

**Giants Neck Beach Association
Zoning Commission Special Meeting Minutes
Friday, June 10, 2022**

Present: Gerry van Noordennen, Marilyn Christopher, Jim Lafond, Richard Corona, alternate

Absent:, Ken Hotarek, Ernie Aniballe and Jim Horton

Also Attending: Lou and Vickie Piscatelli, Claudio and Amy Vecchiarino, Alan Pease and Peter and Roz Shoemaker.

1) Call to order

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

2) Seat alternates, if needed

Richard Corona was seated

3) Approval of May 13, 2022 Regular Zoning Commission Minutes. The May 13, 2022 minutes were tabled.

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. van Noordennen stated last month the plans for the Piscatelli residence were approved by this Commission. The applicants stated they wish to add a dormer. The previous application was for a straight roof line with no dormer. The height and the footprint do not change. The change is to allow an easy passageway from the inside stairs to the second floor.

MOTION (1): Mr. Lafond moved to approve the revised application for the Piscatelli residence at 11 Lake Shore Drive, as presented. Seconded by Ms. Christopher. (4-0) Unanimous.

b) Vecchiarino Residence – 1 Point Road – Add the following items to the property:

i) Built in grill on existing patio Mr. van Noordennen researched the survey done by Jeff Scull, the former owner, in 2004. Mr. Vecchiarino stated he had a new survey done. The lot is “U” shaped with a 10’ right-of-way owned by GNIC. The right-of-way is on the deed. Mr. van Noordennen was informed there is also a right-of-way off the wall. Mr. Pease stated the right-of-way off the wall changed in the 1950s due to erosion and hurricane damage.

Ms. Vecchiarino informed the Commission we want to have an outside eating area. Our neighbors have a stone wall, and we want to use natural stone, a grill and countertop. Mr. van Noordennen noted the plans show the grill and counter are next to the lot line. He read the definition of a structure in Section 1305. Mr. Vecchiarino stated we could frame it and stone face it and make it portable. Mr. Corona informed him if it is moveable, no application would be needed. Mr. Lafond added nothing can be built on a right-of-way and this plan shows it is

not in the right-of-way. No application is needed for a portable grill. The Vecchiarinos withdrew this application.

ii) **Outdoor Shower** Mr. Vecchiarino reported we wish to have a spigot coming out of the house. Mr. van Noordennen asked what is the distance from the side yard lot line? Mr. Vecchiarino replied 4'. Mr. van Noordennen stated the minimum is 6'. Mr. van Noordennen added the enclosure is a structure because the posts are touching the ground. You could have a shower head. Mr. Lafond stated you could have a ring with a shower curtain around the shower head. The Vecchiarinos withdrew this application.

iii) **Rebuild existing bulkhead opening** Mr. Vecchiarino stated there are existing stairs to the bulkhead. He added we wish to build a structure with a door on top of the existing home foundation to have a better opening to go downstairs. Mr. Corona reported they are replacing what was in the existing space. Mr. van Noordennen noted the foundation is solid concrete at the opening during his site visit.

MOTION (2): Mr. Corona moved to approve the change to the bulkhead opening at the Vecchiarino residence at 1 Point Road. Seconded by Mr. Lafond. (4-0) Unanimous.

c) **Add Fence on portion of north and east side of property.** Mr. van Noordennen reported since the fence will be 42' in height and have a 50% opening, it would comply with our regulations. You are allowed to install a fence up to 40% of the length of the perimeter of your lot and you are requesting a total length of 58 linear feet which is less than 40%. Planting bushes instead of building a fence does not require GNBA Zoning Commission approval.

MOTION (3): Mr. Lafond moved to approve the application for a fence at the Vecchiarino residence at 1 Point Road. Seconded by Ms. Christopher. (4-0) Unanimous.

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

a) Current construction activities were reviewed. Construction is slow because supplies are not readily available.

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

Other items which may come before the Commission. Roz and Peter Shoemaker reported they would like to add a first-floor bathroom. They plan to come before this Commission in July with drawings prepared by Peter Springsteel for a new bath and storage shed. The Commission informed them the deadline to submit the application for the July meeting is July 1, 2022.

7) **Adjournment**

MOTION (4): Ms. Christopher moved to adjourn the Giants Neck Beach Association

**Zoning Commission Meeting of June 10, 2022 at 7:50 p.m. Seconded
by Mr. Lafond. (4-0) Unanimous.**

Respectfully Submitted

Frances Gheri
Recording Secretary