

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
SEPTEMBER 19TH, 2013 7:30 P.M. EAST HAVEN SENIOR
CENTER**

MEMBERS PRESENT: ROBERT FALCIGNO– CHAIRMAN
PAUL BEISLER– VICE CHAIRMAN
JOSEPH PORTO
CHARLES LANG -ABSENT

ALTERNATES PRESENT: DONALD THOMAS
THEODORE MUSCO
RONALD VESTUTI-ABSENT

MEMBERS PRESENT: JOSEPH ZULLO -ATTORNEY
ALFRED ZULLO-ATTORNEY-ABSENT
FRANK BIANCUR
ROSALIE DEPALMA-CLERK

The meeting was called to order at 7:30 P.M. by Chairman Falcigno who then explained the procedure of the Board to the audience. At this time, Chairman Falcigno seated alternates, Donald Thomas and Theodore Musco to the Board in order to have a quorum. Vice Chairman Beisler made a motion to accept the minutes of the previous meeting; seconded by Joseph Porto. Motion carried unanimously.

13-26 TABLED FROM JULY & AUGUST 2013 MEETINGS

APPLICANT & PROPERTY OWNER: Vincent Mauro; Property Affected, 15 Henry Street; Map 070, Block 0417, Lot 016; Zone R1

Proposal to split lot and create 2 single family homes that meet FEMA requirements.

VARIANCE: Section 25, Schedule 'B' Line #1 allow 2 lots of 6,000 square ft and 4,000 square feet where 7,200 is required. Schedule 'B' Line 3 to allow a minimum square on 40 feet where 60 is required (1 lot only) and Schedule 'B' Line #4 to allow minimum frontage of 40 ft where 60 ft is required (1 lot only).

Attorney Nicholas Mingione of Fasano, Ipoolito & Lee, 388 Orange Street, New Haven, CT. addressed the Board. Attorney Mingione requested this application be WITHDRAWN. No further comments were made.

13-30

APPLICANT & PROPERTY OWNER: Robert Falcigno; Property Affected, 32 Salerno Avenue; Zone R2; Map 100; Block 1016; Lot 001

Proposal to build a 26 ft by 26 ft addition to a pre-existing garage on a corner lot which predates zoning.

VARIANCE: Schedule 'B' Line #9 Sideyard Setback reduction of 14 ft to a one (1) ft setback where 15 ft is required.

Chairman Falcigno removed himself from the Board and appointed Vice Chairman Beisler Chairman on application 13-30 due to conflict of interest.

Robert Falcigno addressed the Board on his behalf. He was seeking a variance to build a 26 ft. by 26 ft. addition to a pre-existing garage and requesting a 14 ft. reduction where 15 ft. is required. The required certified receipts were submitted to the Board. Hardship: A pre-existing non-conforming lot that predates zoning. No further comments were made.

13-31

APPLICANT & PROPERTY OWNER: Denise LaCroix; Property Affected: 23 Sibley Lane; Zone R3; Map 050; Block; 0402; Lot 001

Proposal to raise existing house and decks to FEMA standards. Redesigning of decks due to the raising of the home, however footprint of home will stay as is. Home was damaged during storm Sandy.

VARIANCE: *Section 44 Nonconforming Lot, Schedule 'B' Line #8 reduction of rear setback from required 30 ft to 10 feet (20 ft reduction) due to elevated deck. Schedule 'B' Side Yard Setbacks Line #9 reduction of South side setback from required 20 ft to 15 ft (5 ft reduction) due to the deck and stairs.*

Mr. Daniel LaCroix addressed the Board on his behalf. He was seeking the aforementioned variances to raise existing home to current FEMA standards, redesigning of decks as needed due to home being elevated and also the addition of stairs to decks and would stay in the footprint of the home. The required certified receipts were submitted to the Board. Hardship: Pre-existing non-conforming lot and predates zoning. No further comments were made.

13-32

APPLICANT & PROPERTY OWNER: Harold & Mary Ann Annicelli: Property Affected: 50 Caroline Road; Zone R3; Map 020; Block 0109; Lot 008

Proposal to raise home to meet FEMA standards.

VARIANCE: *Section 44 of the Zoning Regulations (Nonconformity)*

Mr. Harold Annicelli addressed the Board on his behalf. He was seeking a variance to meet FEMA requirements with no change to the footprint of the home. The required certified receipts were submitted to the Board. Hardship: Pre-existing non-conforming lot and predates zoning. No further comments were made.

13-33

APPLICANT & PROPERTY OWNER: 87 Hunt Lane Associates: Property Affected: 75 Hunt Lane; Zone R3; Map 510; Block 6032; Lot; 003 *Proposal for two (2) front yard variances for conversion of a 200 ft free lot split to a three (3) lot subdivision. ****NOTE: If approved the application will have to go before Planning and Zoning Commission***

VARIANCE: *Schedule 'B' Line #4, 27 foot frontage where 100 is required (reduction of 73 feet in frontage); This is for two of the lots*

Attorney Nicholas Mingione of Fasano, Ippolito & Lee, 388 Orange Street, New Haven, CT 06511 addressed the Board on behalf of the applicant. He was seeking two front yard variances for conversion of a 200 ft. free lot split to a three lot subdivision and noted this conversion would benefit the Town. Attorney Mingione stated a change to the application where noted Schedule "B" Line #4 read 27 foot

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frontage where 100 is required should have read 41 foot frontage. Chairman Falcigno stated this application would have to go for P & Z approval and also

suggested if this application is approved a condition be imposed that each property owner be responsible for the maintenance of the road. The Board and the applicant were in agreement. The required certified receipts were submitted to the Board. No further comments were made. Hardship: Pre-existing non-conforming lot predates zoning. Mr. Vincent Corso 77 Hunt Lane spoke in favor of this application. A letter was read into record (Exhibit A) from Ladislav Deczi 86 Hunt Lane in opposition of this application. No further comments were made.

13-34

APPLICANT & PROPERTY OWNER: Frank & Claire Criscuolo; Property Affected: 284 Cosey Beach Avenue; Zone R1; Map020; Block 113; Lot 010

Proposal to raise home to FEMA standards and replace enclosed porch that was damaged by Hurricane Irene and Storm Sandy. New access stairs will be added to the East side of the enclosed porch and stairs will be relocated on the North side of the deck.

VARIANCE: *Section 25.4.3 of the Zoning Regulations (Additional Setbacks) to allow for 39 ft in height where 30 is allowed. Schedule 'B' Line #9 Reduction of side setback (West side) from 10 ft to 3.8 ft to replace and elevate enclosed porch and elevate the house. Waiver of Section 44 Nonconformity of the Zoning Regulations.*

Mr. Lawrence Fisher, surveyor of LWF Land Surveying, 48 Alps Road, Branford, CT 06405 addressed the Board on behalf of the applicants. He was seeking a variance to raise the home to FEMA standards and replace the enclosed porch destroyed by Tropical Storm Irene and Hurricane Sandy and add new access stairs to the east side of the enclosed porch and stairs will be relocated on the north side of the deck and proposed improvement is a 3% reduction in lot coverage. It was also noted application received a favorable report from C.A.M. The required certified receipts were submitted to the Board. Hardship Pre-existing non-conforming lot pre-dates zoning. No further comments were made.

NO RECESS CALLED
SEE VOTING:

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VOTING

13-26

WITHDRAWN

13-30

GRANTED

Beisler – yes
Thomas – yes
Porto – yes
Musco – yes

13-31

GRANTED

Falcigno – yes
Beisler – yes
Porto – yes
Thomas – yes
Musco – yes

13-32

GRANTED

Porto – yes
Falcigno – yes
Thomas – yes
Musco - yes
Beisler – yes

13-33

GRANTED WITH CONDITION - Property owners
be responsible for the maintenance of the road.

Falcigno – yes with condition
Beisler – yes with condition
Thomas – yes with condition
Musco – yes with condition
Porto – yes with condition

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13-34

GRANTED

Falcigno – yes

Beisler – yes

Porto – yes

Thomas – yes

Muscon – yes

Donald Thomas made a motion to adjourn; seconded by Joseph Porto. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 8:00 P.M.

Respectfully submitted,

Rosalie DePalma

Clerk