

**Giants Neck Beach Association
Zoning Commission Meeting Minutes
Friday, February 11, 2022**

A virtual meeting of the Giants Neck Beach Association Zoning Commission was held on Friday, February 11, 2022 at 6:45 PM. (The meeting started late due to technical difficulties)

Present: Jim LaFond, Marilyn Christopher, Rich Corona, Alt., Ken Hotarek, Alt.

Absent: Gerry Van Noordennen, Ernie Aniballe, Jim Horton

Also Attending: Peter Springsteel, Jayvant Heera

1) Call to order

J. LaFond called the meeting to order at 7:10

2) Seat alternates, if needed

R. Corona and K. Hotarek were seated for missing regular members.

3) Approval of August 6, 2021 Regular Zoning Commission Minutes

4) MOTION: (Corona/LaFond) to approve the August 6, 2021 Regular Zoning Commission Minutes. Vote: APPROVED unanimously.

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

a) Heera Residence – 249 Giants Neck Road – Add pool, deck, patio and one-story addition

Peter Springsteel, architect, for the applicant, described the property as on the waterside of the street with a one story addition on the back of the house behind the existing garage. A 12 X 10 inground pool, a deck addition and a rework of an existing deck is proposed. All the setbacks meet the zoning requirements and are in red on the provided site plans. The front yard is well beyond the required 20' setback, one side yard is 14.4 1/5, the other side the applicant is removing steps and the setback proposed is 14.9'. The rear setback is 22.2 from the pool. The one-story addition is approximately 16' tall which is under the maximum of 28'. The lot size is 11,043 sq. ft and the owner is allowed 30% of the lot coverage for the structure, which comes to 3,313 sq. ft. They are proposing to bring the house up to the maximum allowed. He stated there are no outside stairs. The calculations include bulkheads, pool, decks, air conditioners, and generators.

MOTION: (Corona/Christopher) Move to approve the application of Heera Residence – 249 Giants Neck Road – Add pool, deck, patio, and one-story addition as presented. Vote: APPROVED unanimously.

6) Report from Zoning Enforcement Officer-no report

a) Current construction activities-no report

7) Report of any correspondence

a) None

8) Other items which may come before the Commission-none

**9) Adjournment-MOTION: (Corona/Christopher) to adjourn at 7:26. Vote: APPROVED
unanimously.**

Respectfully Submitted
Sue Spang
Recording Secretary