

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
June 3, 2026

- PRESENT:** Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron (after roll call)
- ABSENT:** Diana Lenkowsky; Nick Kantor; Galen Wells
- STAFF:** Steve Kleppin; Bryan Baker; Michelle Andrzejewski
- OTHERS:** Vincent Hynes; Azure Sleicher; Atty Adam Blank; Sal Talamo; Ray Sullivan; Jason Milligan; Jason Enters;

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Baker called the roll and noted that there was a quorum. Mr. Bryce seated Ms. Tabachneck for the entire meeting. He also made changes to the agenda.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2026-46 CSPR - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3, Block 34, Lots 13 and 16) - Coastal site plan review application for the construction of an 11-unit multifamily building - Approval of architectural peer review expenditure

DISCUSSION

Presentation: Mr. Baker

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-46 CSPR - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3, Block 34, Lots 13 and 16) - Coastal site plan review application for the construction of an 11-unit multifamily building to authorize the expenditure for an architectural peer review be **APPROVED**.

Mr. Hubers seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
Jacquen Jordan-Byron abstained.

A. #2026-36 CSPR - Lowndes Ave Partners LLC c/o Sylvia Dundon - 22 Lowndes Avenue (District 2, Block 90, Lot 10) - Coastal site plan review for the construction of a new single-family detached dwelling - Report & recommended action

DISCUSSION

Presentation: Vincent Hynes; Azure Sleicher

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2026-36 CSPR – Lowndes Ave Partners, LLC– 22 Lowndes Road (District 2, Block 90, Lot 10) – New single-family structure with associated pool, patio, and pergola be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 5/19/2026 prepared by Redniss and Mead, Stamford, CT; and
 - b. Per plan set dated 5/19/2026 prepared by Arben Sela, West Nyack, NY (CT LIC# ARI.0015950)
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. That all plantings be implemented prior to COZC; and
6. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
7. That any utilities comply with setbacks and flood regulations; and

8. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

9. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

10. That the planting plan be revised to enhance and expand the vegetative buffer along the seawall with more robust plantings including shrubs approved by Staff prior to issuance of Zoning Permit; and

11. That any construction of new or change to existing shoreline flood and erosion control structure (SF ECS) are not exempt from Coastal Site Plan Review and require approval from the Planning and Zoning Commission, along with a permit from CT DEEP; and

12. That in the event that the existing seawall cannot be repaired, removal of the wall shall require the exploration of living shoreline techniques, which shall be reviewed by a coastal engineer and submitted as a separate C SPR application; and

13. That the site plans, survey, and planting plans are revised to remove any new construction, including patio/pavers, within 15' of the Coastal Jurisdiction Line and are approved by Staff prior to the issuance of a Zoning Permit; and

14. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 12th, 2026.

You must obtain a zoning approval prior to any work on the site.

Mr. Schulman seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

B. #2026-30 SPR - Daniel Glissman - 216 East Avenue - Exterior modifications to existing building - Report & recommended action

DISCUSSION

Presentation: This item was moved to the Planning & Zoning Commission's next agenda.

C. #2026-45 CSPR - IJ Group LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) (#2024-64 CSPR) - Report & recommended action

DISCUSSION

Presentation: Atty Adam Blank; Sal Talamo; Ray Sullivan; Jason Milligan; Jason Enters

**** MR. HUBERS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-45 CSPR – IJ Group LLC – 24 Belden Avenue (District 1, Block 38, Lot 8) – Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per the site plans depicting 24 Belden Avenue prepared by Redniss & Mead, dated 5/20/26; and

b. Per the architectural drawings entitled "24 Belden Avenue," prepared by the Sullivan Architectural Group, dated 5/14/26; and

2. That all other relevant conditions included as part of #2024-64 CAM/SPR shall apply to this modification; and

BE IT FURTHER RESOLVED that the effective date of this action shall be June 12, 2026.

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

D. #2026-47 R/M - Wall Street Neighborhood Association - Zoning Regulation and Map Amendment to create the Wall Street Village District Zoning Overlay - Preliminary review

DISCUSSION

Presentation: Atty Adam Blank; Jason Milligan

E. #2026-48 R - Wall Street Opportunity Fund LLC c/o Jason Milligan - 23 Isaacs Street - Zoning regulation text amendment to allow for previously approved but not-yet- constructed dormitory rooms, extended-stay hotel rooms, or dwelling units to be changed to any other types of dwelling units - Preliminary review

DISCUSSION

Presentation: Atty Adam Blank; Ray Sullivan

At 8:09 pm, Mr. Bryce asked whether commissioners wanted a break or to continue the meeting. They decided to continue without a break.

C. #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Road (District 5, Block 23, Lot 10) - Special permit application to modify Special Permit #19-05 to remove the condition that the existing community building not be rented out for any events - Report & recommended action

DISCUSSION

Mr. Bryce discussed the previous meetings that had been held and then asked for a motion. Once there was a motion, the commissioners discussed it.

WHEREAS, the Commission has determined the proposed activity is inconsistent with the definition of a Religious Facility;

WHEREAS, the Commission has determined that Live Music Public is currently not permitted in this zone;

WHEREAS, the Commission has determined that Event Space is not currently permitted in this zone;

WHEREAS, the Commission reaffirms that the originally approved community center/hall was to be used for church members only and not to be rented out for any events;

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED**, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be **DENIED without prejudice**.

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; Harvey Jones; Jacquen Jordan-Byron approved.

John Hubers opposed.

No one abstained.

IV. DISCUSSION

A. Pre-Approved ADU Plans

DISCUSSION

Presentation: Mr. Kleppin, Ms. Andrzejewski

B. Other Draft Zoning Regulation Changes

DISCUSSION

Presentation: Mr. Baker

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 20, 2026

**** MR. JONES MOVED to approve the May 20, 2026 minutes.
Mr. Schulman seconded.**

Louis Schulman; Ana Tabachneck; Tammy Langalis; Harvey Jones; John Hubers approved.
No one opposed.
Chapin Bryce and Jacquen Jordan-Byron abstained.

VII. COMMENTS OF DIRECTOR

DISCUSSION

Presentation: Update from Mr. Kleppin

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Jones made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Diana Palmentiero