

**Giants Neck Beach Association  
Zoning Commission Special Meeting Minutes  
Wednesday, August 10, 2022**

**Present:** Gerry van Noordennen, Jim Lafond, Ernie Aniballe

**Absent:** Jim Horton, Marilyn Christopher, and Rich Corona and Ken Hotarek, alternates

**Also Attending:** Louise Wilcox, Peter Springsteel, Javant Heera and Jackeyson Heera

**1) Call to order**

Chairman van Noordennen called the meeting to order at 6:46 p.m.

**2) Seat alternates, if needed**

A quorum was established and no alternates were needed.

**3) Approval of May 13, 2022 and July 8, 2022 Giants Neck Beach Association Zoning Commission minutes.**

**MOTION (1): Mr. Lafond moved to approve the May 13, 2022 Meeting Minutes, as presented. Seconded by Mr. Aniballe. (3-0) Unanimous.**

**MOTION (2): Mr. Lafond moved to approve the July 8, 2022 Giants Neck Beach Association Zoning Commission Minutes, as presented. Seconded by Mr. Aniballe. (3-0) Unanimous.**

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

**a) Wilcox Residence – 236 Giants Neck Road—add deck.** Ms. Wilcox reported her property is on a granite hill with layers of ledge. In order to access her lap pool, she wishes to add an 8' x 12' deck next to the pool over the ledge.

Mr. van Noordennen stated he visited the property and agreed the ledge is too steep and would be a hazard particularly in the winter months.

Mr. Lafond did not see a problem with lot coverage. The deck addition would increase lot coverage to 28%. The side yard setback of 9' will be maintained.

**MOTION (3): Mr. Lafond moved to approve the application for the Wilcox residence at 236 Giants Neck Road to add a deck. Seconded by Mr. Aniballe. (3-0) Unanimous.**

**b) Heera-Soma Residence – 249 Giants Neck Road – add deck, porch, patio and second floor.**

Mr. Springsteel reported this property is in a flood zone. It has been reappraised, and more can be done because of the increased value of the property. This application replaces the Heera's

previous application which was approved. We are now adding an addition and porch in back of the garage. The existing non-conforming side yard deck at the rear of the house will be altered to make it conforming. Mr. Springsteel stated the lot coverage will be 27.89% and we are allowed 30% under lot coverage limit. Mr. Springsteel reviewed the plan and the addition on the first floor. He added we are revising the roof line. He showed the second-floor plan, including the proposed second floor deck, where the existing stairway is being removed and there will be a new second floor footprint that will alter the roof line. He added we are staying at a height of 23' to the roof ridge. He showed the existing conditions. Mr. Aniballe asked if the exterior was cedar? Mr. Springsteel stated it is. Mr. van Noordennen asked if there is enough room for an emergency generator, propane tank and air conditioning? Mr. Springsteel responded there was room and it is not within the side yard setback line.

**MOTION (4): Mr. Lafond moved to approve the application for the Heera-Soma residence at 249 Giants Neck Road to add a deck, porch, patio and second-floor addition. Seconded by Mr. Aniballe. (3-0) Unanimous.**

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

a) **Current construction activities.** Mr. van Noordennen stated he has received no complaints since last month.

#### **6. Report of any correspondence**

a) None.

**7. Other items which may come before the Commission.** Mr. van Noordennen will collect a zoning permit extension fee from two houses currently under construction.

#### **8. Adjournment**

**MOTION (5): Mr. Lafond moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of August 10, 2022 at 7:15 p.m. Seconded by Mr. Aniballe. (3-0) Unanimous.**

Respectfully Submitted

Frances Ghersi  
Recording Secretary