

**TOWN OF EAST HAVEN, CT
ZONING BOARD OF APPEALS
MINUTES OF A REGULAR MEETING
JANUARY 21, 2016 7:00 P.M. EAST HAVEN SENIOR CENTER**

MEMBERS PRESENT: ROBERT FALCIGNO-CHAIRMAN
 GEORGE HENNESSEY-VICE CHAIRMAN
 BEN GIAQUINTO-ABSENT
 CHARLES LANG
 JOSEPH PORTO-ABSENT

ALTERNATES PRESENT: DONALD THOMAS
 RONALD VESTUTI-ABSENT

STAFF PRESENT: ALFRED ZULLO-ATTORNEY
 CHRISTOPHER SOTO-ZEO
 ROSALIE DEPALMA-CLERK

Chairman Falcigno called the meeting to order at 7:00 P .M. and explained the procedure of the Board to the audience and seated alternate, Donald Thomas to the Board in order to have a quorum. Chairman Falcigno also noted to the applicants that since it was a four member Board all four votes had to be favorable in order for their variance to be granted and noted they had the option to resubmit their application to the next scheduled meeting. Donald Thomas made a motion to accept the minutes of the previous meeting, second by Charles Lang. Motion carried unanimously.

An appeal of the Certificate of Occupancy for the property located at 93 Caroline Road under Sections 8-3 and 8-6 of the Connecticut General Statutes of the East Haven Building Official's issuance of a Certificate of Occupancy for "Seasonal Use Only".

Chairman Falcigno opened the Public Hearing on the aforementioned appeal. A motion was made to accept appeal by Charles Lang, second by Donald Thomas. Motion carried unanimously. Chairman Falcigno stated this appeal would remain open until the next scheduled meeting as the applicant was ill and requested in writing for the extension and waived the 65 day requirement. No further comments were made.

An appeal of the of the Zoning Enforcement Officer's Notice of Violation dated October 15, 2015 for the property located at 93 Caroline Road under Section 54.2.1 of the East Haven Zoning Regulations.

Chairman Falcigno opened the Public Hearing on the aforementioned appeal. A motion was made by Vice Chairman Hennessey to accept appeal, second by Charles Lang. Motion carried unanimously. Chairman Falcigno stated this appeal would remain open until the next scheduled meeting as the applicant was ill and requested in writing for the extension and waived the 65 day requirement. No further comments were made.

16-01

APPLICANT & PROPERTY OWNER: Owner; Anthony Izzo & John Gaudio; Property Affected: 15 Cold Spring Street; Zone R-1, Map 070, Block 0415, Lot 009

Build a new single family dwelling containing Approx 1500sf Living Area.

VARIANCE: Schedule B Line 1 Lot Size - 7,200 sqft required, 2,870 sqft available, 4,330 sqft relief requested; Line 4 Lot Frontage - 60 feet required, 35 feet available, 25 feet of relief requested; Line 7 Street Line Setback - 25 feet required, 20 feet available, 5 feet of relief requested; Line 9 Side Yard Setback - 10 feet required, 5 feet available, 5 feet of relief requested; Line 11 Lot Coverage - 25% coverage allowed, structure will cover 27.9% of lot, 2.9% of relief requested.

John Gaudio 300 Hemingway Avenue, East Haven, CT, 06512 addressed the Board on his behalf. He was seeking a variance to build a single family dwelling similar in shape, height and square feet

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approximately 1500 square feet on the same footprint of the previous dwelling which had to be demolished because of a defective foundation. Mr, Gaudioso submitted the required certified receipts and photos of the prior dwelling to the Board. Hardship: Pre-existing and non-conforming lot and prior dwelling demolished due to structural issues. A discussion ensued on the time lapse (three years) of the demolition of the prior dwelling and the sale of a new dwelling and if it failed to meet zoning regulations. Mr. Gaudioso responded he had been in touch with the former Zoning Officer and was led to believe this time lapse would not cause a problem. After discussion by the Board, Town Attorney, and Zoning Officer all agreed the variance could comply to zoning regulations. The following people spoke in favor of this application: Paul Boyle 10 Cold Spring Street and Paul Karbowski 171 Angela Drive, East Haven, CT. No further comments were made

NO RECESS CALLED

SEE VOTING

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VOTING:

Appeal of Certificate of
Occupancy Property 93
Caroline Rd

PUBLIC HEARING OPEN -
CONTINUED TO NEXT
SCHEDULED MEETING

Appeal of the Zoning Enforcement Officer's Notice of Violation dated October 15, 2013. Property 93 Caroline Rd.

PUBLIC HEARING OPEN-
CONTINUED TO NEXT
SCHEDULED MEETING

16-01

GRANTED

Lang – yes
Hennessey – yes
Falcigno – yes
Thomas – yes

Donald Thomas made a motion to adjourn; second by Vice Chairman Hennessey. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 7:35 P. M.

Respectfully submitted,

Rosalie DePalma
Clerk

