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Town of East Haven  
**Zoning Board of Appeals**

Regular Meeting Minutes – July 20, 2023  
East Haven Senior Center, 91 Taylor Avenue

**I. Roll Call and Pledge of Allegiance**

In attendance: John Wobensmith, vice-chair, David Gersz, Cindy Sparago, Chuck Page and Bill Carbone (alternate).

Also in attendance: Joseph Budrow, Planning and Zoning Administrator/ZEO.

The meeting began at 7:00pm. The Pledge of Allegiance was recited. Mr. Wobensmith introduced the Board members present. Mr. Wobensmith described the process of the meeting.

Mr. Carbone was seated for Ms. Mison.

Mr. Budrow said all Notice requirements have been met. He said he didn't see the first applicant in the room yet and recommended the Board pass that application on the agenda. He added that there was a request from Attorney Leonard Fasano to continue Application 23-10. He read an email from Attorney Fasano.

Ms. Sparago (recused) left the front table at this time when a discussion began about Application 23-10. He said at the June meeting there was a motion made to add four application records to the record. He listened to a recording and heard that the motion was made after the public hearing was closed.

**MOTION:** Mr. Page made a motion to include the records of Application Nos. 19-31, 20-03, 21-01 and 22-06, and an approved zoning permit application that was approved in March, 2021. Mr. Wobensmith seconded the motion. All were in favor. **Motion carried, 4-0.**

**MOTION:** Mr. Page made a motion to continue Application No. 23-10 to the next regular meeting. Mr. Wobensmith seconded the motion. All were in favor. **Motion carried, 4-0.**

Ms. Sparago rejoined the Board.

Mr. Budrow said that Application No. 23-19 will not be opened tonight.

## II. Review and Action on Prior Meeting Minutes

There were no meeting minutes to approve.

## III. Public Hearings and Deliberation

### **Application No. 23-14 – on behalf of Kenneth Warner and Sons for 210 Cosey Beach, LLC.**

Mr. Bob Warner presented. The property owner, John Merrill, was also present. Mr. Warner explained the proximity of a proposed detached garage to the front property line. They want 38 feet where 50 feet is required. He said the existing garage at the house has small doors. The proposed garage is 22' x 22'.

Mr. Merrill said it would be hard to put a garage anywhere else. The property is pie-shaped and a garage at the widest point of the lot wouldn't make sense.

Mr. Budrow asked if the proposed garage is for his vehicles. Mr. Merrill said 'yes.'

Mr. Page expressed a concern for fire vehicles accessing a nearby driveway if this garage is there. Mr. Warner said there is a pole that the vehicles would have to go around.

Ms. Sparago said that the Board has to look for a hardship. She said there is a 44-foot wide area that extends to a 40-foot wide area where a garage could go. Mr. Warner responded stating it was possible.

Mr. Ron Johnson, of 210 B Cosey Beach Avenue, spoke in favor. He is an advocate for outside storage and feels that the Board must weigh the Regulations vs. reason.

Mr. Russ Velarde and Ms. Marie Torre spoke on behalf of his mom who lives at 210C Cosey Beach Avenue. He feels the garage will add density and would block the view for his mom to see the baseball fields across the street. They are opposed to the proposal.

Robert Torre also spoke against the proposal. He said ambulances don't go down a nearby right-of-way. It's too narrow and they park on the street. He said the applicant has a large driveway and space.

Mr. Warner responded saying that there will be no off-site drainage and that emergency vehicles will not be inhibited.

**MOTION:** Ms. Sparago made a motion to close the public hearing for **Application No. 23-14**. Mr. Gersz seconded the motion. All were in favor. **Motion carried, 5-0.**

### **Deliberation:**

Mr. Page said he is a 'no' but would consider a one-car garage. Ms. Sparago referred to the Zoning Regulations and said that Variances should not be given for practicable reasons. She feels there is another area for a garage. Mr. Gersz and Mr. Carbone agreed with her. Mr. Wobensmith agreed with other points.

**MOTION:** Ms. Sparago made a motion to deny Application No. 23-14. Mr. Gersz seconded the motion. All were in favor. **Motion carried, 5-0.**

**Application No. 23-17 – on behalf of Erik Natri for Dennis Natri, 75 High Street.**

Mr. Erik Natri presented. He said his father was a chiropractor and wants to convert his office to an apartment.

Ms. Sparago asked Mr. Budrow if the conversion to a two-family house is more conforming. Mr. Budrow answered that it would be.

**MOTION:** Mr. Page made a motion to close Application No. 23-17. Mr. Gersz seconded the motion. All were in favor. **Motion carried, 5-0.**

**Deliberation:**

Mr. Page sees no reason to deny. There is enough parking. Ms. Sparago favors properties being more conforming. Mr. Wobensmith said he was a 'yes'. Mr. Gersz and Mr. Carbone said they were in favor. They felt the parking was fine.

**MOTION:** Ms. Sparago made a motion to approve Application No. 23-17. Mr. Gersz seconded the motion. All were in favor. **Motion carried, 5-0.**

**Application No. 23-18 – on behalf of Fernando Pastor for Andrew Koh, 35 Vernon Street.**

Mr. Andrew Koh introduced himself as his architect arrived. Mr. Fernando Pastor presented. He described the house and current conditions. He explained the proposal. He said the existing roof is shown as being raised two feet. He said there will be a tower in the back.

Mr. Budrow reminded the Board that they received a colorized site plan that shows the house and all setbacks.

There was discussion about the height of the tower, and the plans that the Board received not being to scale.

Mr. Pastor then talked about the proposed architectural design of the house.

Mr. Wobensmith asked about neighboring lots and Mr. Page confirmed the location of the proposed pergola in the front.

Ms. Sparago asked why Mr. Koh would buy such a small house and lot. He responded that this house is a transition to retirement. Ms. Sparago asked what the hardship is here. Mr. Koh said they love the neighborhood. Mr. Pastor responded that the house is already

located where it is and that the lot is small. He said many nearby lots and homes areas similar and they all need variances.

There was discussion about setbacks and expansion. Mr. Budrow confirmed what setbacks were in play. He said the Narrow Streets setback caused the proposed tower to require a variance.

Mr. Budrow reminded the applicant that they can request that the hearing be continued to August if they needed to regroup.

There was discussion on some reduction of certain elements of the plan.

There was no public comment.

Discussion continued about the location of the proposed tower and other proposed features.

**MOTION:** Ms. Sparago made a motion to continue the public hearing for **Application No. 23-18**. R. Gersz seconded the motion. **All were in favor. Motion carried, 5-0.**

**MOTION:** Mr. Page made a motion to continue the public hearing for **Application No. 23-12**. Ms. Sparago seconded the motion. **All were in favor. Motion carried, 5-0.**

#### **IV. Adjournment**

Mr. Wobensmith made a motion to adjourn the meeting at 8:44 PM. Mr. Gersz seconded the motion. **All were in favor. Motion carried 5-0.**

Joseph Budrow  
Planning and Zoning Administrator  
Town of East Haven