

**APPROVED 5-19-16**  
**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 17, 2016 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2, at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano  
A. J. Wambolt  
Robert A. Lockery, Alternate

**MEMBERS ABSENT:**

William D. O'Hare, Alternate  
Jacob M. Piekarski, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Sandra Lion, Clerk

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

**PUBLIC HEARING:**

Mr. Clark read the call for the Public Hearing.

1. #16-01      Application of William Gambardella, Applicant, Mario Gambardella, Owner, relative to 88 Old Broadway West, (Map 66, Lot 12), per Section 5.1.2 requesting a maximum building coverage variance of 3.3% to permit a building coverage of 40% where 36.7% was previously permitted and requesting a front yard setback variance of 61' to permit a front yard setback of 14' where 75' is required, and requesting a side yard setback variance of 4' to permit a side yard setback of 16' where 20' is required, and per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Attorney William Gambardella, applicant, presented the application to permit the construction of a canopy roof. Then, he submitted a photograph of the building with the existing awnings as Exhibit A and a drawing of the building with the proposed canopy roof as Exhibit B. The Board asked questions and Attorney Gambardella responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

**DELIBERATION SESSION:**

**PUBLIC HEARING:**

1. #16-01 Application of William Gambardella, Applicant, Mario Gambardella, Owner, relative to 88 Old Broadway West.

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

Hannon – aye Genovese – aye Clark – aye Villano – aye Wambolt – aye

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to the approximately 70' length of the eastern wing of the building on the Old Broadway West frontage only.
2. The hardships are that the property and the building predate the zoning regulations, the property has two front yards, and the taking of the rear property by the State to widen the road.

**OTHER:** None

**CORRESPONDENCE:** None

**MINUTES:**

February 18, 2016

Mrs. Genovese moved to approve the February 18, 2016 meeting minutes; Mr. Clark seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Wambolt – aye

**ADJOURN:**

There being no further business, Mr. Clark moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:45 PM.