



CITY OF WEST HAVEN, CONNECTICUT

Zoning Board of Appeals

Planning & Development Department • City Hall • 355 Main Street • 1st Floor
West Haven, Connecticut 06516 Phone 203.937.3580 • Fax 203.937.3742



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John Clifford, Chairman
Ed Wise, Commissioner
James Greenberg, Commissioner
Carol Porto, Commissioner
Aleshia Caple, Commissioner

Chuck Zentarski, Alternate
Rich Deleo, Alternate
open, Alternate
Catherine Conniff, Asst. City Planner
Stephen Hotchkiss, Zoning Enforcement/ Inland Wetlands

MEETING MINUTES OF ZONING BOARD OF APPEAL AUGUST 20, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Wednesday, August 20, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Clifford, Wise, Greenberg, Carol Porto, Caple, Zentarski, Deleo, ZEO Hotchkiss and Assistant City Planner Conniff. Absent was Commissioner Caple.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Porto made a motion to approve the minutes of the Regular Meeting and Public Hearings of June 18, 2025, seconded by Commissioner Greenberg and passed.

CONTINUED:

- 1) **86 Noble Street:** A request to permit a side yard setback of 18" where 15' is required to convert an existing deck to living space in a One-Two-Three Family Residence (R3) district pursuant to Article 2 Table 36.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Sergio Figueroa Barragan. File # 034-25 V

Applicant did not show for the third time.

Commissioner Deleo made a motion to deny File #034-25V, seconded by Commissioner Porto. Roll call was called. File #034-25V denied 5 – 0.

PUBLIC HEARING:

- 2) **12 & 22 Meloy Road:** A request for a front yard setback of 10' where 50' is required, side yard setback of 15' where 25' is required to construct a restaurant in a Commercial Design (CD) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: 22 Meloy Road, LLC. File # 039-25 V

Attorney Vincent Falcone, West Haven, is representing the applicant. This was originally residential property of two homes. Exhibits were presented to the commissioners showing the history of this property and the zone change to commercial.

When the zone was changed to CD it made them legally non-conforming. In 1999 the state took land from the two lots causing a hardship because the CD zone required 20,000 sq. ft. and was reduced to 18,000 sq. ft. The proposal is to develop the property in line with the CD zone. The value of the property would be substantially reduced if this is not approved. Subject to this approval, the applicant will go before the P & Z for site plan approval. ZEO Hotchkiss read comments into the record from the Fire Marshall, Building Official and City Engineer. Mailings were submitted.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Porto made a motion to close the public hearing on File #039-25V, seconded by Commissioner Wise and passed

Commissioner Wise made a motion to approve File #039-25V, seconded by Commissioner Deleo. Roll call was called. File #039-25V passed 5 – 0.

- 3) **360 Campbell Avenue:** A request to permit maximum building coverage of 34.8% where 30% is allowed and to permit an inner yard of 14.8' where 20' is the minimum required to construct a 6-unit apartment house in the Central Business District (CBD) pursuant to Article 2 Table 20.1 of the City of West Haven Zoning Regulations. Owner: 139 Summit, LLC /Applicant: Michael Altieri. File # 040-25 V

Attorney Vincent Falcone, West Haven, is representing the applicant. This application is to demolish an existing garage and build a six-unit apartment which is a permitted use in the CBD zone by special permit. The development of this property is prior to zoning regulations. In 1929 apartments, storefront and garage were built two years before zoning. Exhibits were submitted to the commissioners showing the history of the property, photos and plan of the new construction. If approved, this application has to go before P & Z. The CBD regulations did not take effect until 1986. The lot is approximately three times than the required regulation. There will be eight parking spaces. The hardship is the shape of the lot because it narrows. ZEO Hotchkiss read into the record comments from the City Engineer and Building Official. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Porto made a motion to approve File #040-25V, seconded by Commissioner Greenberg. Roll call was called. File #040-25V passed 5 – 0.

- 4) **80 Eagle Place:** The applicant is seeking a Special Use Exception to allow for an accessory apartment in an existing single-family dwelling in a Single Family Detached (R2) district pursuant to Article 2 Table 39.1 and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: Mariana Aguilera. File # 045-25 SUE



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Applicant stated she has a big family and would like this accessory apartment approved. ZEO Hotchkiss stated the accessory apartment will be less than 500 sq. ft. The apartment will be on ground level.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Deleo made a motion to approve File #045-25 SUE, seconded by Commissioner Porto. Roll call was called. File #045-25 SUE passed 5 – 0.

- 5) **421 Main Street:** A request to mount solar panels which will be visible from the street to allow for maximum sun exposure in the VDO (Village District Overlay) pursuant to Article 2 Section 21.5 b VI of the City of West Haven Zoning Regulations. Owner: Kevin Heyward / Applicant: PlugPV LLC. File # 047-25 V

Michael Sales, Sun Energy, representing the owner, submitted the application, mailings were done and sign was posted. ZEO Hotchkiss read into the record comment from the Building Official.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Greenberg made a motion to approve File #047-25V, seconded by Commissioner Deleo. Roll call was called. File #047-25V passed 5 – 0.

- 6) **90 Ivy Street:** A request for side yard setbacks of 14' on the south and 6' on the west property lines where 15' is required, to allow 38% building coverage where 20% is allowed, and lot coverage of 47% where 40% is allowed to construct a 20'x 30' addition in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner: Lisa Rappa /Applicant: Kaiser Historical Renovations. File # 046-25 V

Continued to the September meeting– due to date error in mailings.

Commissioner Porto made a motion to continue File #046-25V, seconded by Commissioner Greenberg. Roll call was called. File #046-25V passed 5 – 0.

- 7) **124 Milton Avenue:** The applicant is seeking a Special Use Exception to allow for an accessory apartment in an existing single-family dwelling in a Single Family Detached (R2) district pursuant to Article 2 Table 39.1 and Section 42 of the City of West Haven Zoning Regulations. Owner/Applicant: Lynn & Michael Zaffino. File # 043-25 SUE

Owners/Applicants stated this application is for their daughter to live with them. After the fact, he found out his contractor did not file the necessary paperwork to get approval. The square footage is approximately 543 sq. ft.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Deleo made a motion to approve File #043-25 SUE, seconded by Commissioner Porto. Roll call was called. File #043-25 SUE passed 5 – 0.

- 8) **271-275 Front Avenue:** A request to permit a front yard setback of 28.7' where 50' is required to construct a 20' x 56' addition to an existing commercial building in an Industrial Planned Development (IPD) district pursuant to Article 2 Table 25.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Pro Fleet Solutions Inc. File #042-25 V

Luke Sofair, engineer, John Paul Garcia Associates, Bethany, CT., stated this variance is being requested to add an addition to an existing commercial building. The subject property is currently two properties and are both in the IPD district. Both lots are non-conforming. This application is asking to combine both properties which will be approximately 13,000 sq. ft. The proposed addition will be for office space and will be no more non-conforming than the existing building. The hardship is an existing non-conforming lot. ZEO Hotchkiss read comments into the record from the City Engineer, Fire Marshall and Building Official. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Deleo made a motion to approve File #042-25V, seconded by Commissioner Porto. Roll call was called. File #042-25V passed 5 – 0.

- 9) **49 Blohm Street:** A request for a side yard setback of 6' where 10' is required for a deck and to allow 38% building coverage where 20% is allowed in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations. Owner/Applicant: Alexander & Jennifer Cardozo. File # 044-25 V

Owner/Applicants stated this variance is to build a new deck. It will go straight out from the back of the house to the pool. ZEO Hotchkiss read comments into the record from the Building Official. Mailings were submitted to the file.



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Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Deleo made a motion to approve File #044-25V, seconded by Commissioner Porto. Roll call was called. File #044-25V passed 5 – 0.

Staff Reports – none

Other Business - none

ADJOURNMENT: 7:46 P.M.

Commissioner Greenberg made a motion to adjourn, seconded by Commissioner Porto and passed.