



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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CITY HALL 1896 -1967

Christopher Suggs Chairman
John Biancur, Vice-Chairman
Greg Milano, Secretary
Gene F. Sullivan, Commissioner
Brent Coscia, Commissioner

Joseph Vecellio, Alternate
Sammy Rivera Alternate
Richard Standish Alternate
Catherine Conniff Assistant
City Planner

MEETING MINUTES OF PLANING AND ZONING COMMISSION **SEPTEMBER 9, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday September 9, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Biancur, Milano, Sullivan, Coscia, Vecellio, Rivera, Standish, Deputy Corporation Counsel Taylor. Commissioner Vecellio was absent.

PLEDGE OF ALLIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for Regular Meeting of August 26, 2025, seconded by Commissioner Coscia and passed.

CONTINUATION:

360 Campbell Avenue: A Special Permit and Site Plan Review to remove a large storage garage and replace it with a 6- unit apartment building. In pursuit of sections 39.2, 85, 92, and 21 of the City of West Haven Zoning regulations. Owner: Michael Altieri / Applicant Vincent R. Falcone File #SP 25-34, SR 25-35 and VDO 25-006

Attorney Vincent Falcone, West Haven, CT. is representing the applicant. Attorney Falcone stated the property was developed prior to the zoning regulations. The owner purchased the property in April 2025. This application is in compliance with Section 85 of the special permit regulations. Exhibits were submitted showing the existing property, proposed building, photos and a document showing economic benefit. The garage will be demolished and will be replaced with a six unit apartment structure. Parking will also be constructed. The design embodies the Village Design regulations. Bill Sapienza, architect, gave an overview of the type of materials to be used and the design of the building and will blend with the neighborhood. Commissioner Biancur questioned the building placement with respect to the parking in the rear and the roof

line. Attorney Falcone stated buildings in the area have front yard parking. Attorney Biancur stated they are already existing. Attorney Falcone stated they have come as close as possible to meet the VDO regulations. Commissioner Milano is concerned about the parking in front rather than on Brown St and the window proportions and casement size. The language specifically designates parking in the rear. He is also concerned about the location of the dumpster and location of lighting. He prefers it doesn't look like a commercial building. Commissioner Coscia stated this property has two front yards so where would the parking be located. There is nothing in the regulations that address a corner lot. The property is much improved from what it was previously. The building is too wide to allow parking in the front. Commissioner Biancur stated if the building could be shifted toward Brown everything would be solved. Attorney Falcone feels the commission needs to be more flexible and can do what is feasible for this property. Commissioner Suggs stated this plan looks like the building is in a back yard and questions whether it's feasible to change the parking to comply with the regulations or give leeway. Attorney Falcone stated this building fronts Campbell Avenue. He stated he is willing to work with the commissioner but feels a denial would not be inappropriate. A door on Brown St. is impossible and moving the building the architect would need to review. The mailings were submitted to the file.

Commissioner Suggs stated the commission would like to see a continuation until the next meeting.

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

Fred Messore, 934 Racebrook Rd., Orange, CT., stated he was a part of the VDO and feels the corner lots were not considered and overlooked. He feels it is a guide. This is the first new building to be built in many years.

Attorney Falcone requested a continuation for the above applications until the next meeting, Tuesday, September 23, 2025 at 6:00 p.m.

PUBLIC HEARING:

727 Campbell Ave: A Special Permit to open a Nail Salon in the NB (Neighborhood Business) district pursuant to sections 39.2, 85, and 92 of the City of West Haven Zoning regulations. Owner York Business Center Applicant Jahaira L Rivera Glam by Jary LLC File SP # 25-38

Applicant stated this application is for a special permit for nail and lash salon. The rest room is on the main floor in the building. It serves the building. She will be the only employee at this time. It will be by appointment only. The mailings were submitted to the file.

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

Commissioner Sullivan made a motion to close the public hearing on File #SP 25-38, seconded by Commissioner and passed.

Commissioner Coscia made a motion to approve File #SP 25-38, seconded by Commissioner Biancur and passed.

REGULAR MEETING:

600 Sawmill Road: A Site Plan Review to convert the Previous University of New Haven Classrooms to The New Haven Hebrew Day School. In the CD (Commercial Design) district. Pursuant to sections 39.2 75, and 92 of the City of West Haven Zoning Regulations. Owner Lou Capabianco / Applicant New Haven Day school. File SR # 25-39

Sheya Hecht, head of the Hebrew Day School. They are currently located in Orange but the school needs for space. Grades will be 9-12 for education religious in nature. The use of the building conforms with the previous use. The hours will be 8-4 p.m. There will be no weekend classes but an occasional event. Students do not drive to the school. Parking will be for teachers and staff. There are 120 parking spaces. The building will not be fully utilized at this time.

Commissioner Biancur made a motion to approve SR #25-39, seconded by Commissioner Coscia and passed.

Staff Reports: Next meeting – continuation of 360 Campbell Avenue, Site Plan - Stiles School reuse as apartments.

Other Business:

ADJOURNMENT: 7:17 P.M.

Commissioner Coscia made a motion to adjourn, seconded by Commissioner Biancur and passed.