

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
MINUTES APRIL 21, 2022**

ATTENDANCE: Andrew Conroy, Chairman; Keith Lyon; Lee Levey; Chris Gavrielidis; Marilyn Altman; Danielle Sanchick; Tom Farkas

STAFF: Michelle Andrzejewski; Tammy Maldonado

OTHER: Dennis McDonald, Department of Transportation; Matt Sapienza; Gary Oberst

CALL TO ORDER

Chairman Conroy called the meeting to order at 7:34 P.M. There was a quorum present.

ROLL CALL

PUBLIC HEARINGS

(CONTINUED FROM MARCH 17, 2022) 22-0317-02

MARILYN BIVONA – VARIANCE TO ALLOW PARKING WITHIN THE FRONT SETBACK AT EXISTING SINGLE-FAMILY RESIDENCE IN B RESIDENCE ZONE. PROPERTY LOCATED AT 8 SHAW AVE.

It was requested to continue this item. There was a consensus that this item will be continued to the next meeting of the Zoning Board of Appeals.

22-0421-01

NINETEEN FORT POINT STREET LLC – VARIANCE TO REDUCE EXISTING NON-CONFORMING LOT SIZE USED FOR CONTRACTOR’S STORAGE YARD IN NEIGHBORHOOD BUSINESS ZONE. PROPERTY LOCATED AT 19 FORT POINT ST.

Mr. Levey reviewed the application details for the Board. This is not a self-created hardship.

Mr. McDonald came forward to discuss this item. The decrease in lot size is in connection with Connecticut General Statue 48-24. The current acquisition is not being contested by the property owner even though they have already engaged the property owner. This will be a permanent taking of land. Discussion followed. They do not want the project to be held up due to fears over the lot.

**** CHAIRMAN CONROY MOVED TO APPROVE ITEM 22-0421-01 WITH THE FOLLOWING CONDITIONS:**

- 1) THERE NEEDS TO BE AN AGREEMENT WITH THE CURRENT PROPERTY OWNER AT THE TIME THAT THE STATE WANTS TO MAKE THE TAKING AND THEY BE MADE AWARE OF THE VARIANCE THAT WAS PASSED.**

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

Mr. Oberst came forward to speak. He asked that, if the variance was granted, would it run with the property so that it will remain a contractor's yard.

Mr. Levey confirmed this.

**** THE MOTION PASSED UNANIMOUSLY.**

EXECUTIVE SESSION

AUTHORIZATION TO SETTLE APPEAL: MATTHEW FORTE, ET AL V. ZBA OF CITY OF NORWALK – APPEAL OF ZBA VARIANCE APPROVAL FOR 12 KNOWALOT LANE

**** CHAIRMAN CONROY MOVED TO HAVE THE MEETING ENTER INTO EXECUTIVE SESSION TO DISCUSS AUTHORIZATION TO SETTLE APPEAL: MATTHEW FORTE, ET AL V. ZBA OF CITY OF NORWALK – APPEAL OF ZBA VARIANCE APPROVAL FOR 12 KNOWALOT LANE.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting entered into executive session at 7:55 P.M.

The meeting returned to normal session at 8:20 P.M.

**** MR. LEVEY MOVED TO APPROVE THE ITEM DISCUSSED IN EXECUTIVE SESSION AND TO GIVE AUTHORIZATION TO SETTLE THE APPEAL OF MATTHEW FORTE, ET AL VS. THE ZBA AND CITY OF NORWALK FOR THE CONSTRUCTION OF THE NEW CRANBURY SCHOOL.**

**** MS. ALTMAN SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ACTION ON HEARING MINUTES

MARCH 17, 2022

**** MS. SANCHICK MOVED TO APPROVE THE MINUTES OF MARCH 17, 2022 AS SUBMITTED.**

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

**** THE MOTION PASSED WITH FIVE (LYON, CONROY, SANCHICK, LEVEY, FARKAS, ALTMAN) IN FAVOR AND TWO (GAVRIELIDIS, LYON) ABSTAINING.**

Mr. Conroy noted per new statutory requirements the Board must submit annual reporting to confirm the education of Board Members. He stated the need to stay ahead of the mandated timelines to complete and report the training requirements.

ADJOURNMENT

**** MR. FARKAS MOVED TO ADJOURN.**

**** MR. GAVRIELIDIS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:32 P.M.