

**TOWN OF EAST HAVEN, CT
MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS
JANUARY 16, 2014 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

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

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. A motion was made by Charles Lang to accept the minutes of the previous meeting; seconded by Joseph Porto. Motion carried unanimously. Chairman Falcigno seated alternate Ted Musco to the Board in order to have a quorum and noted to the applicants an unanimous vote was needed in order for an application to be granted and they had the option to withdraw until the next scheduled meeting for their application to be heard.

14-01

APPLICANT & PROPERTY OWNER: Caroline Road Associates LLC; Property Affected; 25 Caroline Road ; Zone R3; Map 020; Block 306010; Parcel 016

Proposal to raise house to conform with FEMA standards.

VARIANCE: *Section 44 Nonconformity; Section 25.7 Additional Setbacks, 39 feet in height where 30 is required, increase of 9 ft in height.*

Mr. Stephen Falcigno 26 Dillon Road, Woodbridge, CT06525 addressed the Board. It was established there was no conflict of interest between Chairman Falcigno and applicant Stephen Falcigno. He was seeking a variance to raise his dwelling to conform with FEMA standards and build within the same footprint. The required certified receipts were submitted to the Board. Chairman Falcigno questioned the height of dwelling 39 ft. ZEO Biancur confirmed Tweed airport did not have a problem with the height. Hardship: Pre-existing non-conforming lot, storm damage due to hurricane Sandy. No further comments were made.

14-02

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

Proposal to construct a duplex home that would comply with FEMA standards. Demo the existing home and garage.

VARIANCE: *Schedule 'B' Line #2 looking for reduction of 4,400 sq. ft. where 14,400 is required for 2 dwelling units. Lot is 10,000 sq. ft.*

Attorney Nicholas Mingione of Fasano, Ippolito and Lee, LLC, 388 Orange Street, New Haven, CT. 06511 addressed the Board on behalf of the applicant. He was seeking a variance to construct a duplex home that would comply with FEMA standards and demolish the existing home and garage. The required certified receipts were submitted to the Board. Hardship: Oversize non-conforming lot. The applicant is proposing to demolish the existing home which was damaged due to the recent hurricanes/storms. The newly duplex will be consistent in size and character with other homes in the area. In addition, the existing structure encroaches on the northerly side yard setback. The new structure will comply with all set back requirements. As a result, the proposal will reduce the existing non-conformity. Attorney Mingione noted for the record he received a favorable comment from Joan Mongillo, 20 Stevens Street on this application. Cynthia Coppola, 21 Henry Street, East Haven spoke of her concerns noting the existing dwelling as is has caused her much stress. The Board was in agreement to

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impose two conditions if application was granted. The first being the dwelling be boarded up within 7 days. The second being the dwellings be demolished within 30 days pending the timely removal of the utilities but if needed applicant could apply for an extension on the demolition condition. Attorney Mingione stated he would comply with these conditions. No further comments were made.

14-03

APPLICANT & PROPERTY OWNER: Jacquelyn Rodriquez, Corine McNeill, Christine Hendrickson, & Carolyn Pedersen: Property Affected; 30 Minor Rd (A.K.A. 105 Minor Road); Zone R3; Map 010, Block 0206, Lot 04

Proposal to remove/ demo the existing house and steps and the construction of a new FEMA compliant home with new exterior stairways, deck, and driveway. New house will be located in the existing footprint of old house.

VARIANCE: *See page 3 of application (enclosed)*

Linda Dow, an engineer and Robert Criscuolo of Criscuolo Engineering LLC, 420 East Main Street, Branford, CT. 06405 addressed the Board on behalf of the applicant. They were seeking a variance for the removal of existing house and steps, and construction of a new FEMA compliant house with exterior stairways, deck, and driveway. The required certified receipts were submitted. New house would be located within same footprint as existing house. The required certified receipts were submitted. Chairman Falcigno read into record hardship: The existing non-conforming house, which was constructed in 1952, is not compliant with current FEMA standards and was damaged by the significant storm events that occurred in the last 2 years. The subject property is an undersized existing non-conforming lot that pre-dates the implementation of zoning. No further comments were made.

14-04

APPLICANT & PROPERTY OWNER: P.F. Capitol Trust (c/o Anthony Perrotti)

PROPERTY AFFECTED: 294 Cosey Beach Avenue ; Zone R3, Map, 020, Block 0113, Lot 007

Proposal to reconstruct entire home and raise the house to meet FEMA standards. House was destroyed in both Hurricane Irene and Super-storm Sandy.

VARIANCE: *Section 44 of Zoning Regulations, Non- Conformity, Schedule 'B' Line #9 Side yard Setbacks (previously granted in 2006), Line # 11 Lot Area/ Coverage & Line #4 Street*

Frontage. Section 25.7 of the Zoning Regulations Height looking for an increase of 5 ft, where 30 is allowed.

Mr. John Torello, an architect, of Torello Associates, 368 Maple Avenue, Cheshire, CT. 06410 addressed the Board on behalf of the applicant. He was seeking a variance to reconstruct entire home and raise the house to meet FEMA standards, house was destroyed by both hurricane Irene and storm Sandy. The required certified receipts were submitted to the Board. Mr. Torello noted the house would be built smaller on the same footprint. Hardship: All properties in subdivision non-conforming, any reconstruction requires recognition of pre-existing conditions. No further comments were made.

NO RECESS CALLED

SEE VOTING:

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VOTING:

14-01 GRANTED-Chairman Falcigno made a motion to approve variance request and to approve Coastal Site Plan Review; seconded by Joseph Porto. Motion carried unanimously.

Falcigno – yes
Musco – yes
Lang- yes
Porto- yes

14-02 GRANTED WITH CONDITIONS-Chairman Falcigno made a motion that the dwelling be boarded within 7 days and the dwelling be demolished within 30 days pending timely removal of the utilities but if needed applicant could apply for an extension on demolition condition; seconded by Charles Lang. Motion carried unanimously.

Falcigno – yes with conditions
Musco – yes with conditions
Lang- yes with conditions
Porto – yes with conditions

14-03 GRANTED-Chairman Falcigno made a motion to approve variance request and to approve Coastal Site Plan Review; seconded by Charles Lang. Motion carried unanimously.

Falcigno – yes
Musco – yes
Lang – yes
Porto – yes

14-04 GRANTED-A motion was made by Chairman Falcigno to approve variance request and to approve Coastal Site Plan review; seconded by Joseph Porto. Motion carried unanimously.

Falcigno – yes
Musco – yes
Lang – yes
Porto – yes

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A motion was made by Joseph Porto to adjourn; seconded by Charles Lang. Motion carried unanimously

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Chairman Falcigno adjourned the meeting at 8:10 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk