

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JUNE 20, 2013 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

ALTERNATES PRESENT: DONALD THOMAS -ABSENT
THEODORE MUSCO
RONALD VESTUTI

MEMBERS PRESENT: FRANK BIANCUR -ZEO
ALFRED ZULLO-ATTORNEY
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. Chairman Falcigno seated Charles Lang as acting Vice Chairman in place of absent Vice Chairman Paul Beisler. Chairman Falcigno introduced new ZBA alternate Board Member, Theodore Musco in place of resigned alternate Board member Michael Enders. A motion was made by Charles Lemons to accept the minutes of the previous meeting; seconded by Joseph Porto. Motion carried unanimously.

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ZBA

13-15

APPLICANT & PROPERTY OWNER: Julius Delguidice; Property Affected; 234 Dodge Avenue : Map 180, Block 2110, Lot 01; Zone R-1

Proposal to build new house (single family).

*** THIS APPLICATION HAS BEEN WITHDRAWN (See Letter)**

Chairman Falcigno stated this application was WITHDRAWN.

13-19

APPLICANT & PROPERTY OWNER: Carlos & Suannette Galarza; Property Affected; 130 Florence St; Map 420, Block 5223, Lot 002; Zone R-2

Proposal to construct a new deck on side of the house, deck will be 10 ft by 12 ft.

VARIANCE: Schedule 'B' Line #7, Reduction of 5 feet to 20 off the street line, where 25 feet is required.

Susannette Galarza addressed the Board on her behalf. She was seeking a variance reduction of 5 ft. to 20 ft. off the street line, where 25 ft. is required to construct a new deck 10 ft. by 12 ft. The required certified receipts were submitted. Attorney Zullo read into record the hardship: positioning of the house on lot does not allow for the area required and the front steps are deteriorating. No further comments were made

13-20

APPLICANT & PROPERTY OWNER: Martin Hallier; Property Affected; 104 Frontage Road; Map 260, Block 3210, Lot 001; Zone CC

Proposal to develop gas station, convenience store and retail store.

VARIANCE: Schedule 'B' Line 7, street line reduction from 25 feet to 0 ft, for proposed canopy and 25 ft to 9 feet for proposed pump island. NOTE: Street line is highway line of Route 1 which steps back further than adjacent parcels.

Chairman Falcigno stated this application would be TABLED.

13-21

Notice of Appeal in accordance with CT State Statutes 8-7, Niki Whitehead is filing appeal against Frank Biancur Jr. (Director of Planning Zoning) regarding actions that Mr. Biancur's decision to remove a lien and file a new documents on the land records.

Attorney Zullo stated this hearing would be continued to the next scheduled meeting July 18, 2013 at the East Haven Senior Center, after the Public Hearing.

13-22

APPLICANT & PROPERTY OWNER: Theresa Campbell: Property Affected: 164 North Atwater Street; Map 070, Block 0717, Lot 017, Zone R1

Proposal to extend existing front deck to the end of the front of house & wrap around the existing side deck.

VARIANCE: Schedule 'B' Line #9 side yard setback 3 ft where 10 feet is required and Schedule 'B' Line #7; 17 feet where 25 is required, 8 foot reduction for street line setback.

Michael Campbell addressed the Board on behalf of the applicant. He was seeking a variance to extend the existing front deck to the end of the front of the house and wrap around the existing side deck. The required certified receipts were submitted. Attorney Zullo noted to applicant no hardship was noted on his application and if he agreed to this stated hardship: property preexists zoning, small lot, house positioned too close to street line, application would be granted with condition that applicant would have to file hardship on record as stated in ZBA office. Applicant agreed. No further comments were made.

NO RECESS CALLED

SEE VOTING

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VOTING:

ZBA

13-15 WITHDRAWN

13-19 GRANTED

Falcigno – yes

Lang- yes

Lemons- yes

Vestuti – yes

Porto – yes

13-20 TABLED

13-21 CONTINUED UNTIL NEXT SCHEDULED MEETING
JULY 18, 2013 AFTER PUBLIC HEARING.

13-22 GRANTED WITH CONDITION- APPLICANT TO
FILE HARDSHIPS IN ZBA OFFICE AS STATED
AT MEETING.

Falcigno – yes with condition

Lang – yes with condition

Vestuti – yes with condition

Lemons – yes with condition

Porto –yes with condition

A motion was made by Joseph Porto to adjourn; seconded by Ronald Vestuti.
Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 7:55 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk