

**CITY OF NORWALK
PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
December 11, 2024**

PRESENT: Nick Kantor, Chair; Louis Schulman; Diana Lenkowsky; Chapin Bryce;
Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams
Richard Roina (arrived after roll call)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Robert Sandolo; Atty Adam Blank; Ray Sullivan; Jason Milligan;

I. CALL TO ORDER

Mr. Kantor called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF MEMBERS

Mr. Kleppin called the roll.

III. REVIEW & ACTION ON APPLICATIONS

a. #2024-62 CAM – Joseph Topper – 8 Golden Court – Repair an existing shoreline flood and erosion control structure – Report & recommended action

Since the applicant was not on the Zoom call, Mr. Kantor moved to the next presentation.

b. #2022-57 CAM – Lawrence Liebman / S. E. MINOR & CO. – 17 East Beach Drive – Modification to approval to construct an addition to and raise a single family residence to be flood compliant – Report & recommended action

Robert Sandolo, the engineer on the project, began the presentation by noting that this application was approved 2 years ago but did not include renovation to the patio. This modification was for the renovation. Mr. Sandolo showed them the proposed changes on a site plan on which he showed them what was originally approved. He then showed them the expanded patio which had not been previously approved. A parking space would be removed and impervious coverage was changed.

There was a discussion about the proposed building footprint and the total lot coverage. There was also a discussion whether the stormwater system for the approved application met the revised regulations. Mr. Kleppin said that this was a minor modification to an existing approval.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2022-57 CAM – 17 East Beach Drive – Modification of approval to construct an addition to and raise a single-family residence to be flood compliant be **APPROVED**.

BE IT FURTHER RESOLVED that the site shall be developed in accordance with the site development plans dated November 25, 2022, and revised December 4, 2024, prepared by S. E. MINOR & CO. of Greenwich, CT.

BE IT FURTHER RESOLVED that all other conditions of approval from the original approval, effective January 13, 2023, shall remain in effect.

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 20, 2024.

Mr. Williams seconded.

Mr. Schulman said he did not think making the house larger was a safety hazard. Both alternates were seated.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Chapin Bryce; Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

No one abstained.

c. 2024-60 CAM/SPR – The Three Hundred Eighty-One Connecticut Avenue Corporation, Inc. – 4 Duke Place (District 5, Block 82, Lot 235) – Coastal site plan review application for the construction of a one-story, +/- 5,500sf structure for a warehouse use – Report & recommended action

Mr. Kantor said that this item was no longer on the agenda.

a. #2024-62 CAM – Joseph Topper – 8 Golden Court – Repair an existing shoreline flood and erosion control structure – Report & recommended action

Although the applicant was not on the Zoom call, Mr. Baker began the presentation. He said that the applicant was submitting an application to rebuild a seawall on their property. They also submitted applications to the Department of Energy and Environmental Protection (DEEP) as well as the Army Corp. of Engineers, both of which had approved the plans.

**** MS. LANGALIS MOVED: BE IT RESOLVED** that application #2024 – 62 CAM – Joseph Topper – 8 Golden Court – Repair an existing shoreline flood and erosion control structure be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per site plans dated 1/4/2024 and revised 5/9/2024 prepared by Race Coastal Engineering, Stratford, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any and all conditions from DEEP licenses #202401979-COP and #202401980-LISGP are applied to this approval; and
4. That any and all conditions from USACE Authorization NAE-2014-1728 are applied to this approval; and
5. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 20th, 2024.

You must obtain a zoning approval prior to any work on the site.

Mr. Williams seconded.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Chapin Bryce; Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

No one abstained.

d. #2024-37 CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Modification to previously approved coastal site plan review application for the construction of six-story, 210-room, extended stay hotel building. The requested modification is to add multifamily use for a total of 105 dwelling units and reduce the number of extended stay hotel rooms to 119 – Report & recommended action

Atty Adam Blank, the attorney for the applicant, introduced the project and said that Mr. Milligan would try to attend the meeting as well. The modification was to change part of the extended stay hotel to multi-family housing. He said that there were no exterior modifications but there would be interior modifications. He noted how many units there were for multi-family and extended. He noted that this was a site plan approval.

There was a discussion about the location of the workforce housing units. Ray Sullivan said that they had been located on the plans, which he showed the commissioners. There was a discussion about the size of the units. There was a discussion about the applicant's affordability plan and how it would be administered since it seemed different from others. Atty Blank did not have that answer. There was also a discussion about the marketing for the affordable housing units. One suggestion was to add a link to their website for information about how to apply for the workforce units.

There was a discussion about amenity/open spaces. Mr. Sullivan noted that the building would remain exactly in the same footprint that had been approved. There was a discussion about the live/work units as well as the number of parking spaces. Atty Blank said that valet parking could be added. There was also a discussion about the differentiation between apartment units and the extended stay units, which are in the same building. Jason Milligan said that the hotel brand manager would make

determinations on those units but he had not had those discussions with them at this time. There were concerns about safety for residents.

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-37 – CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Modification to the previously approved coastal site plan review application for the construction of six-story, 210-room, extended stay hotel building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per the site plans depicting 21 & 23 Isaacs Street prepared by Redniss & Mead, dated 5/10/2024 and revised to 11/06/2024; and
 - b. Per the architectural drawings entitled “CFL Suites,” prepared by the Sullivan Architectural Group, dated 5/10/2024 and revised to 11/6/2024
2. That this approval modifies application ##2024-37 – CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Coastal site plan review application for the construction of six-story, 210-room, extended stay hotel building to add Residential portion of a Mid-Rise Building Type use and to convert 91 of the extended stay hotel rooms to dwelling units, and add nine additional dwelling units, for a total building composition of 119 extended stay hotel rooms and 105 dwelling units; and
3. That the applicant shall submit a workforce housing affordability plan prior to the issuance of a zoning permit; and
4. That the applicant shall file the deed restriction within the workforce housing affordability plan on the Norwalk Land Records prior to the issuance of a Certificate of Zoning Compliance; and that
5. All other conditions within the original approval of application #2024-37 CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Coastal site plan review application for the construction of a six-story, 210-room, extended stay hotel building shall remain in effect; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 20, 2024.

Mr. Williams seconded.

There was a discussion about how the workforce units were being advertised. Mr. Milligan said that he could not commit to having a website at this time. He did suggest that he could use MLS to advertise.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Chapin Bryce; Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

No one abstained.

e. #2024-65 CAM/SPR – Hyde Park Properties, LLC c/o Marysia Wojtysiak – 71 Water Street and 25 Elizabeth Street (District 2, Block 44 Lot(s) 14 & 13) – Construction of a six-story, 32-unit, mixed-use building – Approval of architectural peer review

Mr. Baker said that they were requesting the commission to approve the funding for an architectural peer review consultant. He also oriented the commissioners as to the location of the property on an aerial map as well as the designs for the proposed building. Ms. Langalis asked about the parking for nearby condominiums because this project would be built on this space. There was a discussion about the peer review consultant. Mr. Kleppin said they were working with the Redevelopment Agency since the project is in that area. He said that there were two parking areas but that one of them was not part of the project. Atty Blank showed them the actual site area which did not include the parking lot. There was a discussion as to whether they would be rentals or condominiums which Atty Blank said that he did not know.

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-65 CAM/SPR – Hyde Park Properties, LLC c/o Marysia Wojtysiak – 71 Water Street and 25 Elizabeth Street (District 2, Block 44 Lot(s) 14 & 13) – Construction of a six-story, 32-unit, mixed-use building – **APPROVED** the architectural peer review.

Mr. Williams seconded.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Chapin Bryce; Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

No one abstained.

IV. APPROVAL OF MINUTES: December 4, 2024

**** MR. ROINA MOVED to approve the December 4, 2024 minutes.**

Ms. Tabachneck seconded.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

Chapin Bryce; Galen Wells abstained.

V. COMMENTS OF DIRECTOR

Mr. Kleppin said he was still working on a date for the commissioners' training in January. He was also working on a date for a joint meeting with the Common Council about the affordable housing plan, as well as working on the Capital Budgets. The recent regulations edits would be live on the weekend. Mr. Williams suggested that the state delegation of legislators be invited to the joint meeting with the Common Council which Mr. Kantor said was a good idea.

VI. COMMENTS OF COMMISSIONERS

Mr. Bryce suggested clarification of workforce housing units and live work units in the next round of regulation edits. There was a discussion about how to market workforce units so that people can find the application. There was also discussion about changes in management companies for the buildings that have workforce housing units. There was also a discussion about the state regulations for 8-30(g). Mr. Kleppin said that he would have his staff confirm that affordable housing lists and contact information, etc. are up to date. There was a discussion about changing the regulations about marketing the units and whether it would apply to new developments or could apply to existing developments.

Mr. Kantor announced who had been reappointed to the Planning & Zoning Commission. Mr. Roina said that he would like to extend an invitation to Councilwoman Dunne to meet with him.

VII. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Ms. Wells seconded.

Nick Kantor; Louis Schulman; Diana Lenkowsky; Chapin Bryce; Galen Wells; Ana Tabachneck; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.
No one abstained.

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Diana Palmentiero