

**TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING
JANUARY 15, 2015 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

ALTERNATES PRESENT: DONALD THOMAS-ABSENT
JOSEPH PORTO
RONALD VESTUTI-ABSENT

MEMBERS PRESENT: FRANK BIANCUR -ZEO -ABSENT
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, Joseph Porto, to the Board in order to have a quorum. Vice Chairman Beisler made a motion to accept the minutes of the previous meeting; second by Ben Giaquinto. Motion carried unanimously.

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APPLICANT & PROPERTY OWNER: Gerry Iannaccone; Property Affected, 320 Cosey Beach Avenue; Zone R3, Map 20, Block 0112, Lot 10

Proposal to construct a new home to meet FEMA regulations.

VARIANCE: Section 44 Nonconformity,

-Section 25, Schedule 'B' Line1, Reduction of minimum lot area from 20 thousand sq ft to 17,945 (relief of 2,055 sq ft);

-Section 25 Schedule 'B' Reduction of 100' minimum dimension of a square on a lot; --

-Schedule 'B' Line 9, reduction of side yard setback from 20 ft to 3.1 ft to all for new steps and deck. (5.1 is existing there now on side yard setback).

-Waiver of Section 25.4.3 Height, house will be 40 ft when complete; a 10 ft increase is being asked for.

Chuck Fisher 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 the aforementioned variances to construct a new home to meet FEMA regulations. The required certified receipts were submitted to the Board. Mr. Fisher stated the studio dwelling on the property would be torn down and noted the hardship odd shape of the lot and being held to the VE 14 FEMA flood zone. Chairman Falcigno questioned the height of the dwelling, Mr. Fisher replied 40 ft. which included FEMA requirement and stated there was no opposition from the abutting neighbors. It was also noted this application was C.A.M. approved. No further comments were made.

NO RECESS CALLED

SEE VOTING

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VOTING:

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GRANTED- A motion was made by Charles Lang to accept C.A.M. approval, second by Ben Giaquinto. Motion carried unanimously.

Falcigno – yes

Beisler – yes

Lang – yes

Porto- - yes

Giaquinto – yes

At this time, Chairman Falcigno administratively made a motion to change the time of the ZBA meeting from 7:30 P.M. to 7:00 P.M. second by Charles Lang. Roll call vote: Falcigno – yes, Lang – yes, Beisler – yes, Porto – yes, Giaquinto – yes.

Vice Chairman Beisler made a motion to adjourn, second by Ben Giaquinto. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 7:45 P.M.

Respectfully submitted,

Rosalie DePalma
Clerk