

**TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING
FEBRUARY 20, 2014 7:30 P.M. EAST HAVEN SENIOR
CENTER**

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

ALTERNATES PRESENT: DONALD THOMAS
TED MUSCO-ABSENT
RONALD VESTUTI-ABSENT

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

The meeting was called to order at 7:50 P.M. by Chairman Falcigno who then explained the procedure of the Board to the audience. Chairman Falcigno seated alternate, Donald Thomas to the Board to have a quorum. A motion was made by Donald Thomas to accept the minutes of the previous meeting; seconded by Charles Lang. Motion carried unanimously.

14-05

APPLICANT & PROPERTY OWNER: Robert Proto (applicant), Ann DeLuca & Arlene Granata (owners) ; Property Affected; 36 Union Avenue; Zone R2; Map 240; Block 3017; Parcel 003

Proposal to construct single family house that will be in character with the neighborhood.

VARIANCE: Section 44 (Nonconformity); Schedule 'B' Line #1, 12,800 required, where 8,800 exists. Applicant is asking for a 4,000 sq. ft reduction in lot size. All other setbacks for R2 zone will be met.

Mr. Robert Proto, 88 Pleasant Avenue, East Haven, CT. 06512 addressed the Board. He was seeking the two aforementioned variances to construct a single family ranch house in character with the existing neighborhood. The required certified receipts were submitted to the Board. Chairman Falcigno questioned the size of the dwelling, Mr. Proto replied 28 ft. by 48 ft. Hardship: Pre-existing non-conforming lot. No further comments were made.

14-06

APPLICANT & PROPERTY OWNER: Towering Oaks LLC; Property Affected; 380 Cosey Beach Avenue; Zone R3; Map 20; Block 111; Lot 003

Proposal to rebuild new house and garage which were destroyed during both Hurricane Irene and Superstorm Sandy. (Same Footprint as before)

VARIANCE: See attached on application

Mr. Robert Criscuolo, of Criscuolo Engineering, LLC, 420 East Main Street, Branford, CT. 06405 and Chuck Fisher of LWF Land Surveying, 48 Alps Road, Branford, CT 06405 addressed the Board. They were seeking variances for reduction of minimum setback to street line, reduction of minimum setback to rear and side property lines, increase in maximum lot coverage and floor area and a height variance. The required certified

receipts were submitted to the Board. Hardship: The preexisting nonconforming house was heavily damaged by Storm Irene and Storm Sandy. Strict enforcement of the zoning regulation would make the lot unbuildable. The original house was built in 1905 and the garage in 1935 and both structures pre-date zoning. The current zoning regulation would only leave a "Building envelope" about 2 feet wide and 53 feet long. No further comments were made.

14-07

APPLICANT & PROPERTY OWNER: Andrew Ruggerio: Property Affected; 47 Hill Street; Zone R2; Map130, Block 1417, Lot 05

Proposal to add one bedroom apartment to the upstairs of the house, which would make the house a legal 3 family home. The renovations are all interior and the footprint would stay the same.

VARIANCE: Schedule 'B' Line #1

Mr. Andrew Ruggerio of 133 Twin Lake Road, North Branford, CT, addressed the Board on his behalf. He was seeking a variance to add a one bedroom apartment to the upstairs of house, which would make the house a legal three family home and the renovations are all interior and the footprint would stay the same. The required certified receipts were submitted. Hardship: The extra apartment is needed so that his elderly mother can be looked after and taken care of by his daughter who currently lives in the house. After his research on the property, Chairman Falcigno brought to the attention of the Board that the existing house was not legally a two family dwelling thus the applicant could not obtain a variance for a three family dwelling. After discussion by the Board, Chairman Falcigno stated to Mr. Ruggerio he would recommend the Board table this application as he would have to obtain a Building permit to legalize dwelling as a two family, get relief on square footage of lot, and dwelling have a commonality before he could apply for any variance on this property. Mr. Ruggerio noted he would comply with the Board's recommendations. No further comments were made.

**NO RECESS CALLED
SEE VOTING**

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ZBA

VOTING:

14-05

GRANTED

Falcigno – yes
Beisler – yes
Thomas – yes
Lang – yes
Porto – yes

14-06
approve

GRANTED –Chairman Falcigno made a motion to request and to approve Coastal Site Plan and seconded by Joseph Porto. Motion carried

DEEP review;
unanimously.

Falcigno – yes
Beisler – yes
Thomas – yes
Lang – yes
Porto – yes

14-06
to Table
application fee.

TABLED-A motion was made by Chairman Falcigno this application for further review and waive future seconded by Charles Lang. Motion carried unanimously.

Falcigno – yes
Beisler – yes
Lang – yes
Thomas – yes
Porto – yes

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ZBA

A motion was made by Chairman Falcigno to adjourn; seconded by Charles Lang. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 8:25 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk