



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



CITY HALL 1896 -1967

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 APPEALS OCTOBER 16, 2025

The West Haven Zoning Board of Appeals held a Public Hearing and Regular Meeting on Thursday, October 16, 2025, in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Wise, Greenberg, Caple, Deleo, Zentarski and ZEO Hotchkiss Absent were Commissioners Clifford and Carol Porto.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Deleo made a motion to approve the meeting minutes for Regular Meeting and Public Hearings of September 17, 2025, seconded by Commissioner Greenberg and passed.

PUBLIC HEARING:

- 1) **20 Baldwin Street:** Variances and a Special Use Exception for an accessory apartment are requested to construct additions and decks to the existing single family dwelling. The applicant requests a front yard setback of 12' where 30' is required, side yard setback of 9' where 15 is required along the north property line, and a rear yard setback of 22' where 30' is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 and Section 42 of the City of West Haven Zoning Regulations. Owner: Albert & Karel Banks /Applicant: Mark R. Halstead. File # 041-25 V SUE

Withdrawn

- 2) **83 Winslow Drive:** A request for a side yard setback of 3' where 15' is required to convert an existing attached garage to living space in a Single Family Detached Residence (R2) district pursuant to Article 2 Table 11.1 of the City of West Haven Zoning Regulations.

Owner: R&S Custom Builders, LLC /Applicant: Robert Malmstrom
File # 047-25 V

Applicant stated he would like to convert the detached single car garage into a living room space. It will be a step down from the kitchen. The size will not be increased just changing the purpose of the structure. Mailings were submitted to the file. Mr. Hotchkiss read comments into the record from the City Engineer, Building Official and Fire Marshall.

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 #047-25 V, seconded by Commissioner Caple. Roll call was called. File #047-25 V approved 5 – 0.

- 3) **31 Alden Road:** A request for a side yard setback of 8' where 15' is required and a rear yard setback of 20' where 30' is required in a Single Family Detached (R2) district pursuant to Article 2 Table 11.1 and Section 42 of the City of West Haven Zoning Regulations. Owner: Tonya Doherty /Applicant: Isai Perez. File # 048-25 V

Attorney Vincent Falcone, West Haven, CT., is representing the application. Attorney Falcone stated work has already started without a permit or a variance by a contractor from New York. Once completed it will enhance the neighborhood and shouldn't be left undone. The house before the addition was constructed was a single family home built in 1940, four bedrooms and one bathroom. The new construction will enlarge the house, add one car garage and a deck for the same family. Attorney Falcone submitted exhibits consisting of inset portion of a recorded subdivision map called Forest Ridge, zoning map for that period of time showing the regulations at that time and the setbacks which is what he is asking for. This application is before you because the zoning regulations have changed creating a hardship. There is a new contractor that has not done any work on the property.

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

William Lambiase, 23 Alden Rd., is in favor.
Hassan, Alden Rd., located directly across, is in favor.
Trinh Bui, 20 Alden Rd., is in favor.



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Joseph Salerno, 4 Alden Rd., is in favor

Brandon Tucker, 32 Florence Rd, stated this is not the first time he has done something without a permit. Owner has installed a mesh type fence which is about 25 ft tall. It has been there about 18 months.

D. Roberts. Located in back of property, work has been going on all the time. She did complain to the city about the fence. The deck also looks directly into her bedroom.

Larry Crawford, 40 Florence Rd., fence is a problem and the same contractor has been working there forever.

Mailings were submitted to the file. ZEO Hotchkiss read comments into the record from the City Engineer and Building Official. Several complaints have been received about the fence. He suggests a condition that the fence be removed and damages be repaired.

Attorney Falcone stated the fence is a black mesh fence and approximately 10-12' and no question over the required 7 ft. This may protect the properties during construction.

Commissioner Wise made a motion to approve File #048-25 V with the condition no further construction of any type be done until building permits are issued and fence be taken down to the proper height, seconded by Commissioner Caple. Roll call was called. File #048-25 V approved with conditions 5 – 0.

Staff Reports - none

Other Business - none

ADJOURNMENT: 7:29 P.M.

Commissioner Wise made a motion to adjourn, seconded by Commissioner Deleo and passed.