

**TOWN OF EAST HAVEN, CT  
ZONING BOARD OF APPEALS  
MINUTES OF A REGULAR MEETING  
APRIL 17, 2014 7:30 P.M. EAST HAVEN SENIOR CENTER**

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

**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 held elections: Paul Beisler nominated Robert Falcigno Chairman of the ZBA Board seconded by Ted Musco. Vote: Beisler – yes, Lang- yes, Musco- yes, Giaquinto – yes, Falcigno – yes. Motion carried unanimously. Chairman Falcigno nominated Paul Beisler Vice Chairman of the ZBA Board; seconded by Ted Musco. Vote: Falcigno – yes, Lang – yes, Giaquinto – yes, Musco – yes, Beisler – yes. Motion carried unanimously.

Donald Thomas made a motion to accept the minutes of the February meeting; seconded by Charles Lang. Motion carried unanimously.

**14-08** (Tabled from February 2014 meeting)

APPLICANT & PROPERTY OWNER: Andrew Ruggerio: Property Affected; 47 Hill Street; Zone R2; Map130, Block 1417, Lot 05

*Proposal to add one bedroom apartment to the upstairs of the house, which would make the house a legal 3 family home. The renovations are all interior and the footprint would stay the same.*

**VARIANCE:** Schedule 'B' Line #2- minimum lot area per dwelling unit

Andrew Ruggiero addressed the Board. He requested application 14-08 be WITHDRAWN.

**14-09**

APPLICANT & PROPERTY OWNER: Sean O'Hara (Darside Tattoo) & Branislav Sekerovic (property owner); Property Affected: 190 Main Street (East Haven Mall); Zone: CA-1; Map 210, Block 2417, Lot 010

*Proposal to open a tattoo parlor in the East Haven Mall.*

**VARIANCE:** Schedule 'A' Permitted Uses, 29[A] to allow this use to be permitted in the CA-1 Zone

Sean O'Hara addressed the Board on his behalf. He was seeking a variance to open a tattoo and body piercing parlor. Hardship: Zoning regulations does not allow use In CA-1 zone. Chairman Falcigno noted a condition be imposed if application approved applicant must go before P & Z Board for site plan approval. No further comments were made.

**14-10**

APPLICANT & PROPERTY OWNER: Carmelo & Mary Anne Riveria; Property Affected: 605-607 Main Street; Zone CC; Map 230, Block 3009, Lot 004.

*Proposal to change existing 2 family into a 3 family house.*

**VARIANCE:** Construction of 3<sup>rd</sup> floor apartment would serve as a place for the family to give their mother a place to live.

Jan Cianelli addressed the Board on behalf of the applicant. She was seeking a variance to change existing two family dwelling into a three family dwelling. She noted the footprint and structure would remain the same. Hardship: Third floor apartment would serve as a place for the family to give their mother a place to live. Pasquale Gargiulo of 611 Main Street spoke in favor of this application. No further comments were made.

**14-11**

APPLICANT & PROPERTY OWNER: Anthony Belucci; Property Affected; 72 Morgan Avenue; Zone R3; Map 010, Block 0105, Lot 006

*Proposal to construct an in-ground swimming pool on the property.*

**VARIANCE:** Lot size and position of the house don't allow for homeowner to construct pool anywhere else on the property.

Anthony Belucci addressed the Board on his behalf. He was seeking a variance to construct a 10 x 20 ft. in-ground swimming pool. Hardship: Lot size and position of the house. Chairman Falcigno expressed his concerns noting the access to house was limited as there was a gate at the end of the property and in case of an emergency the access to the house would be difficult for emergency vehicles and the pool would be 5 ft. from property line and 5 ft. from the side of house thus restricting the use of that side of the house. (In case of a fire the fireman would not be able to put a ladder on that side of house) ZEO Biancur read into record a favorable letter on this proposal from Joseph Palladino 74 Morgan Avenue and noted he received a letter from DEEP agreeable on this proposal. No further comments were made.

**14-12**

APPLICANT & PROPERTY OWNER: Anthony Florentino; Property Affected; 73 Gerrish Avenue; Zone R1, Map 200, Block, 2611, Map 025

*Proposal to construct a single family house.*

**VARIANCE:** Schedule 'B' Line #7 (Lot is a corner lot)

\* Note—All other setbacks will meet the requirements

Anthony Florentino addressed the Board on his behalf. He was seeking a variance to construct a single family house in character with the

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neighborhood. He noted all setbacks and square footage for lot size would be met. Hardship: Lot is a corner lot. Charles Lang questioned position of driveway and front door. Mr. Florentino replied they would face Gerrish Avenue. No further comments were made.

**14-13**

APPLICANT & PROPERTY OWNER: Tony Maresca; Property Affected; 49 Old Town Highway; Zone R3, Map 010, Block 0302, Lot 001

*Proposal to add front addition not to exceed the line of house and above already existing deck.*

**VARIANCE:** Section 44 Nonconformity

Tony Maresca addressed the Board on his behalf. He was seeking a variance to add a front addition that would not exceed the line of house and above an existing deck. Hardship: Lot is non-conforming. No further comments were made.

NO RECESS CALLED

SEE VOTING

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VOTING:

14-08

WITHDRAWN

14-09

GRANTED WITH CONDITION-Application  
has to go before P & Z for site plan approval.

Falcigno – yes with condition  
Beisler – yes with condition  
Giaquinto – yes with condition  
Lang – yes with condition  
Musco – yes with condition

14-10

GRANTED

Falcigno- yes  
Beisler – yes  
Giaquinto – yes  
Lang – yes  
Musco – yes

14-11

GRANTED

Falcigno – no  
Beisler – yes  
Giaquinto – yes  
Lang – yes  
Musco – yes

14-12

GRANTED

Falcigno – yes  
Beisler – yes  
Giaquinto – yes  
Lang – yes  
Musco – yes

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14-13

GRANTED

Falcigno – yes  
Beisler – yes  
Giaquinto – yes  
Lang – yes  
Musco – yes

Ben Giaquinto made a motion to adjourn the meeting; seconded by Ted Musco. Motion carried unanimously.

Chairman Falcigno adjourned the meeting at 8:00 P.M.

Respectfully submitted,

Rosalie DePalma  
Clerk