

Giants Neck Beach Association Special Zoning Commission Meeting  
February 15, 2024

Present: Marilyn Christopher, Acting Chair  
Ernie Annibale  
Jim Paul  
Richard Corona

Also Present: Linda Dworak, Applicant  
J. Richard Staub, Point One Architects  
Jim Ventres, Zoning Enforcement Officer

1. **Call to Order.** Acting Chair Marilyn Christopher called the Giants Neck Beach Association Zoning Commission Special Meeting of February 15, 2024 to order at 6:45 p.m.
2. **Attendance.** A quorum was established.
3. **Approval of November 9, 2023 Minutes.** Ms. Christopher asked for corrections, additions or deletions to the November 9, 2023 Giants Neck Beach Association Zoning Commission Meeting Minutes.

**MOTION (1): Mr. Corona moved to approve the Giants Neck Beach Association Zoning Commission Meeting Minutes of November 9, 2023, as presented. Seconded by Mr. Paul. (4-0) Unanimous.**

4. **Bills.** There were no bills presented.
5. **Site Plan Review.** Mr. Staub reviewed Site Plan for 13 Point Road with the Commission. He stated they would have liked to renovate the existing home. Part of the property is in a flood zone and it would need to be raised, but it would be very costly. The applicants would like to demolish the existing house and build a new one. The footprint is 23% coverage. The front elevation is 12'. We are not asking for a variance, only approval.

Mr. Annibale asked what is the existing square footage? Mr. Staub replied 2,100 square feet on the first floor and 1,600 square feet on the second floor.

Mr. Ventres reported we looked at the preliminary drawings and reviewed the new set of drawings and it meets 100% with the regulations. Mr. Staub added we met with the Town Hall staff and have received approval from them.

**MOTION (2): Mr. Annibale moved to approve the plan for 13 Point Road, as presented. Seconded by Mr. Paul. (4-0) Unanimous.**

6. **Adjournment.**

**MOTION (3): Mr. Paul moved to adjourn the February 15 Giants Neck Beach Association Zoning Commission Special Meeting of February 15 at 7:00 p.m.**

**Seconded by Mr. Corona. (4-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**