

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
JULY 18, 2024 **DRAFT MINUTES****

ATTENDANCE: Lee Levey, Chairman; Andy Conroy; Steve Ferguson; Keith Lyon; Kathy Olsen; Danielle Sanchick

OTHER: Tammy Maldonado; Atty. Liz Suchy; Atty. Amy Zabetakis; Andy Soumelidis; David Reynolds; Jeffery Byington; Joseph Nicaj; Mella Kernan; Alan Kibbe; Betty; Carolyn Graham; Daniella Hofer; Dennis Papastathis; Ellen Story; Jake Miller; Jordan Saxe; Kristen Staikos; Luke Dudley; Mary Obrien; Paula Kirsch; Paula Tommins; Roy Moss; Samantha Connell; Stephan von Jena; Tim Buono

CALL TO ORDER

Chairman Levey called the meeting to order at 7:02 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

24-0718-01

**THE NORWALK COUNTRY CLUB CO./SHORE & COUNTRY CLUB, INC. – 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.**

Atty. Suchy said new information had just come to light which called into question the accuracy of some of the submitted documents. She asked that this item be opened and continued so it could be heard in August and the accuracy issues addressed.

Chairman Levey recommended that they follow that direction.

**** CHAIRMAN LEVEY MOVED TO CONTINUE APPLICATION 24-0718-01 TILL THE
AUGUST MEETING.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Conroy explained that he was in favor of continuing but wished to know the governing structure of the applicant and how this type of project was approved. Atty. Suchy said she would try to provide that information at the next meeting.

24-0718-02

**ESTATE OF SALLY REYNOLDS – SPECIAL EXCEPTION TO UNMERGE LOTS JOINED
UNDER SAME OWNERSHIP. ZONE CD-1M. PROPERTY LOCATED AT 81 WITCH LN.
(MERGED WITH 79 WITCH LN.)**

Atty. Zabetakis came forward to discuss this item. She provided a tax assessors map for those present. She noted that the owners were currently paying two separate tax bills on the lots. She recounted the history of the lots and their merging. The new zoning regulations caused the lots to become non-conforming. They are not seeking a variance to create a new non-conforming lot. They are not putting forward development proposals for the lot. They are currently just asking for confirmation that the lots can be sold separately.

The access point is a 15 foot access way. Chairman Levey asked for more information regarding the sewer lateral which was provided for him. Discussion followed regarding the new zoning regulation and how it caused problems for the lot.

No one wished to speak in favor of this item.

Mr. Saxe wished to speak in opposition to the application. He said the new zoning codes did not contain any explicit standards for granting a special exemption. He said the standards for a special exemption were unclear. He voiced concerns that granting the variance would subvert the zoning amendments. He also asked what was unique enough about this property to justify approval. He felt there were safety concerns as well, which he reviewed.

Two letters of opposition were read for those present.

Ms. Zabetakis said that the process for a special exception was within the code already and said they were following it and reviewed the regulation.

BOARD ACTION ON

24-0718-02

Ms. Olsen served as a bystander to this item.

Chairman Levey said that this was the first, and may not be the last, rear lot to come before the Board under the new regulations. Discussion followed. Ms. Sanchick noted that, had the lot been sold six months ago, there would have been no need for an application. Chairman Levey said that the new regulations would zone the lot out of existence. He hoped they would not come back with requests for additional variances.

**** MR. LYON MOVED TO APPROVE APPLICATION 24-0718-02 AS SUBMITTED.**

**** MR. LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – JUNE 20, 2024

**** MR. LYON MOVED TO APPROVE THE MINUTES OF JUNE 20, 2024 AS SUBMITTED.**

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

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (CONROY, LYON, OLSEN, SANCHICK) AND TWO (2) ABSTENTIONS (LEVEY, FERGUSON).**

ADJOURNMENT

**** CHAIRMAN LEVEY MOVED TO ADJOURN.**

**** MR. LYON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:54 P.M.

Respectfully Submitted,

Ian A. Soltes

Telesco Secretarial Services