

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING AUGUST 15, 2024
DRAFT MINUTES**

ATTENDANCE: Lee Levey, Chairman; Andy Conroy; Steve Ferguson; Ben Hanpeter; Danielle Sanchick

OTHER: Tammy Maldonado; Jeffrey Byington; Andy Soumelidis; Dan Scharff; Joseph Nica; Atty. Liz Suchy; Mella Kernan; Rex Gedney

CALL TO ORDER

Chairman Levey called the meeting to order at 7:00 P.M. There was a quorum present.

ROLL CALL

Chairman Levey performed a roll call of those present.

PUBLIC HEARINGS

**24-0718-01
THE NORWALK COUNTRY CLUB CO./SHORE & COUNTRY CLUB, INC. (CONTINUED
FROM 7/18/2024) – VARIANCE FOR NUMBER OF STORIES FOR ACCESSORY BUILDINGS
(TENNIS PRO SHOP & MARINA/DOCK BUILDING), IMPERVIOUS SURFACE COVERAGE
AND EV CHARGING STATIONS. ZONE CD-1M. PROPERTY LOCATED AT 220 GREGORY
BLVD.**

This item was continued from the July 18th hearing.

Atty. Suchy came forward to discuss this item. The history of the item was reviewed for those present. She said that the club leadership had kept the members apprised of the project all along to address concerns. Discussion of the history of the application followed. A map of the property was provided for review.

Mr. Soumelidis came forwards to discuss this item. He said that this was mostly a reorganization of what currently exists on site. He reviewed the changes and how the proposed changes. There will be a 3% decrease in impervious surfaces. He reviewed the elevations on the site.

Ms. Kernan came forward to discuss this item. She provided further details regarding the proposed architecture. She provided photographs of the site.

Mr. Gedney came forward to discuss this item. He provided a site plan of the lot and proceeded to review the construction plans. Discussion followed.

No one wished to speak in favor of this application.

No one wished to speak in opposition of this application. A letter of opposition from Alan Kibbe was read into the record.

It was noted that this item would be going before the Planning & Zoning Commission.

Ms. Sanchick asked about the percentage of permeable and impermeable surfaces and percentage coverage. Mr. Soumelidis answered regarding the permeability of the site.

24-0815-01

**LAWRENCE M. LOSIO – VARIANCE OF FRONT SETBACK FOR AC UNIT. ZONE CD-1L.
PROPERTY LOCATED AT 342 CHESTNUT HILL RD.**

Mr. Losio came forward to discuss this item. He provided details on the property and said it had the status of 'Legal Non-conforming'. The house is in Norwalk's Historic Resource Inventory. The variance will allow an installed AC unit/heat pump to remain in place. He provided photos and maps of the property for review. He also reviewed the challenges and difficulties with the site. He noted that it was his second antique home in Norwalk. He reviewed the reasons he needed central air as well, including a need due to medical issues. Mr. Conroy asked how the contractor chose the location. Mr. Losio reviewed the reasoning for why the contractor had chosen that location based on future planned installation of a generator and propane tanks. Photographs of the location were provided. Chairman Levey asked if Mr. Losio had provided his contractor with a property survey that could have been taken to the building department with the application. Mr. Losio said he had signed the building permit application and the contractor had used the property card. He did not know much about the building permit application process though. Further discussion followed.

Mr. Losio said he had four letters of support which he provided for the Board to review. The letters of support from the neighbors were read for those present.

Robert Moss came forward to speak in favor of this application. He voiced his support for the application of his neighbor. They said they could not see the unit from their vantage point and supported the placement of the unit.

Bob Yingling came forward to speak in favor of this application and said Mr. Losio had been a great neighbor.

No one else wished to speak in favor of this application.

No one wished to speak in opposition of this application.

BOARD ACTION ON: A-B

24-0815-01

Mr. Conroy said he felt this was a practical difficulty due to the terrain. Chairman Levey pointed out that the house was also old which caused issues with setback. He expressed disapproval of the contractor's actions however and said he wished they had waited to install the unit.

**** MR. FERGUSON MOVED TO APPROVE APPLICATION 24-0815-01 AS PRESENTED.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, SANCHICK, CONROY, FERGUSON, HANPETER).**

24-0718-01

Mr. Hanpeter remarked that the situation regarding what can and cannot be given variances for was pertinent. Discussion followed regarding how to handle the permeable surfaces. Chairman Levey suggested that a portion of the parking lot be done in gravel; though he noted there would be downsides if done. Discussion followed regarding paving/gravel options. Chairman Levey said they needed to prove to the Board that they had made a legitimate effort in terms of reducing non-permeability.

**** CHAIRMAN LEVEY MOVED TO DENY WITHOUT PREJUDICE APPLICATION 24-0718-01 ON THE BASIS OF THE NEED TO REDUCE NON-PERMEABLE COVERAGE ON THE SITE.**

The possibility of approval with conditions was raised. Support was given for approval with exclusion of approval of the parking and tennis courts permeability on the site. It was noted that there were certain ideal timeframes for construction and delaying the construction could result in it being pushed back too far. Discussion followed regarding how to word the motion.

**** THE MOTION TO DENY APPLICATION 24-0718-01 WAS WITHDRAWN.**

**** MR. CONROY MOVED TO APPROVE APPLICATION 24-0718-01 IN ALL ASPECTS EXCEPT THOSE FOR ALL SURFACES THAT WOULD INCLUDE ALL PAVING AND TENNIS COURTS.**

**** CHAIRMAN LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, SANCHICK, CONROY, FERGUSON, HANPETER).**

ADMINISTRATIVE ACTIONS

EXTENSION OF TIME REQUEST - 23 WESTMERE AVE (VARIANCE #23-1221-03)

Chairman Levey said he did not have a problem with this item. There will be a 3-month extension.

**** CHAIRMAN LEVEY MOVED TO APPROVE A THREE MONTH EXTENSION OF TIME REQUEST FOR VARIANCE #23-1221-03.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, SANCHICK, CONROY, FERGUSON, HANPETER).**

ACTION ON HEARING MINUTES – JULY 18, 2024

Issues were expressed in a lack of clarity regarding who had voted for what items.

**** CHAIRMAN LEVEY MOVED TO APPROVE THE MINUTES OF JULY 18, 2024 WITH THE FOLLOWING ADDITIONS:**

- **A CALLOUT ON WHO VOTED ON EACH APPLICATION.**

**** MR CONROY SECONDED THE MOTION.**

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (LEVEY, CONROY, FERGUSON, SANCHICK) AND ONE (1) ABSTENTION (HANPETER).**

ADJOURNMENT

**** MR. HANPETER MOVED TO ADJOURN.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, SANCHICK, CONROY, FERGUSON, HANPETER).**

The meeting adjourned at 8:52 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services