

APPROVED 4-20-23
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, March 16, 2023 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Carolyn A. Yaccarino, Chairman
Donald F. Clark, Vice Chairman
A.J. Wambolt,
Andy Gorry
Kenneth Quick, Alternate,
Luigi Coppola Sr., Alternate
Robert Nielsen, Alternate, sitting, acting Secretary

MEMBERS ABSENT:

Joseph P. Villano, Secretary

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Pam Miller, Clerk

OTHERS PRESENT:

Sotonye Otunba-Payne, Stenographer

AGENDA:

Ms. Yaccarino, Chairman, opened the meeting at 7:34 PM and introduced the members of the Board and Town staff. She then explained that tonight's A-2 survey waiver and approval to enlarge a non-conforming structure applications require only a simple majority of three (3) Board members to concur for approval, but the variance application needs a minimum of four (4) Board members to concur.

A-2 SURVEY WAIVER:

1. #A2W-23-01 Application of Wilson Orellana, Applicant & Owner, relative to 2 Levere Street, (Map 60, Lot 6), seeking a waiver of the A-2 survey application requirement. R-20 Zoning District.

Owner and Applicant, Wilson Orellana, presented the request for a waiver of the A-2 survey requirement. He stated that he mistakenly installed the fence before getting zoning approval.

The board members asked questions and Mr. Orellana responded.

PUBLIC HEARING:

2. #22-14 Continuation of the Special Permit Application of John Magliochetti, Applicant, G.V.L. Inc., Owner, relative to 45 State Street, (Map 66, Lot 28), per Section 8.11.1, seeking a Certificate of Location for a Motor Vehicle Dealer's License. IL-30 Zoning District.

This application has been continued to the April 20, 2023 meeting.

Mr. Nielsen read the call for the first Public Hearing:

3. #23-01 Application of Peter F. Grasso, Applicant, John & Alyssa Deugenio, Owner, relative to 45 Cedar Avenue, (Map 37, Lot 35), per Section 2.1.1.9, requesting a front yard setback variance of 5.1' to permit a front yard setback of 19.9' where 25' is required. R-12 Zoning District.

Mr. Peter F. Grasso, with PFG Design Group, presented the variance application to allow the construction of a home addition. He stated that the property is an undersized corner lot.

The Board asked questions and Mr. Grasso responded.

Ms. Yaccarino asked for public comment.

1. Joe Forte, 36 Cedar Avenue – spoke in favor of the application.
2. Martin Tondalo, 44 Cedar Avenue – spoke in favor of the application.

There being no further public comment, the Public Hearing was closed.

Mr. Nielsen read the call for the last Public Hearing:

4. #23-02 Application of Amici Corner Deli LLC, Applicant & Owner, relative to 43 Broadway, (Map 66, Lot 4), per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Mr. Steven Barraco, owner, presented the application to enlarge this existing non-conforming building and stated that he proposes to close in the existing front patio and install a roof and shuttered openings.

The Board asked questions and Mr. Barraco responded.

Ms. Yaccarino asked for public comment.
There being no public comment, the Public Hearing was closed

5. #23-03 Application of Nick Piscitelli, Applicant, Rodney W. Diggs, Owner, relative to 160 Garfield Avenue, (Map 41, Lot 154), per Section 2.1.1.9, requesting, a front yard setback variance of 9' to permit a front yard setback of 16' where 25' is required. R-12 Zoning District.

This application has been continued to the April 20, 2023 meeting.

DELIBERATION SESSION:

A-2 SURVEY WAIVER:

1. #A2W-23-01 Application of Wilson Orellana, Applicant & Owner, relative to 2 Levere Street.

Mr. Clark moved to approve the application; Mr. Wambolt seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Nielsen – aye

PUBLIC HEARING:

3. #23-01 Application of Peter F. Grasso, Applicant, John & Alyssa Deugenio, Owner, relative to 45 Cedar Avenue.

Mr. Clark moved to approve the application; Mr. Gorry seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Nielsen – aye

In approving the application, the Board stated the following:

1. The property is a corner lot with two front yards.
2. The request is reasonable.
3. The neighbors were not opposed.

4. #23-02 Application of Amici Corner Deli LLC, Applicant & Owner, relative to 43 Broadway.

Mr. Wambolt moved to approve the application; Mr. Nielsen seconded the motion. The board voted as follows;

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Nielsen – aye

In approving the application, the Board stated the following:

1. The finished project will match the existing building.
2. There is no safety issue.
3. The building footprint will not change.

OTHER: None

ENFORCEMENT ACTIONS:

Laura A. Magaraci, Zoning Enforcement Officer, briefly updated the Commission on Enforcement Actions.

CORRESPONDENCE: None

MINUTES:

- 16 February 2023

Mr. Clark moved to approve the 16 February 2023 meeting minutes; Ms. Yaccarino seconded the motion. The Board voted as follows:

Yaccarino – aye Clark – aye Wambolt – aye Gorry – aye Nielsen – aye

ADJOURN:

The meeting was adjourned at 8:00 P.M.