

**TOWN OF EAST HAVEN, CT  
ZONING BOARD OF APPEALS  
MINUTES OF A REGULAR MEETING  
SEPTEMBER 18, 2014 7:30 P.M. EAST HAVEN SENIOR  
CENTER**

**MEMBERS PRESENT:** ROBERT FALCIGNO – CHAIRMAN  
PAUL BEISLER – VICE CHAIRMAN  
BEN GIAQUINTO  
CHARLES LANG-ABSENT  
TED MUSCO

**ALTERNATES PRESENT:** DONALD THOMAS  
JOSEPH PORTO -ABSENT  
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. Chairman Falcigno seated alternate, Donald Thomas, to the Board in order to have a quorum. Ted Musco made a motion to accept the minutes of the previous meeting; seconded by Ben Giaquinto. Motion carried unanimously.

**14-32 TABLED FROM AUGUST MEETING**

APPLICANT & PROPERTY OWNER: Anthony and Sara Erba; Property Affected, 9 Ellis Road; Zone R3, Map 20, Block 010, Lot 136

*Proposal to construct a new home over the flood plain as previous house was destroyed in Storm Sandy.*

**VARIANCE:** See application (in Planning and Zoning Office)

A motion was made by Ben Giaquinto to hear application 14-32, second by Donald Thomas. Motion carried unanimously.

Arthur Seckler III, Senior Associates of Lathrop Associates, Architects, 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was seeking variances to construct a new dwelling over the flood plain as a replacement for the previous dwelling that was destroyed by a storm surge. Mr. Seckler presented the Board with photographs of surrounding properties. ZEO Biancur noted this application was C.A.M. approved. A motion was made by Ted Musco to accept the C.A.M. report; second by Ben Giaquinto. Roll call vote: Falcigno – yes, Beisler- yes, Thomas- yes, Giaquinto – yes, Musco – yes. Motion carried unanimously. The required certified receipts were submitted. Hardship: Storm surge destroyed dwelling and lot is non-conforming and will require variances to replace the destroyed dwelling. No further comments were made.

**14-33**

APPLICANT & PROPERTY OWNER: Patrick Wilcox; Property Affected: 655 Savoy Street; Zone R2; Map 410, Block 5420, Lot 017

*Proposal to construct a new garage where one previously existed. New garage will be 1500 sq ft in the rear of the property.*

**VARIANCE:** Section 44 Nonconformity, Schedule 'B' Line #9 Side setback 4ft where 15 is required (driveway is located there), Schedule 'B' Line #8 Rear setback, 5 ft where 25 is required.

A motion was made by Vice chairman Paul Beisler to hear application 14-33, second by Ted Musco. Motion carried unanimously.

Patrick Wilcox addressed the Board on his behalf. He was seeking a variance to construct a 1500 sq. ft. garage. Mr. Wilcox noted the previous garage was destroyed by wildlife and he was currently renting a garage in Wallingford for his cars. The required certified receipts were submitted to the Board. Hardship: Driveway is on right side of house and location of house mandates garage be located on right side of house. Chairman Falcigno questioned the size and height of the garage noting it would be almost twice the size of his house and stated there were no dimensions on the plot plan submitted. Chairman Falcigno suggested this application be tabled so applicant could submit an amended application as to the size and height of the garage. The Board was in agreement. No further comments were made.

**14-34**

APPLICANT & PROPERTY OWNER: Christina & Christopher Laudano: Property Affected: 145 Meadow Street; Zone R1, Map 140, Block 1524, Lot 011

*Proposal to raise home to meet FEMA regulations, demolish the existing foundation and replace with a new foundation. Demolish 2 exterior stairs and replace with new ones.*

**VARIANCE:** Schedule 'B' Line #2, 14,400 Sq ft required for the lot, relief of 1,601 sq ft.  
Schedule 'B' Line #6, 30 feet in height asking for addition 4 ft (34 ft total)  
Schedule 'B' Line Setback to street line of 6.4 ft where 25 is required, reduction of 18.6 ft.  
Schedule 'B' Line Minimum floor area for each dwelling unit, 900 sq ft required, smallest unit will be 847 sq ft, 52.9 sq ft of relief.

A motion was made by Ted Musco to hear application 14-34, second by Ben Giaquinto. Motion carried unanimously.

Arthur Seckler, Senior Associate of Lothrop Associates Architects, 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was seeking the aforementioned variances to lift dwelling two feet over the flood plain as determined by FEMA flood maps, demolish two existing stairs and replace with new stairs, landings and decks required to access the new building height. The required

certified receipts were submitted to the Board. Chairman Falcigno questioned height, Mr. Seckler replied 34 ft. Hardship: Existing dwelling must be raised above the flood plain, existing placement of the building on the site is nonconforming to setback ordinance, lot is currently non - conforming in size for the 2 unit dwelling that is existing on the lot and one existing dwelling unit is nonconforming being slightly smaller than current zoning requires. No further comments were made.

**14-35**

APPLICANT & PROPERTY OWNER: Jean Quartiano: Property Affected: 38 Minor Road: Zone R3, Map 010, Block 0202, Lot 006

*Proposal to repair storm damaged home, raise home to FEMA regulations and construct a new set of stairs and stair landings.*

**VARIANCE:** See Plans in Planning and Zoning Office for more details.

Ben Giaquinto made a motion to hear application 14-35, second by Ted Musco. Motion carried unanimously.

Mr. Arthur Seckler III, Senior Associate of Lothrop Associates Architects, 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was seeking variances to repair storm surge damage, raise dwelling above the plain per FEMA regulations on a new foundation, construct stairs and stair landings to reach existing doors at new level. The required certified receipts were submitted to the Board. Hardship: Dwelling sustained storm surge flood damage and must be repaired and raised above the flood plain. The existing lot is smaller than allowed by current regulations and nonconforming to several zoning standards. Chairman Falcigno questioned Mr. Seckler as upon inspection of sites he saw no posting of variances on applications 14-35, 14-36, and 14-37. ZEO Biancur noted applicants were out of town. No further comments were made.

**14-36**

APPLICANT & PROPERTY OWNER: Martin Patricelli: Property Affected: 42 Minor Road: Zone R3, Map 010, Block 0306, Lot 001

*Proposal to raise existing house to meet FEMA regulations. Raise existing stairs to meet new height of existing doors.*

**VARIANCE:** Schedule 'B' Line #1, relief of 9,710 sq ft where 20 thousand is required, Schedule 'B' Line #3 Minimum dimensions of square 100 ft required, 8.5 ft of relief requested (91.5 for existing building), Schedule 'B' Line #4 Lot Frontage 91.5 where 100 ft is required (reduction of 8.5 ft) & Schedule 'B' Line #7 Street setback at 16.5 where 25 is required, (reduction of 8.5 ft)

Ted Musco made a motion to hear application 14-36, second by Vice Chairman Beisler. Motion carried unanimously.

Arthur Seckler, III Senior Associate, of Lothrop Associates, Architects, 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was requesting the aforementioned variances to raise the dwelling to 2 feet over the flood plain as determined by FEMA flood maps per FEMA regulations on a new foundation system and repair minor siding and trim damage and repair /replace the roof, and replace exterior stairs to accommodate new height to existing doors. The required certified receipts were submitted to the Board. Hardship: Dwelling must be raised above the FEMA flood level in current location, existing site and building setback is nonconforming. Jean Quartiano, 38 Minor Road, East Haven spoke in favor of this application and property owner, Martin Patricelli, spoke on his behalf requesting the Board approve application to facilitate the raising of dwelling. No further comments were made.

**14-37**

APPLICANT & PROPERTY OWNER: Breamand Gamberdella: Property Affected: 14 Brazos Road: Zone R3, Map 020, Block 0110, Lot 004

*Proposal to Raise dwelling to meet FEMA standards on new foundation system, replace exterior stairs to accommodate new height to existing doors.*

**VARIANCE:** See Plans in Planning and Zoning Office for more details.

Vice Chairman Beisler made a motion to hear application 14-37, second by Donald Thomas. Motion carried unanimously.

Arthur Seckler III, Senior Associate of Lothrop Associates, Architects, 333 Westchester Avenue, White Plains, New York 10604 addressed the board

on behalf of the applicant. He was seeking variances to raise dwelling to 2 feet over the flood plain as determined by FEMA flood maps per FEMA regulations on a new foundation system, replace exterior stairs to accommodate new height to existing doors and abate hazardous materials. The required certified receipts were submitted. Hardship: Existing dwelling must be raised above the flood plain, and existing lot is smaller than allowed by current regulations and is nonconforming on several zoning standards. No further comments were made.

NO RECESS CALLED

SEE VOTING

PAGE SEVEN

ZBA

VOTING:

14-32

GRANTED

Falcigno – yes  
Beisler – yes  
Thomas – yes  
Giaquinto – yes  
Musco – yes

14-33

TABLED

14-34

GRANTED

Falcigno – yes  
Beisler – yes  
Thomas- yes  
Giaquinto – yes  
Musco – yes

14-35

GRANTED

Falcigno – yes  
Beisler – yes  
Thomas – yes  
Giaquinto – yes  
Musco – yes

14-36

GRANTED

Beisler – yes  
Thomas – yes  
Giaquinto – yes  
Musco – yes  
Falcigno – yes

PAGE EIGHT

ZBA

14-37

GRANTED

Falcigno – yes  
Beisler – yes  
Thomas – yes  
Giaquinto – yes  
Musco – yes

Ted Musco made a motion to adjourn, second by Ben Giaquinto. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Rosalie DePalma  
Clerk