

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

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

Also Present: Peter Springsteel
Toni Brienza
Troy Biery

Call to Order. Chairman van Noordennen called the Giants Neck Beach Association Zoning Commission Meeting of March 12, 2021 to order at 6:47 p.m.

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

The February 12, 2021 meeting minutes were tabled until the next meeting.

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

a) Brienza-Biery Residence – 6 Mamacock Road – Replace existing home with new home

Chairman van Noordennen reported the applicants had previously applied to replace the existing garage with a new garage and that application was approved in 2020. The construction of the new garage is well along.

Mr. Springsteel presented the application. The site plan shows the existing home is non-conforming on the southern part of the front yard setback of 20'. The new home will be built in the existing non-conformance on the front and comply with the side yard and rear yard setbacks of 12' and 6', respectively. The existing non-conforming front steps will be removed and the new steps will be built within the existing non-conformance. The new building height will be 28' and meet the height limit of 28'. The lot is 7,912 square feet so the allowed lot coverage is 30% or 2,374 square feet. The new house area is 1,578 square feet and the new garage is 497 square feet for a total of 2,075 square feet or 26.23%.

The proposed second floor balcony was discussed and determined it would comply with the side yard encroachment limit for a balcony being at least 4' from the side yard lot line.

MOTION (1): Mr. Horton moved to approve the application for the Brienza-Biery residence at 6 Mamacock Road to replace the existing home with a new home. Seconded by Mr. Scull. (5-0) Unanimous.

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

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

b.) Complaints. - None

6. **Report of any correspondence.** – The 2021-2022 budget was discussed and it was agreed to assume similar expenses and income for next year as the current year.

7. **Other items which may come before the Commission.** - None

8. **Adjournment.**

MOTION (2): Mr. Scull moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of March 12, 2021 at 7:06 p.m. Seconded by Mr. Hotarek. (5-0) Unanimous

Gerard van Noordennen, Chairman
Giants Neck Beach Association Zoning Commission