



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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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 PLANNING AND ZONING COMMISSISON **JULY 22, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday July 22, 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, Standish, Vecellio, Rivera, ZEO Hotchkiss and Assistant City Planner Conniff. Absent was Commissioner Coscia.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Sullivan made a motion to approve the meeting minutes for Regular Meeting of July 8, 2025, seconded by Commissioner Biancur and passed.

PUBLIC HEARING:

150 Front Avenue: A Special Permit to allow a place of assembly to expand the use of a previously approved application that allowed a soccer venue. In the IPD (Industrial Planned Development) In pursuit of section 39.2, K, 75, and 86 of the City of West Haven Zoning regulations. Owner Yanez Enterprises /Applicant: The Building Complex, LLC File # SP 25-31

Representative stated this application was submitted to extend operational hours to align with town ordinances and expand the operations to include other sports and community activities, i.e., art shows, fundraising events, vendor events, mental health events, geared toward community togetherness. Commissioner Suggs stated the hours in the original approval was 8 p.m. closing for outside and 9 p.m. for inside. The reason is for seasonal use because it is still light till 9 p.m., May to October, to 10 p.m. and to serve older clientele and Friday and Saturday to 11 p.m. Sylvia Yanez, owner, stated the original application was a different applicant. The events will be fundraising and in collaboration with other organizations and non-profits in the city. Ms. Yanez stated they are now leasing the property and the equipment/trucks will be removed. Ms. Conniff read comments into the record from the Fire Marshall, Police Department, and Building Official.

Mailings were submitted to the file. Commissioner Biancur reviewed the prior conditions of approval with the owner to see what was completed. Speed bumps have not been installed and no lighting plan has been submitted. Equipment removal is in the process. There has been a change in the applicant and they are trying to comply with this new application. There are a variety of sports teams and tournaments that utilized the facility as well as the number of persons per team, etc. The facility has been in operation since 2023.

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

Councilman Gary Donovan, 26 Alling St Ext, stated the conditions are not being implemented or followed. The six month review did pertain to this applicant because they were not involved with the prior approval. There have been a lot of complaints from the neighborhood. Not in favor of the 11 p.m. closing time.

Christine Machado, 79 Lamson, stated her property is directly on the border of this property. Lighting is on all through the night and there is noise such as whistles and trumpet sounds during the night beyond 11 p.m. She is not in favor of the new time request.

Robin Brewer, 25 Alling St. Ext., stated she objects to the noise.

El Mouki Es Said, 30 Alling St Ext., not in favor concerned about noise and lights.

Deborah Blair, 80 Lamson, not in favor. The fields were constructed in an unapproved area. They were supposed to be located in the front. They are not following the conditions.

Anthony Palmer, 50 Alling St Ext., who lives with his grandmother, stated people yelling, noise late at night and the construction debris.

Joe Hattani, 107 Hickory St., stated he doesn't live in the area but they are trying to do good for the community.

James Peeler, 71 Lamson St., complained about the lights, noise and unsightly fence. It devalues his property.

Dominic Machado, 79 Lamson, complained about the lights and the noise.

Myra Jessenia, 9 Cold Spring Ave., East Haven, CT, has utilized the facility and feels they do good for the community.

Jessica Duhane, neighbor, complained about the noise and the lights.

Neighbor, located behind facility, doesn't hear any noise at night when walking her dog. It is family friendly. In favor.

Martinez, 657 W Main St., give them a chance. Lights have been there before they owned the property. In favor.

Resident, have known them and the facility has ended by 8 p.m. Just need time to clean up the debris. Would like to see the facility grow.

Stacey Delfino, East Haven, CT., is in favor.

John Breuer, 25 Alling St. Ext., complains about noise, entering adjacent yards and against the expansion.

Frederick Brown, 100 Smith St., also a member of the Economic Development Committee, in support.

Eleanor Slomba, 18 Fourth Ave., in favor of granting special permit. Applicant is trying to be a good neighbor.

Phyliss O'Brien, 192 Second Ave., stated the original approval required cleaning up of the property which has not been done. Does not agree with the additional hours.

George Gargano, Middletown, CT., in support.

Resident, complained that facility behind his home is too noisy and his quality of life is affected.

Lydia Carlson Yanez, 32 Myrtle Ave., owner of the property. Previously owned a construction business there. She agrees with the construction debris in the rear but they don't own it. They have been trying to get them removed and contacted the city for help. The building is soundproof as long as it is closed up. The lighting is controlled by UI.

Applicant stated she is dedicated to the community and would like to see the city grow. She is committed to being a good neighbor. Previous applicant left the property and they are trying to clean it up. There are only a handful of complaints from the police regarding lighting and noise. A camera has been taking screen shots since June 17 showing when they close. She feels this provides a purpose because there is no YMCA or Boys/girls club.

Commissioner Biancur asked if the applicant would agree if the hours were 9 p.m. outside and 10 p.m. inside and any food served will be indoor only. He suggests planting tall shrubbery inside the fence to assist in the sound and lighting, to ban sound horns, etc. and increase the netting to prevent balls going into neighbor's yards. Commissioner Rivera stated the times need to be enforced and the facility needs to be locked up completely. Commissioner Vecellio questions why the field went in the back when it was supposed to be in the front. ZEO Hotchkiss stated the minutes from 2017 show the field was in the back but property owner at the time agreed to put field in the front but there was a possibility of utility issues. Applicant stated she went according to the blueprint that she had at the time showing the field in the back.

Commissioner Milano has a blueprint dated 3/14/17 shows the field in the back and the approval was in July. The photometric plan shows a lot of lights. Applicant described the number of lighting poles, location of poles and lights that are on the poles. Applicant has been in contact with the UI and they have come out to review them. Commissioner Milano would like to see an updated plan showing the 77 parking spaces since the plan only shows 66 parking spaces. Commissioner Standish stated it's the property's owner to clean up their property no matter who owns the equipment. The field is there and needs to be dealt with especially the netting. Commissioner Sullivan stated it is a junkyard in the rear and the property owner needs to deal with it. He suggest a six month time frame to remove the equipment. Commissioner Rivera stated the DMV is taking up to a year to remove vehicles. However, the junk can be removed with a dumpster. Commissioner Suggs stated the city has to accept some responsibility for this property. The use has changed for this property since the approval and he is not in favor of extending the outside time at this time but would be open to extending the inside time. He would like to see a review in a few months to see the progress. Commissioner Biancur asked if the applicant would agree with the 8 p.m. outside time. Applicant stated it would be an issue.

Commissioner Biancur made a motion to close the public hearing on File #SP 25-31, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File #SP 25-31 with the following conditions:

1. Operating hours will be seven days, 8 p.m. outside and 10 p.m. inside, Sunday through Thursday, and 11 p.m. Friday and Saturday s
2. Food served indoors only
3. Landscaping plan be submitted to staff.
4. Parking plan submitted to staff showing 77 spaces.
5. Previously approved conditions

Seconded by Commissioner Vecellio and passed 5 – 0.

Recess: 8:51 p.m.

Resumed: 9:02 p.m.

Proposed Moratorium Pursuant to Conn. Gen Stats. 8-2, for the purpose of considering amendment to all applicable zoning regulations as follows: Submitted on the initiative of the City of West Haven Planning & Zoning Commission. The proposal is to consider a moratorium on convenience stores, 24 hour convenience stores and Smoke Shops (retail stores the primary purpose of which is to sell smoking and vaping products, equipment, and paraphernalia to the public), and advertising signs visible to the public with and without illuminations, for a period of 2 year, in any Zoning district within the City of West Haven. Upon adoption of the Moratorium, no further applications will be accepted to permit the covered uses while the Moratorium remains in place. Applicant City of West Haven Planning and Zoning Commission. File #25-032 Moratorium.

Ms. Conniff stated a moratorium was placed on 24 hour stores but was asked to place one on convenience stores and smoke shops.

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

Commissioner Biancur made a motion to close the public hearing on File #25-032, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File #25-032, seconded by Commissioner Vecellio and passed.

291 Campbell Avenue., 313 Campbell Avenue., 315 Campbell Avenue., and 288

Washington Avenue: GKI Holding, LLC has respectfully requested the commission grant a 5 five (5) year extension of the approval pursuant to section 75.2.11 of the City of West Haven Zoning Regulations. The approval was given by the Planning and Zoning Commission on October 12, 2021.

Attorney Jeffrey Bausch, Updike, Kelly and Spellacy, is representing the applicant. This application is to request an extension of a permit approved in October 21, 2021. Inland wetlands approved the application in August 2021. The approvals were appealed and the P & Z approval was upheld. The Inland Wetland approval was overturned in January 2023 due to a procedural issue on voting requirements according to the bylaws. Therefore, due to a transition in leadership and to submit an inland wetland application more time is needed. The five years is being requested to obtain a wetland approval, hazardous abatement, demolition permits, and financial outlook. Commissioner Suggs stated the five years if approved would begin October 5, 2026. He feels that if a two year extension was approved it would be a total of three years. Attorney Bausch stated it gives flexibility for the outlook of the property as well if any appeals are filed. Commissioner Biancur stated extensions are usually granted for a year. However, since the current extension doesn't expire until October 2026 he feels applicant should come back when it's closer to October 2026.

Commissioner Milano made a motion to approve for 291 Campbell Avenue, 313 Campbell Avenue, 315 Campbell Avenue and 288 Washington Avenue an 18 month extension to April 25, 2028, seconded by Commissioner Rivera and passed. 4 Y – 1- N (Sullivan)

Staff Reports: Next meeting August 26th, applications: UNH Justice Institute and 360 Campbell Ave.

Other Business: none

ADJOURNMENT: 9:49 P.M.

Commissioner Milano made a motion to adjourn, seconded by Commissioner Standish and passed.