

Giants Neck Beach Association Zoning Commission Meeting Minutes  
Thursday, June 13, 2024

Present:

Marilyn (Jacobs) Christopher - Acting Chair  
Jim Lafond  
Rich Corona - Alternate  
Jim Ventres - Zoning Enforcement Officer

1. Call to Order - Marilyn Christopher called the GNBA Zoning Commission Meeting to order at 6:50pm.
2. Attended - A quorum was established.
3. Approval of May 9, 2024 Minutes - Minutes were approved.
4. Bills - There were no bills presented.
5. Site Plan Review - There were no new applications.
6. Review of Draft - Jim Ventres, ZEO reviewed the following changes, deletions, and additions to the proposed Zoning Regulations:

Page 3. Section 3. Paragraph 1 - Revised and Amended

A question was raised on how often and when the zoning committee should meet, but there was no final decision.

Page 4. Paragraph 5 - Expand the time frame to 18 months with a 6 month extension with no additional fee added. A further extension will require an additional fee.

Page 8. Catwalk - Delete "except poured concrete."

Page 15. Kennel - Dog kennels are not permitted at GNB.

Pages 28 & 29. Section 1. Paragraph 3 - Amend maximum lot coverage to:

5000 square feet or less = 40% coverage

5001 square feet to 6800 sq. Ft. = 35% coverage

6801 square feet or greater = 30% coverage

Page 33. Section 8. Paragraph 3. Article C -Delete.

Page 49. Section 17. - Determining the Zoning Application Fee:

Add: Each \$100,000 is an additional \$100

Zoning Board of Appeals application amend \$150 to \$750

7. The Commission voted to approve these modifications, and send the revised draft to all of the committee members for their review and comments.  
With approval, submit the Draft to the Board of Governors.  
After their review, schedule a Public Hearing.  
With the approval of the Association Members, submit to the BOG.
8. There being no further business, the meeting was moved, seconded, approved, and adjourned.

Respectfully submitted,

William Christopher, Substitute Recording Secretary