

**Giants Neck Beach Association
Zoning Commission Special Meeting Minutes
Friday, May 13, 2022**

Present: Gerry van Noordennen, Marilyn Christopher, Jim Horton and Ernie Aniballe

Absent: Jim Lafond, Ken Hotarek and Rick Corona, alternate

Also Attending: Lou and Vickie Piscatelli and Tom Doggart

1) Call to order

Chairman van Noordennen called the meeting to order at 6:45 p.m.

2) Seat alternates, if needed

No alternates were needed.

3) Approval of April 8, 2022 Regular Zoning Commission Minutes. Mr. van Noordennen asked for additions, deletions or corrections to the April 8, 2022 meeting minutes.

MOTION (1): Mr. Horton moved to approve the April 8, 2022 Meeting Minutes of the Zoning Commission, as presented. Seconded by Ms. Christopher. Mr. Aniballe abstained from voting. (3-0-1) Motion carried.

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

a) Piscatelli Residence - 11 Lake Shore Drive - add second floor storage space above the garage

Mr. Piscatelli informed the Commission they want to raise the pitch of the garage roof to provide head room and dormers with an interior stair. There will be no plumbing and heating. He indicated this was to add storage. Mr. van Noordennen noted it will have the same footprint as the garage. Mr. Piscatelli stated downstairs will not change. No square footage is increasing. There will be no outside stairs.

MOTION (2): Mr. Aniballe moved to approve the application for the Piscatelli residence at 11 Lake Shore Drive, as presented. Seconded by Ms. Christopher. (4-0) Unanimous.

b) Doggart Residence - 49 Brockett Road – add solar roof panels. Mr. Doggart reported we are putting twenty solar panels on the southeast side of the roof. Twelve will be on the back side. All will be on the roof. Mr. Aniballe asked if the solar panels void your roof warrantee? Mr. Doggart stated it has been checked and it does not.

MOTION (3): Mr. Horton moved to approve application for 49 Brockett Road, as presented. Seconded by Ms. Christopher. (4-0) Unanimous.

c) D’Ettore Residence – 234 Giants Neck Road – add solar roof panels

This application is to add solar panels to the roof. The application and description of the solar panels was reviewed. There were no questions.

MOTION (4): Mr. Aniballe moved to approve the D’Ettore Residence application to put solar panels on the roof at 234 Giants Neck Road, as presented. Seconded by Ms. Christopher. (4-0) Unanimous.

d) Biery Residence – 6 Mamacock to add solar roof panels. This application is for a new house under construction to put solar panels on the roof. There were no questions.

MOTION (5): Mr. Aniballe moved to approve the Biery Residence application for 6 Mamacock Road to add solar roof panels, as presented. Seconded by Mr. Horton. (4-0) Unanimous.

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5) Report from Zoning Enforcement Officer - Chairman van Noordennen reported he has received no complaints.

a) Current construction activities were reviewed. Mr. Horton asked if the current construction sites have come back to renew their permits after a year? Mr. van Noordennen stated he will contact individuals who need to come back and obtain a renewal to the zoning permit.

6) Report of any correspondence No new correspondence was received.

Other items which may come before the Commission. The Commission members discussed the need for a hammer law. Mr. van Noordennen suggested requesting that any proposed hammer law be brought before the Giants Neck Beach Membership Meeting for a vote. Height restriction on bushes was also discussed.

7) Adjournment

MOTION (6): Ms. Christopher moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of May 13, 2022 at 7:36 p.m. Seconded by Mr. Aniballe. (4-0) Unanimous.

Respectfully Submitted

Frances Gheri
Recording Secretary