

**TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING
NOVEMBER 20, 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-ABSENT

ALTERNATES PRESENT: DONALD THOMAS
JOSEPH PORTO
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 alternates, Joseph Porto and Donald Thomas to the Board in order to have a quorum. Chairman noted on a four member Board all four members would have to approve application in order for it to be granted and stated to the applicants they had the option to withdraw to the next scheduled meeting. Donald Thomas made a motion to accept the minutes of the previous meeting; second by Ben Giaquinto. Motion carried unanimously.

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14-38 – TABLED FROM October 24th, 2014 meeting

APPLICANT & PROPERTY OWNER: Phillip Tutino; Property Affected, 59 South Street; Zone R3, Map 010, Block 0103, Lot 024

Proposal to add / construct a 2 story addition in rear of house. Addition will be 8' by 16' and stay in line with setbacks of the existing house.

VARIANCE: Section 44 Nonconformity

Phillip Tutino addressed the Board on his behalf. He was seeking a variance to add/construct an 8' by 16' two story addition in rear of his house and stay in line with the setbacks of the existing house. The required certified receipts were submitted to the Board. Donald Thomas questioned the hardship, applicant replied lot size only allows to go back in the rear and it is a preexisting non-conforming lot. No further comments were made.

14-46

APPLICANT & PROPERTY OWNER: Steven Goodman; Property Affected: 22 Brazos Road; Zone R3; Map 020, Block 110, Lot 06

Proposal to raise home to meet FEMA requirements.

VARIANCE: See file/ plans in Planning and Zoning Office for full details.

Chuck Fisher of LWF Land Surveying, 48 Alps Road, Branford, 06405 addressed the Board on behalf of the applicant. He was seeking to elevate existing one story house and deck 9' to achieve FEMA compliance, add stairs and porch to the street side and stairs and landing to the rear for access to elevated house and a portion of rear deck will be removed. It was noted this application received a favorable CAM report. The required certified receipts were submitted to the Board. Hardship: Pre-existing nonconforming house located on a preexisting nonconforming lot. No further comments were made.

14-47

APPLICANT & PROPERTY OWNER: Carole LaCroix: Property Affected: 11 Sibley Lane; Zone R3, Map 010, Block 0302, Lot 011

Proposal to raise home to meet FEMA standards, also to remove existing foundation and replace with new flood resistant foundation. Remove and replace rear deck and stairs and add new stairs and landing to front door.

VARIANCE: See Plans in Planning and Zoning Office for a full description of details.

Arthur Seckler, III, Senior Associate, 333 Westchester Avenue, White Plains, New York 10604 addressed the Board. He was seeking a variance to raise existing dwelling above plain per FEMA regulations, remove existing foundation and replace with new flood resistant foundation, remove rear deck and replace with new deck and stairs to the new level. New stairs and landing to new level at front door, finish repair of flood damaged first floor that has been damaged. The required certified receipts were submitted to the Board. Hardship: The dwelling is in a storm surge area and must be raised in its current location above the flood plain per FEMA regulations. The existing site and existing setbacks are currently non-conforming. Julia LaCroix, 5 Sibley Lane, East Haven, CT. spoke in favor of this application. No further comments were made.

14-48

APPLICANT & PROPERTY OWNER: Gloria Sylvia: Property Affected: 45 Second Avenue: Zone R1, Map 030, Block 0318, Lot 013

Proposal to raise existing dwelling to meet FEMA standards, and remove existing foundation and replace with flood resistant foundation. Remove and replace front and back stairs.

VARIANCE: See Plans/ Application in Planning and Zoning Office for full description of variances required.

Arthur Seckler, III, Senior Associate 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was seeking a variance to raise existing dwelling above the flood plain per FEMA regulations, remove existing foundation and replace with new flood resistant foundation, remove rear wood stair and replace with new stair and landing to the new level, remove existing stone stair at front and

provide new stairs and landing to new level at front door, and install new floor finish on first floor. The required certified receipts were submitted to the Board. Hardship: The dwelling is in a storm surge area and must be raised in its current location above the flood plain per FEMA regulations some of the existing setbacks are currently not conforming to current zoning regulations. The following people spoke in opposition of this application: Tania Tyrrell, 36 Second Avenue, East Haven, CT., Lori Ringsled, 37 Second Avenue, East Haven, CT., Anita Kosanski, 48 Second Avenue, East Haven, CT., Frank Atwater, 33 Second Avenue, East Haven, CT., and Laura Kosanski, 48 Second Avenue, East Haven, CT. Their concerns the condition of the home it is grossly neglected and deteriorated and they felt even with this grant the condition of this home would not improve. Chairman Falcigno noted the condition of this home was not in the jurisdiction of the ZBA Board, their purpose was to grant or deny the variance before them. However, the Board agreed this was a Blight issue and noted on record it should be addressed. ZEO Biancur noted he and his assistant Zoning officer had addressed all complaints and issues pertaining to this property every time they received a complaint. The Board was in agreement with the statement from Ben Giaquinto throwing garbage out the window in today's society is not acceptable and the Zoning and Health Departments and the Town should be aware of this situation and when the house is completed to make sure this neglect does not happen again. No further comments were made.

14-49

APPLICANT & PROPERTY OWNER: Andrew Fraulo: Property Affected: 254 Cosey Beach Avenue: Zone R1, Map 030, Block 0214, Lot 008

Proposal to raise existing house to meet FEMA regulations. Remove existing foundation and replace with flood resistant foundation. Remove existing stairs and replace with new stairs that match height

VARIANCE: See plans in Planning and Zoning Office for full details.

Arthur Seckler III, Senior Associate 333 Westchester Avenue, White Plains, New York 10604 addressed the Board on behalf of the applicant. He was seeking a variance to raise the existing dwelling above the flood plain per

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FEMA regulations, remove existing foundation and replace with new flood resistant foundation, remove rear wood patio and replace with new deck and stairs the new level and finish repair of flood damage that has been started. The required certified receipts were submitted. Hardship: The dwelling is in a storm surge area and must be raised in its current location above the flood plain per FEMA regulations. The existing site and existing setbacks are currently nonconforming. Expanding exterior stairs and adding decks to accommodate the new height will add to some of the existing nonconforming setbacks. No further comments were made.

14-50

APPLICANT & PROPERTY OWNER: Susan Ranalli; Property Affected: 104 Minor Road (AKA 30 Minor); Zone R3; Map 010, Block 0206, Lot 004

Proposal demolish and rebuild a new home that is meets FEMA regulations and also to construct new stairs and landing.

VARIANCE: See plans in Planning & Zoning Office for full details.

Arthur Seckler III, Senior Associae 333 Westchester Avenue, White Plains, New York 10604 requested this application be Withdrawn as it was a duplicate application.

NO RECESS CALLED
SEE VOTING

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VOTING:

14-38

GRANTED

Falcigno – yes
Thomas – yes
Porto – yes
Giaquinto – yes

14-46

GRANTED- A motion was made by Ben Giaquinto to accept CAM report and approve application. Motion carried unanimously.

Falcigno – yes
Thomas –yes
Porto – yes
Giaquinto – yes

14-47

GRANTED

Falcigno – yes
Thomas – yes
Porto – yes
Giaquinto – yes

14-48

GRANTED

Falcigno – yes
Thomas – yes
Porto – yes
Giaquinto – yes

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GRANTED

Falcigno – yes
Thomas – yes
Porto – yes
Giaquinto – yes

14-50

WITHDRAWN

Ben Giaquinto made a motion to adjourn, second by Joseph Porto. Motion carried unanimously.

Chairmand Falcigno adjourned the meeting at 8:40 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk

