commission