

Giants Neck Beach Association Special Zoning Commission Meeting
Thursday, May 9, 2024

Present: Marilyn Christopher, Acting Chair
Jim Ventres, Zoning Enforcement Officer
Ernie Annibale
Mario Harris
Jim Lafond
Rich Corona, Alternate

1. Call to Order - Marilyn Christopher, Acting Chair called the GNBA Zoning Commission Special Meeting of May 9, 2024 to order at 6:45pm.
2. Attendance - A quorum was established.
3. Approval of April 18,2024 Minutes - Minutes were approved.
4. Bills - There were no bills presented.
5. Site Plan Review - There were no new applications.6.
6. Review of Draft - The remaining meeting was devoted to a review of the Zoning Regulations of the proposed changes, deletions, and/or additions led by Jim Ventres.

* Table of Contents - p.2 add section X

p.4 Paragraph 1 - New house construction application will follow site plan review procedures as outlined in Section X. Also, need definition of "New Construction."

p.8 Building Height revised to 28 feet.

p.9 Ramps, Boardwalk, and Patio. Add Wheelchair access, delete catwalk, and insert "ramp."

p.11 Family. Revised to add which are not permitted in Giants Neck Beach Association.

Fence. Exclude "wall." Add definition of wall, and the percentage of coverage.

p.14 Helistop. Add "helistops" are not permitted at Giants Neck Beach Association.

p.20 Tag Sale. Tag Sales are not allowed at Giants Neck Beach Association.

Terrace/patio. Add raised patios are to be at least 6 feet from the property line.
Decks start at 8 inches.

Trailers. (b) Camping trailers are not allowed in Giants Neck Beach Association. (This conforms with GNBA By-laws.)

p.21 Windmill. Add "It shall not exceed the height of the existing primary structure.

p.23 Residence District. Add - See Book 2, Map 23

Paragraph 4 Add - Giants Neck Improvement Club, Inc.

Paragraph 5 Add - Giants Neck Improvement Club, Inc.

Paragraph 6 Add - Giants Neck Improvement Club, Inc.

p.24 Dwelling. Building Height - (c) Amend to 28 feet.

p.25 Greenhouse. Paragraph 2 - change 2 c. to 180 square feet

Shed etc. 180 Square feet

Pool house 180 Square feet

p.26 Revisit for Resolution

(k) Solar Energy Collection Panels - Very subjective - who decides it is unsightly or obtrusive - neighbors who hate each other?

p.27 Paragraph K - Rotating Solar Panels that follow the sun are not permitted.

All the rest is deleted.

#3 - Lot coverage - Change to 3 Group categories:

Maximum Lot Coverages:

33% - 6201 square feet to 6801 or more

37% - 5401 square feet to 6200 square feet

40% - up to 5000 to 5400 square feet

p.29 # 5 - Add "This area may be covered, but not enclosed.

6 - Do we want to keep this? It contradicts # 5, (if deleted, Renumber #'s 7 & 8.)

p.30 #1. - Boats or Utility Trailers

Amend to 1 Boat and 1 Dingy

#2. - Construction Activities:

Delete "Commercial"

Add - No Construction or related activities including, but not limited to land clearing, excavation, the installation of footing or foundations, the erection of structures, siding or roofing of such structures may not commence prior to 8:00am nor conclude later than 6:00pm Monday thru Friday, Saturday 8:00am to 1:00pm. No work is permitted on Sundays. No work shall occur on Memorial Day, 4th of July and Labor Day.

Delete the last sentence - Emergency work can occur but only after notification to the Zoning Enforcement Officer.

p. 31 Paragraph 6. Add - No traffic or customer business is allowed to park on the streets or public ways. Customers' visits shall be between 8:00am and 6:00pm.

p.33 Paragraph 9. Satellite Dishes or Antennas are limited to one, and dish type antennas dimensions are not to exceed 32 inches in diameter.

p. 35 Motor Homes - Further definition needed, and it was discussed that no motor home would be allowed to park anywhere but, in a driveway, and will not be permitted to extend the time frame for more than 1 week.

p. 39 Paragraph B Discussed, but check on this for further clarification as nothing was decided definitively.

Pages 41 & 42 - Paragraph 6 - #'s 1, 2, & 3 There was further discussion, some comments along with some recommended changes to the by-laws from Jim Ventres as to what the Zoning Enforcement Officer can and cannot do...e.g. parking restrictions and enforcement, height of hedges, and a brief discussion on golf carts.

7. Adjournment

Respectfully submitted,

William Christopher, Substitute Recording Secretary