

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION
SPECIAL MEETING
MAY 11, 2016**

Members Present: Gerry van Noordennen, Chair
 Tom Fox
 Jeff Scull
 Jim Lafond
 Ken Hoterek, Alternate

Also Present: Peter Pringle
 Mr. and Mrs. Carl Franzoni

1. Call to Order

Mr. van Noordennen called the Giants Neck Beach Association Zoning Commission Special Meeting of May 11, 2016 to order at 6:50 p.m.

2. Seat alternates, if needed

Mr. Hoterek was asked to be seated.

3. Approval of previous minutes

The Special Meeting Minutes of March 22, 2016 were tabled.

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

a) Pringle Residence - 232 Giants Neck Road - add shed

Mr. Pringle reported he wishes to have a 10x12 Kloter shed which will be 6' from the back and 6' to the side. He submitted a photo of it with his application. There will be 34% coverage including the shed and overhang of the house.

Mr. van Noordennen stated the lot size is 40x100 non-conforming. By regulations you are allowed 40%. The setbacks on the side and rear would be 6'. He felt Mr. Pringle's application complies with the setback requirements.

**MOTION (1): Mr. Scull moved to accept the application
 for a 10x12 Kloter shed from Mr. Pringle.
 Seconded by Mr. Lafond. (5-0) Unanimous**

b) Franzoni Residence - 216 Giants Neck Road - Revised new home plans

Mr. van Noordennen reported this Commission has previously approved an application for the Franzoni residence. The Franzonis are asking for approval on revisions to the original plan. Mr. Franzoni stated their Architect is Denise von Dassel. He informed the Commission they would like to add a two-car garage with a 16' wide door and enough space to make a tight U-turn. The roof line will change significantly. The Commission reviewed the site plan which showed the set back lines and outside lot coverage. The current dining room extension was approved in 1991 and grandfathered. The current lot coverage includes the front porch and the dining room. The house will be demolished and rebuilt on the existing foundation. The property is 1/10 of an acre or a total of 4,496 square feet. The height is 28 1/2'. Mrs. Franzoni stated a chimney will not be added, because they plan to have a gas fireplace. Mr. van Noordennen read from page 3 of the Zoning Regulations. Mr. Franzoni stated the proposed height of the roof is 28'. He informed the Commission we plan to raise the existing foundation one foot. The windows will be velocity protected.

MOTION (2): Mr. Scull moved to accept the proposed change with the stipulation that the maximum height is 28'. Seconded by Mr. Lafond. (5-0) Unanimous

Mr. van Noordennen informed Mr. Franzoni that he will need a new application. Mr. Franzoni agreed to bring it to Mr. van Noordennen the morning of May 12, 2016.

5) Report from the Zoning Enforcement Officer

Mr. van Noordennen reported he has submitted the Giants Neck Beach Association Zoning Commission budget for 2016-2017 in the amount of \$1500. It has been increased from \$1250.

a) Current construction activities

Mr. van Noordennen agreed to contact the Moores to request that they come before this Commission with a revised application.

6) Report of any correspondence

An email dated May 4, 2016 was received from Carl and Barbara Franzoni, regarding their revised new home plan.

7) Other items which may come before the Commission

There was no discussion of other items which may come before the Commission.

8) Adjournment

MOTION (3): Mr. Hotarek moved to adjourn the Giants

**Neck Beach Association Special Zoning
Commission May 11, 2016 Meeting at
7:45 p.m. Seconded by Mr. Scull. (5-0)
Unanimous.**

Respectfully submitted,

**Frances Gheri
Recording Secretary**