

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING MAY 15, 2025
DRAFT MINUTES**

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

OTHER: Tammy Maldonado; Arnold Coello; Caitlin Drury; Christine Angelakis; Craig Flaherty; Hailey Simpson; Oliver Cope; Olivia Rowan; Patsy Gill; Atty. Liz Suchy; David Pontius; Bessie Kong

CALL TO ORDER

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

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

A. 25-0417-02

38 SBD, LLC (CONTINUED FROM APRIL 17, 2025) - VARIANCES TO ELEVATE AND ALTER EXISTING SFR, RELOCATE AND RECONSTRUCT DETACHED GARAGE, PARKING IN FRONT SETBACK AND ADD SPA. CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY. PROPERTY LOCATED AT 38 SOUTH BEACH DRIVE.

Seated for this item were Mr. Conroy, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.

Atty. Suchy came forward to discuss this item. She requested that testimony and presentation to respect to 38 South Beach Drive be made part of 46 South Beach Drive and 46 South Beach Drive part of 38 South Beach Drive. This item was previously continued to allow them time to review and respond to comments generated by the Zoning Board of Appeals and Public. Presentations were ready for the previously made comments.

Atty. Suchy reviewed the recent FEMA changes and noted that any house made before changes in 2024 was now non-conforming. They are trying to reduce the current non-conformity. She provided further information regarding the proposed changes.

Ms. Rowan came forward to discuss this item. She provided diagrams of the property discussing the following:

- Height reductions of the building to reduce the amount of non-conformities.
- Changes to the Garage to reduce non-conformities.
- Changes to the floorplan/layout, especially in regards to car storage.

Discussion followed regarding if the proposed plans conformed to the existing foundations. Chair Conroy said they wanted to be sure to talk since there was the potential for catastrophic loss of the house in a storm. It would be important to ensure that the property would be able to withstand storms.

There were no comments from the public at this time.

Several letters of support were read for those present. The people who wrote letters of support are: Douglas Brody, Lori Pasqualini, Chuck and Melanie Berman, Lizanne Galbreath, Buell and Theresa Duncan, Stuart Levenson, Christina Lake, and Joe Topper Jr.

It was noted that, in some situations, they were reducing the non-conformity but still required a variance. Chair Conroy asked that the variances be enumerated.

B. 25-0417-03
PLANT COURT, LLC (CONTINUED FROM APRIL 17, 2025) - VARIANCES TO
ELEVATE AND ALTER EXISTING SFR, PARKING IN FRONT SETBACK,
REPLACEMENT POOL, REPLACE RETAINING WALL SECTION AND REDUCE
MEAN HIGH TIDE BUFFER. CD-1S ZONE AND COASTAL AREA MANAGEMENT
OVERLAY. PROPERTY LOCATED AT 46 SOUTH BEACH DRIVE.

Seated for this item were Mr. Conroy, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.

Atty. Suchy came forward to discuss this item. She reviewed the history of the item in the prior meetings. She requested that testimony and presentation to respect to 38 South Beach Drive be made part of 46 South Beach Drive and 46 South Beach Drive part of 38 South Beach Drive. The coastal buffer distance from mean high tide regulation was supposed to be discussed at a recent Planning & Zoning Commission meeting but it did not happen. It will be discussed at the next meeting as a result. What happens in that meeting will have an impact on this item. The proposed changes will reduce the non-conformities of the building. The plans were provided for those present for review. Discussion followed involving the plans. Atty. Suchy said that, absent a full reconstruction of the house, they were unable to do anything about its current height. Discussion followed regarding the viability of the variation.

Mr. Pontius came forward to speak in favor of the variances. He did have concerns over the pool being raised however. It was noted that part of the reason for the raising of the pool was to allow people to be able to move around the pool. Ms. Drury provided the design plans for the pool to respond to this concern. Atty. Suchy proposed a condition regarding the deck as a compromise.

Several letters of support were read for those present. The people who wrote letters of support are: Douglas Brody, Lori Pasqualini, Chuck and Melanie Berman, Lizanne Galbreath, Buell and Theresa Duncan, Christina Lake, and Joe Topper Jr.

Several letters of opposition were read for those present. The people who wrote letters of opposition are: Terry Atkin, and Maria and Kevin McFall.

Ms. Bessie Kong came forward to speak in opposition. She voiced her concerns and said that, while she was not a resident of the area, she did frequent it. She felt that the changes made would be detrimental to the area and cause problems which she reviewed.

Chair Conroy asked if they desired to proceed tonight or continue the item for further discussion. Discussion followed regarding this question. It was decided that it would be best to wait a month and continue the item currently.

C. 25-0515-01

ACR PROPERTY, LLC – VARIANCES OF FRONT YARD SETBACKS AT LANE RD AND EAST ROCKS RD, PARKING WITHIN THE FRONT SETBACK AT LANE RD AND EAST ROCKS RD AND PROPOSED BACKOUT SPACE ADJACENT TO LANE RD. PROPERTY LINE TO CONSTRUCT NEW SINGLE-FAMILY RESIDENCE. CD-1M ZONE. PROPERTY LOCATED AT 6 LANE ROAD.

Chairman Conroy excused himself from discussing this item and appointed Mr. Levey as Chair for this item.

Seated for this item were Mr. Levey, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.

Mr. Coello and Ms. Gill came forward to discuss this item. There were technical issues that caused some problems with connections. It was decided to continue this item until next month due to the technical issues.

**** MR. LEVEY MOVED TO CONTINUE ITEM C. 25-0515-01 UNTIL THE JUNE MEETING DUE TO TECHNICAL DIFFICULTIES.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Conroy resumed the chairmanship.

BOARD ACTION ON: A – C

C. 25-0515-01

This item was continued until next month.

B. 25-0417-03

This item was continued until next month.

A. 25-0417-02

Mr. Levey was not seated for this item. However, he voiced concerns about placing a fire pit under an oak tree that they were trying to save. He felt it would cause immense harm to the tree. He recommended the fire pit be moved or removed.

Mr. Levey left the meeting at 9:09 P.M.

Ms. Sanchick and Ms. Maldonado reviewed the proposed variances for those present. Brief discussion followed regarding the spa and the retaining wall. It was noted that the retaining walls would be included in the variances as well.

**** CHAIRMAN CONROY MOVED TO APPROVE APPLICATION A 25-0417-02 WITH THE CHANGES TO VARIANCES PROPOSED AND COASTAL SITE PLAN IN THE SAME MOTION:**

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

**** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – APRIL 17, 2025

This item was not handled at this time.

ADJOURNMENT

**** MS. SANCHICK MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:19 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services