

Giants Neck Beach Association Zoning Commission Meeting
June 5, 2020

Present: Gerry van Noordennen
 Jim Horton
 Jeff Scull
 Jim Lafond
 Tom Fox

Also Present: Peter Springsteen, Architect
 Michael and Marianne Heenehan
 Andrew and Noel Young

1. CALL TO ORDER. Chairman van Noordennen called the Giants Neck Beach Association Zoning Commission Meeting of June 5, 2020 to order at 6:47 p.m.
2. A quorum was established.
3. Approval of previous minutes. Chairman van Noordennen asked for a review and vote on the May 22, 2020 meeting minutes.

The following correction was noted: On page 2, item 7, the first paragraph should be deleted.

MOTION (1): Mr. Lafond moved to approve the May 22, 2020 Giants Neck Beach Association Special Meeting Minutes, as amended.
 Seconded by Mr. Fox. Mr. Horton abstained from voting. (4-0-1)
 Motion carried.

4. Review, discuss and take action on the following applications:

- a) Heenehan Residence – 15 Ridgewood Road – Add outdoor shower

Mr. Heenehan reported we would like to add an outdoor shower behind the garage. There previously was a shed at that location and the old shower was in the breezeway. We have a 12' side yard setback. We will have 17.2% lot coverage.

MOTION (2): Mr. Lafond moved to approve the Heenehan application to add an outdoor shower at 15 Ridgewood Road. Seconded by Mr. Scull. (5-0)
 Unanimous.

- b) Harris Residence -21 South Lee Road – Porch and deck addition

Mr. Springsteen, the Architect representing Mr. Harris, received approval last October for two additions (new bedroom and garage) to the house. He reported we would like to add a screened in porch and deck above the garage which would be the same footprint as the previously approved garage. The height is 22' 4" and 28' is allowed.

MOTION (3): Mr. Lafond moved to approve the Harris application to add a porch and deck above the garage at 21 South Lee Road. Seconded by Mr. Scull. (5-0) Unanimous.

- c) Young Residence – 41 South Lee Road to replace the existing home with a new home, garage and workshop.

Mr. Springsteen reported this property consists of several small lots and is 16,778 square feet. A house exists on the property and is non-conforming at the rear-yard setback. The existing house is 5'6" from the rear lot line and the new house will be 10'9" from the rear lot line. We are proposing to build within the front and side yard setbacks with the rear-yard setback less non-conforming than currently exists. The new garage and workshop is connected to the house by a breezeway and meets the rear yard setback of 20'. We are proposing 21.94% for lot coverage which is less than the 30% limit. The height is 27'10'.

Mr. Horton asked if there was an error on the application which states the height is 19'6". Mr. Springsteen agreed that is a mistake.

Mr. Scull asked if part of this application is an existing non-conforming structure. Mr. Springsteen replied the existing footprint is in red and the black lines show the proposed home which is within the footprint in red.

Mr. Horton asked are you tearing down the existing house? Mr. Springsteen replied we would like to tear down the entire house. Mr. Springsteen added the Class A-2 survey shows the existing footprint of the house. He stated my site plan shows that same footprint and lot line. When we pour the foundation, we will do an as-built survey.

MOTION (4): Mr. Scull moved to approve the application for the Young residence at 41 South Lee Road to replace the existing home with a new home, garage and workshop. Seconded by Mr. Fox. Mr. Horton abstained from voting. (4-0-1) Motion carried.

5. Report from Zoning Enforcement Officer.

a.) Current construction activities. Mr. van Noordennen reported he asked a contractor to not nail at 6 p.m. The contractor complied and said he would meet the requirement to be quiet after 5 pm.

6. Report of any correspondence.

a.) None.

7. Other items which may come before the Commission. None.

MOTION (5): Mr. Fox moved to adjourn the Giants Neck Beach Association
Zoning Commission Meeting of June 5, 2020 at 7:20 p.m.
(5-0) Unanimous

Respectfully submitted,

Frances Gheri, Recording Secretary