

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
MINUTES JUNE 16, 2022**

ATTENDANCE: Lee Levey; Chairman; Chris Gavrielidis; Danielle Sanchick; Tom Farkas

STAFF: Michelle Andrzejewski; Tammy Maldonado

OTHER: Kathleen Poirier; David Waters; Novelette Peterkin; Tremaine Gilmore; Doug Peoples;
Bill Elam

CALL TO ORDER

Chairman Levey called the meeting to order at 7:30 P.M. There was a quorum present. He reviewed the rules for those present.

PUBLIC HEARINGS

(CONTINUED FROM MAY 19) 22-0519-01

**SEDITA FAMILY II, LLC ET AL VARIANCE TO ALLOW: PARKING WITHIN THE FRONT SETBACK, COMPACT
SIZE IN LIEU OF STANDARD SIZE PARKING SPACES AND RELIEF FROM REQUIRED BACK UP AISLE
DIMENSION AT SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 8 YARMOUTH RD.**

This item will be continued.

22-0616-01

BBB PULASKI, LLC

**VARIANCE TO REDUCE THE MINIMUM LOT AREA PER DWELLING UNIT TO ADD (1) DWELLING UNIT
WITHIN AN EXISTING BUILDING FOR A TOTAL 16 UNITS (8 UNITS IN EACH BUILDING). PROPERTY
LOCATED AT 8 AND 10 PULASKI ST.**

This item will be continued.

22-0616-02

**CARVER FOUNDATION/CITY OF NORWALK VARIANCE TO INCREASE THE MAXIMUM BUILDING AREA
FROM 12,060 SF TO 15,600 SF FOR ADDITIONS TO A COMMUNITY CENTER IN D RESIDENCE ZONE. LOT
20A LOCATED IN INDUSTRIAL 1 ZONE. PROPERTY LOCATED AT 7 ACADEMY ST.**

Mr. Gavrielidis reviewed the details and background of the lot for those present.

Mr. Waters came forward to discuss this item. The notices to the abutting property owners have been sent out and return receipts provided to the staff.

Ms. Poirier came forward to discuss this item. She provided a slide show for those present. The building was originally constructed in 1975. She reviewed the details of the building for those present. The building doesn't meet current energy codes and lacks a sprinkler system as well as an elevator to allow

people with disabilities to access the second floor. The Center's primary function is to provide after-school and summer care for K-12 students and the gymnasium is a vital part of the space to the community center. They desire to build an elevator, add a teen center, improve and update the building interior, establish architecture for the building exterior. Part of the property is owned by the Carver Foundation.

Ms. Peterkin came forward to discuss this item. She reviewed the services and events that the center provided including their tech center, gymnasium, courts, playground, picnic area. A total renovation of the gymnasium was completed in 2021. Further review followed.

Mr. Waters reviewed the issues with the land and building ownership for the Board. It consists of five lots being used in a common method. Since the ownership of the properties is not consistent there is a hardship. The lot is being used as a single parcel which caused issues.

Chairman Levey asked what the technical/legal relationship between the City and Carver Center was. There are several agreements, including a unique one regarding the leases, which Mr. Waters and Ms. Peterkin reviewed for the Board.

Mr. Farkas said he felt it was very important that it be ADA compliant and was surprised at how long the building had not been ADA compliant. Further discussion followed.

Mr. Gilmore came forward to discuss this item. He has worked with the Center for over 20 years as a teen center manager. He feels this is truly vital for the community, especially in how it helps kids with their educations.

Mr. Peoples came forward to discuss this item. He has worked with the Carver Center for over 42 years. He felt it was invaluable for encouraging the youth. He noted that Norwalk lacked a teen center.

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

No one wished to speak in opposition to this item.

22-0616-03

ANGELA MUOIO PROPOSED MOTOR VEHICLE REPAIR APPLICATION IN NEIGHBORHOOD BUSINESS ZONE. PROPERTY LOCATED AT 245 ELY AVE.

Mr. Elam came forward to discuss this item. He provided photos and the survey to the Board. They will be updating the building. Ms. Maldonado reviewed the reason for the need for the Motor Vehicle approval by the Board. The issue is that there will be a new owner for the store which involves State statutes regarding a K-7 license.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

BOARD ACTION ON: A – D

22-0616-03

ANGELA MUOIO PROPOSED MOTOR VEHICLE REPAIR APPLICATION IN NEIGHBORHOOD BUSINESS ZONE. PROPERTY LOCATED AT 245 ELY AVE.

**** CHAIRMAN LEVEY MOVED TO APPROVE ITEM 22-0616-03 ANGELA MUOIO PROPOSED MOTOR VEHICLE REPAIR APPLICATION IN NEIGHBORHOOD BUSINESS ZONE. PROPERTY LOCATED AT 245 ELY AVE. AS SUBMITTED.**

**** THE MOTION PASSED UNANIMOUSLY.**

22-0616-02

CARVER FOUNDATION/CITY OF NORWALK VARIANCE TO INCREASE THE MAXIMUM BUILDING AREA FROM 12,060 SF TO 15,600 SF FOR ADDITIONS TO A COMMUNITY CENTER IN D RESIDENCE ZONE. LOT 20A LOCATED IN INDUSTRIAL 1 ZONE. PROPERTY LOCATED AT 7 ACADEMY ST.

**** MR. FARKAS MOVED TO APPROVE ITEM 22-0616-02 CARVER FOUNDATION/CITY OF NORWALK VARIANCE TO INCREASE THE MAXIMUM BUILDING AREA FROM 12,060 SF TO 15,600 SF FOR ADDITIONS TO A COMMUNITY CENTER IN D RESIDENCE ZONE. LOT 20A LOCATED IN INDUSTRIAL 1 ZONE. PROPERTY LOCATED AT 7 ACADEMY ST. AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

A. ACTION ON HEARING MINUTES – MAY 19, 2022

**** CHAIRMAN LEVEY MOVED TO ACCEPT THE MINUTES FROM THE MEETING OF MAY 19, 2022 AS SUBMITTED.**

**** THE MOTION PASSED WITH THREE IN FAVOR (LEVEY, SANCHICK, FARKAS) AND ONE ABSTENTION (GAVRIELIDIS).**

B. STATUS OF TRAINING

There were no new developments at this time.

ADJOURNMENT

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

**** MR. FARKAS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:14 P.M.