

TOWN OF EAST HAVEN, CT  
ZONING BOARD OF APPEALS  
MINUTES – REGULAR MEETING  
November 16, 2017 - 7:00 P.M. – EAST HAVEN SENIOR CENTER

MEMBERS PRESENT:      ROBERT FALCIGNO – CHAIRMAN  
                                 GEORGE HENNESSEY – VICE CHAIRMAN  
                                 DONALD THOMAS  
                                 JOSEPH PORTO  
                                 MICHAEL SMITH

**RECEIVED FOR FILING**  
**DEC 06 2017**  
**TOWN CLERK'S OFFICE**  
**EAST HAVEN, CONN.**

*Stacy Gravano, CTC*  
\_\_\_\_\_  
**TOWN CLERK**

ALTERNATES PRESENT:    DAVID GERSZ  
                                 ABSENT - VINCENT LETTIERI

STAFF PRESENT:            ALFRED ZULLO – ATTORNEY  
                                 CHRISTOPHER SOTO – ZONING ENFORCEMENT OFFICER  
                                 TEMPLE SMITH – CLERK

Chairman Falcigno called to order at 7:00 p.m. Roll Call. A quorum was established.

The East Haven Zoning Board of Appeals Commission held its' Regular meeting at 7:00 pm on **Thursday, November 16, 2017** at the East Haven Community Center, 91 Taylor Avenue in order to transact on the following:

Last meetings minutes were approved. Roll Call Vote. All in Favor. Motion Carried.

2018 Dates for next years' meetings were agreed upon. Roll Call Vote. All in Favor. Motion Carried.

**17-37**

**APPLICANT:** William and Cynthia Cowles; Property Concerned: 216 Cosey Beach Avenue, Zone R-1, Map 030, Block 0215, Lot 005, – *Make improvements to the north/south and east/west stairs as well as allow for a 0.5 foot encroachment into the 10.5 foot street line setback allowed by an earlier variance approval.*

**VARIANCE:** Sched B; Line 7: Street line setback of 9.5' where 10.5' had been previously approved.

Joseph Porto made a motion to accept a motion for the application. Discussion.

Tom Galeoto CIL, 157 Charter Oak Avenue, Hartford CT. Tom states that he is from the corporation for the independent living (CIL) which was the general contractor to elevate the house which was part of the Sandy home reconstruction for the state. The original engineers who designed the house (photos were handed out listed as Exhibit 1 for 17-37) as part of the original design the original engineers had to come before the town for various variances. One variance was for that front deck, the original set back was for 25 feet and they received a reduction of 10 ½ feet to accommodate the deck and stairs. The way the deck was proposed as the same elevation as that deck on the front of the house. However by doing that it adds 3 steps and pushes the landing out toward the driveway. We put 3 steps to the stairway but what we did not realize we pushed the square landing toward the street about a ½ foot into the front yard set- back that you granted with the original application. We take blame for that and should have gotten a variance to do that.

Bob Falcigno asks for public comment, there is none. Bob closes public hearing 17-37. Roll Call Vote. All in Favor. Motion Carried.

**17-38**

**APPLICANT:** Timothy J. Lee; Property Concerned: 280 and 306 Foxon Road, Zones CD/R-3, Map 470, Block 5936, Lot 002/003, – *Construct handicap ramp and rear egress stairs, or construct an addition that will comply with building codes.*


**VARIANCE:** Sched B; Line 9: Side yard setback of 2.5' where 20' is required, Sched B; Line 7: Street line setback of 30' where 40' is required.

Atty. Nick Mingone speaking for the applicant and owner. 388 Orange Street, New Haven Ct. Atty. Mingone states that this is a various application that will be tied to two other approvals. We were previously here before to place an addition in the front that was approved before this board, there was a takeout door as well. Once we put in a takeout door the building official asked us to put in takeout ramp. This ramp actually sits further back than previously approved for. (photos were handed to the board – Exhibit 1 , 17-37) it is less of a variance or already a non-conformity. We were asked to put an overhang over the ramp to protect the stairs from weather which now extended over the stairs and one was already approved so therefore we are encroaching on the side set back as well. We are technically enlarging non-conformity.

Bob Falcigno asks for public comment, there is none. Bob closes public hearing 17-38. Roll Call Vote. All in Favor. Motion Carried.

Michael Smith makes a motion to adjourn at 7:14 p.m. Donald Thomas seconds the motion. All in Favor. Motion Carried

Respectfully Submitted,

  
Temple Smith, Clerk

17-37  
Exhibit 1







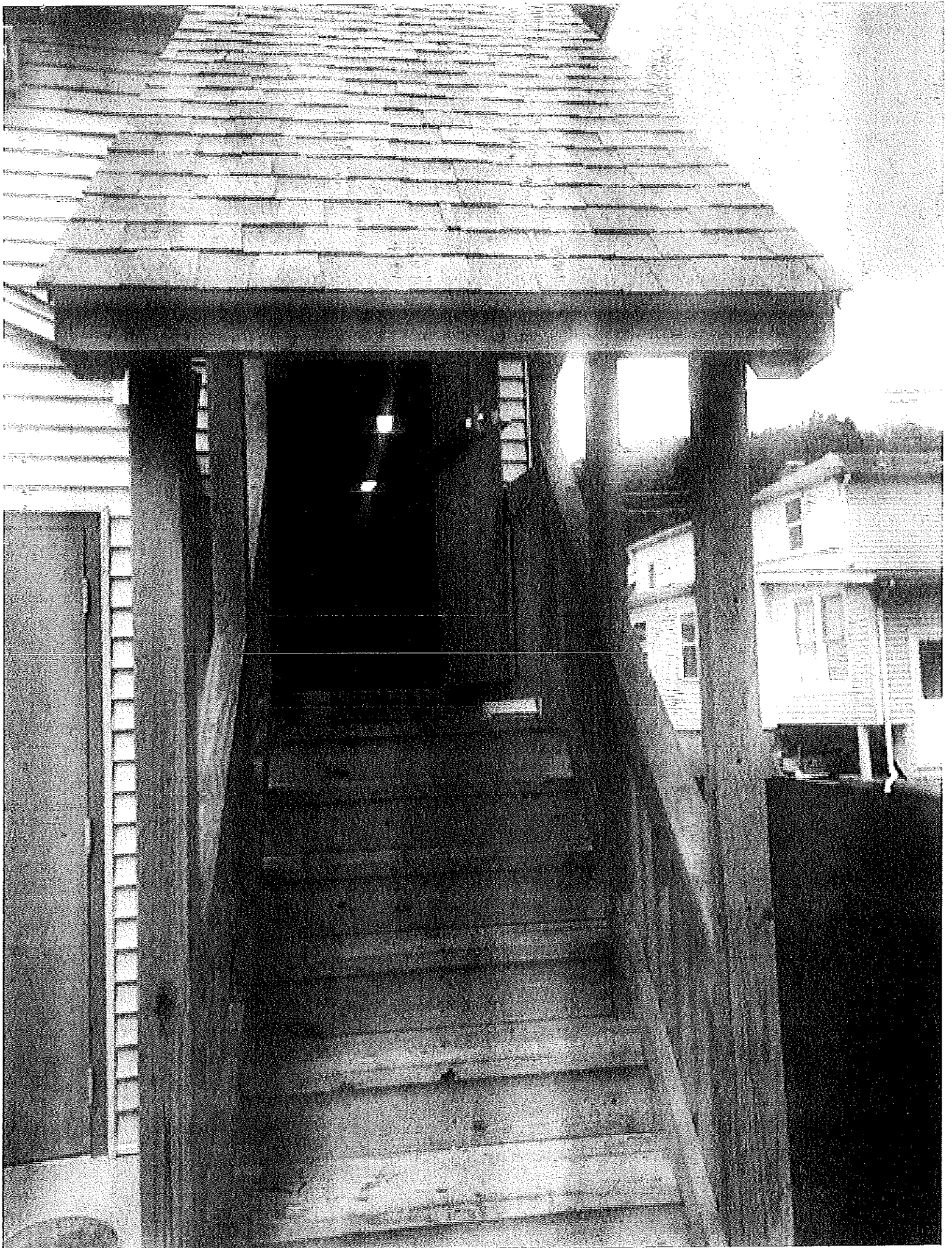
17-38  
Exhibit 4

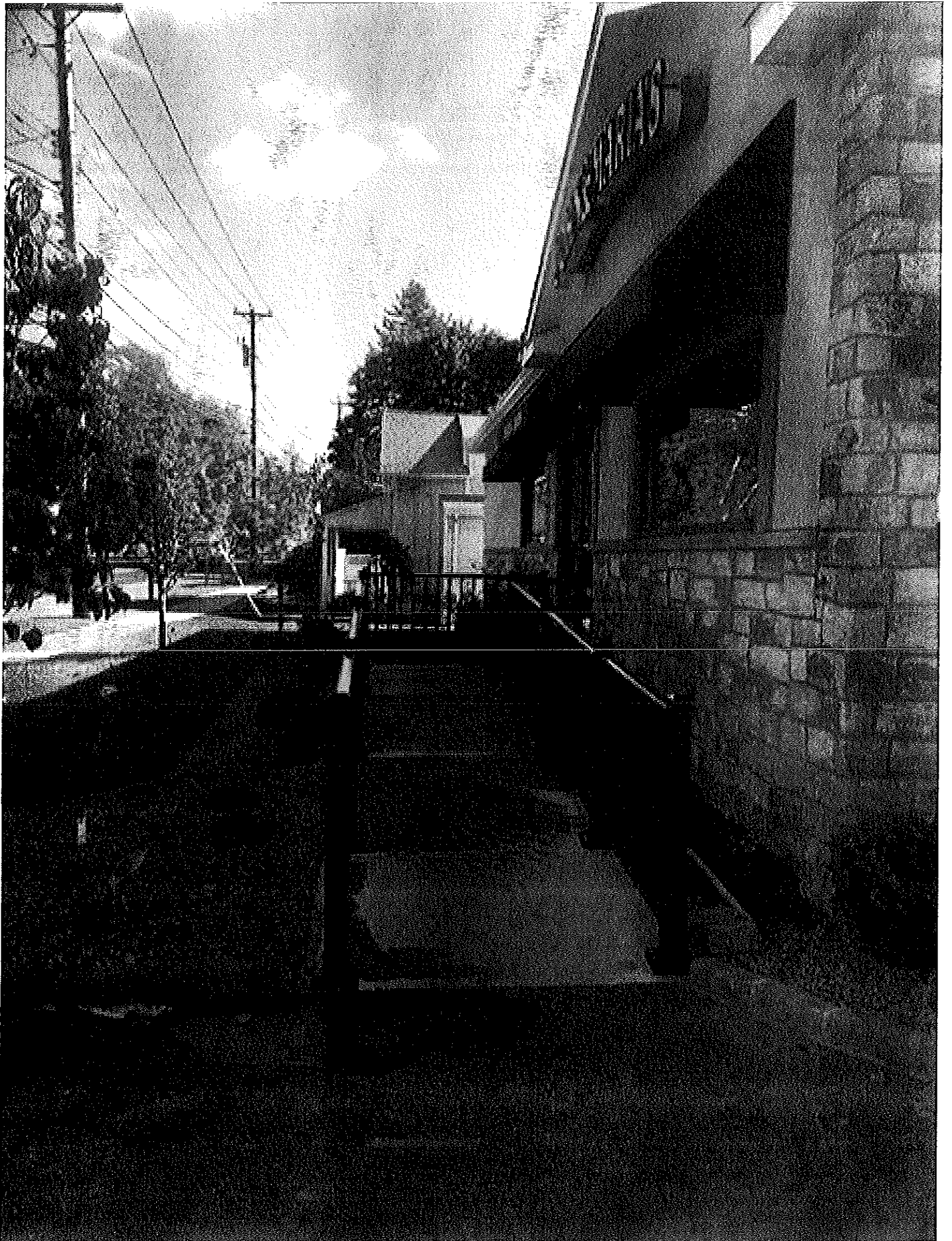




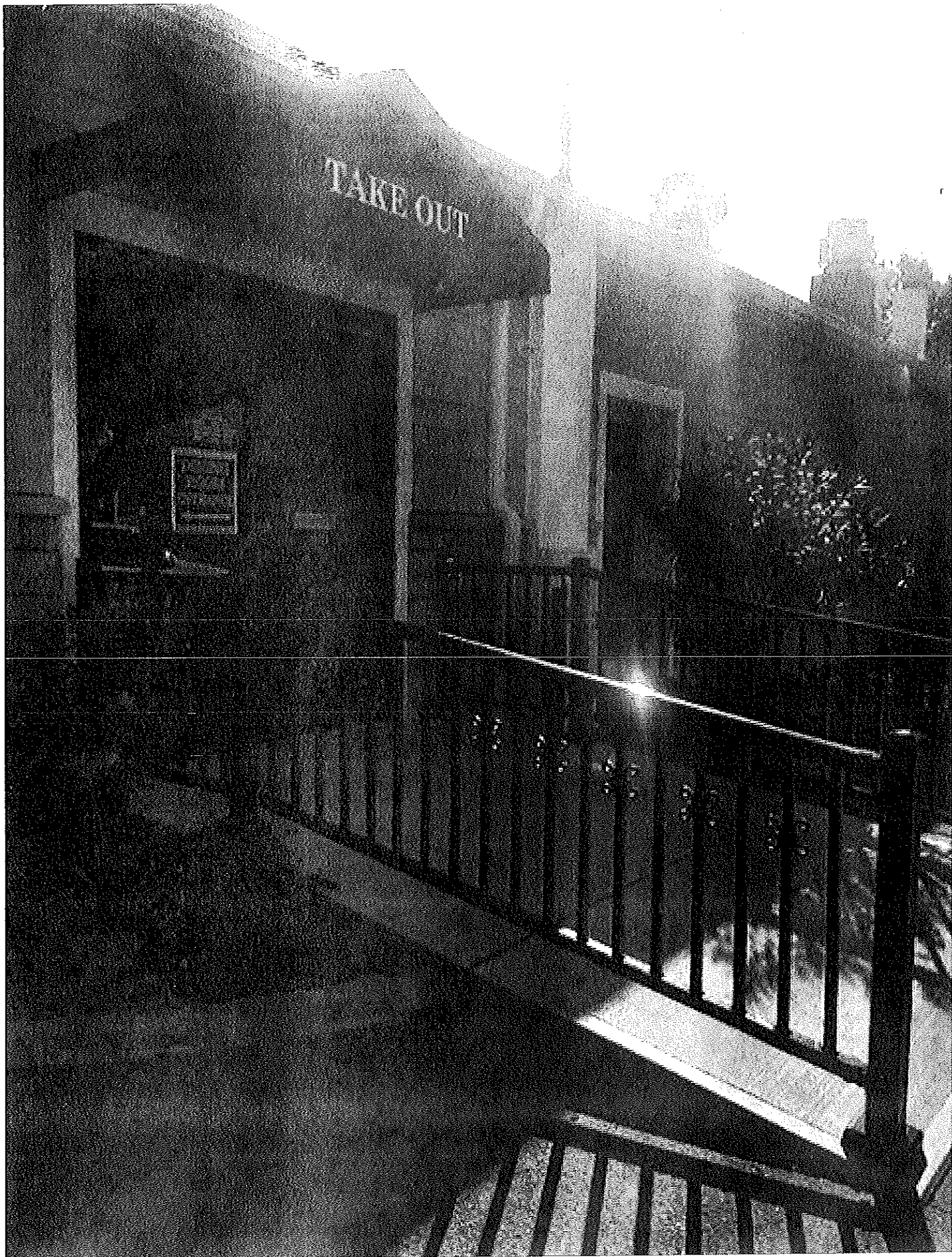












TAKE OUT

DINING ROOM  
ENTRANCE





**ZONING BOARD of APPEALS - TOWN of EAST HAVEN**  
**VARIANCE APPLICATION**

Appeal Number. 17-38 Date \_\_\_\_\_ Application Fee 230.00

[1] Property Location: 280 & 306 Foxon Road

[2] Assessor's Card Info:  
Zoning District CD/R-3 Map# 470 Block# 5936 Parcel# 002/003

[3] Property Owners Information:

Name: Neil & Maria Saulino Phone# 203-640-4436

Address: 43 Wood Chase Lane, North Branford, CT 06471

[4] Applicant's [if different from owner] Information:

Name: Timothy J. Lee Phone# 203-787-6555

Address: 388 Orange Street, New Haven, CT 06511

[5] Complete description of work to be done: Construction of handicap ramp and rear egress stairs ~~As~~ construct addition to comply with building codes.

[6] Variances required: \_\_\_\_\_

(1) Sec. 44.7 -- enlargement of non-conforming use

(2) Sch. B, Line 9 -- side yard setback of 2.5 ft. where 20 ft. is required

(3) Sch. B, Line 7--setback from front street line of 30 ft. where 40 ft. is required

[7] Strict application of the Regulations would produce an UNUSUAL circumstance or an UNDUE HARDSHIP on the land/property. Describe this condition [this section must be completed] The variances are necessary in order to comply with the building code. Improvements were made at the request of the building official.

[8] Has this property ever received a previous variance(s)? YES [☒] NO [☐]

If "yes"; when was it received 1/19/17, 10/20/16, 6/16/16

[9] Will the granting of this Variance lead to the creation of any additional dwelling units?  
YES [☐] NO [☒]

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