

APPROVED 1-22-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, December 18, 2014 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff

MEMBERS ABSENT:

William D. O'Hare, Alternate
Jacob M. Piekarski, Alternate
Robert A. Lockery, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura Magaraci, Zoning Enforcement Officer
Sandra Lion, Clerk

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:05 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. Mr. Hannon stated that application #14-24, 490 Washington Avenue, has been postponed to the January 15, 2015 meeting.

PUBLIC HEARINGS:

1. #14-24 Application of Mena Masry, Applicant, North Haven Realty LLC, Owner, relative to 490 Washington Avenue, (Map 90, Lot 21) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated October 14, 2014. CB-40 Zoning District.

This application has been postponed to the January 15, 2015 meeting.

Mr. Clark read the call for first Public Hearing.

2. #14-25 Application of CHMK, LLC, Applicant & Owner, relative to 476 Washington Avenue, (Map 90, Lot 26) per Section 4.4.2, requesting a front yard variance of 2.7' to permit a front yard setback of 47.3' where 50' is required. CB-40 Zoning District.

Attorney Pellegrino of the Pellegrino Law Firm presented the application to permit a front yard setback of 47.3' where 50' is required for the construction of a protective overhang for a restaurant and small retail space. Attorney Pellegrino stated that in 1976 the town took a small area .02 acres of the front yard which places a portion of the proposed building overhang into the front yard setback. The Board asked questions and Attorney Pellegrino responded.

Mr. Hannon asked for public comment.

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

Mr. Clark read the call for the second Public Hearing.

3. #14-26 Application of Louis J. Criscuolo III, Applicant & Owner, relative to 68 Maple Avenue, (Map 53, Lot 178) per Section 2.1.1.9, requesting a side yard variance of 6.8' to permit a side yard setback of 3.2' where 10' is required. R-20 Zoning District.

Mr. Louis Criscuolo, applicant & owner, presented the application to permit a side yard setback of 3.2' where 10' is required for the construction of a two car garage with a master bedroom suite located above the garage. Mr. Criscuolo then submitted a photograph of the house, Exhibit A, a sketch of the house, Exhibit B, and a letter from Mr. and Mrs. Steven J. LaBranche, 69 Maple Avenue, stating that they are in favor of the application, Exhibit C. The Board asked questions and Mr. Criscuolo responded.

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

4. #14-27 Application of BL Companies, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lot 14) per Section 8.8.7.2 (3), requesting an aggregate girth for a sign support pier variance of 10' to permit an aggregate girth of 16' where 6' is allowed. CB-40 Zoning District.

Mr. Hannon asked to postpone this application to the January 15, 2015 meeting due to the applicant not being present at this meeting.

Mrs. Genovese moved to postpone this application to the January 15, 2015 meeting; Mr. Rudikoff seconded the motion. All were in favor.

DELIBERATION SESSION:

2. #14-25 Application of CHMK, LLC, Applicant & Owner, relative to 476 Washington Avenue.

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

Hannon – aye Genovese – aye Clark – aye Villano – aye Rudikoff – aye

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to the work of this proposal only.
2. The hardship is having two front yards and the taking of the land by the town.
3. The request is minimal.

3. #14-26 Application of Louis J. Criscuolo III, Applicant & Owner, relative to 68 Maple Avenue.

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

Hannon – aye Genovese – aye Clark – aye Villano – aye Rudikoff - aye

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to the work of this proposed addition only.
2. The house, built in 1888, predates zoning.
3. The request is reasonable.

CORRESPONDENCE: None

MINUTES:

November 20, 2014

Mrs. Genovese moved to approve the November 20, 2014 minutes; Mr. Villano seconded the motion. The Board voted as follows:

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

ADJOURN:

There being no further business, Mr. Rudikoff moved to adjourn; Mrs. Genovese seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:29 PM.