

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday, June 28, 2023, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

Application – 016-23	Pigott, Jacobson, Dallas, Hourihan, Matarasso
Address- 310 Oaklawn Avenue	Yes - 5 No-0
Owner – Rajiv Bhati	L. Jacobson
Agent- None	G. Dallas
Letters – Planning Board	J. Hourihan
EPB	E. Matarasso
Engineering	J. Pigott
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions See Certificate of Decision

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

Application – 017-23	Pigott, Jacobson, Dallas, Hourihan, Matarasso
Address- 163 Harvard Avenue	Yes- 5 No-0
Owner –Integrity Greenwich LLC	J. Pigott
d/b/a Chrysler Dodge Ram City	L. Jacobson
Agent- Joseph Capalbo	G. Dallas
Letters – None	J. Hourihan
	E. Matarasso
	Approved per plan(s) with Conditions See Certificate of Decision

Conditions

1. There shall be no flags, banners, or pennants on the property/building.
2. There shall be no parking of cars on the sidewalks.
3. There shall be no auto body shop on the premises.
4. All cars belonging to visitors, patrons or employees shall be parked on the site at all times.
5. No vehicle repairs shall be used outside the building.
6. No impact tools shall be used outside the building.
7. No storage of inoperative vehicles shall be permitted outside the building.
8. Outside visible storage of any automotive equipment including tires, batteries, auto parts, etc., shall not be permitted.
9. There shall be no changes, additions or alterations of any kind made to the approved plans. Any changes/additions or alterations will require additional approvals by the Board.

Application – 018-23
Address- 69 Turn of River Road
Owner – Rocco Longo
Agent- Juan Paredes
Letters – Planning Board
EPB
Engineering
Traffic
Huppert – 63 Turn of River Rd, In Support
Geisler – 19 Gerik Rd, In Support
Corsaro – 79 Turn of River Rd, In Support
Giannitti – 14 Gerik Road, In Support
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Hourihan, Matarasso
Yes-5 No-0
L. Jacobson
G. Dallas
J. Hourihan
E. Matarasso
J. Pigott

Approved per plan(s) with Conditions
See Certificate of Decision

Conditions

1. All concerns of the Environmental Protection Board shall be addressed prior to the issuance of a Building Permit.

Application – 019-23
Address- 168 Stamford Avenue
Owner – Connor M. Hickey & Suzanne M. Marsalisi
Agent- Raymond Mazzeo
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Hourihan, Matarasso
Yes – 5 No-0
J. Hourihan
E. Matarasso
J. Pigott
L. Jacobson
G. Dallas

Approved per plan(s)
See Certificate of Decision

Application – 014-23	Pigott, Jacobson, Dallas, Hourihan, Matarasso
Address- 63 & 69 Oaklawn Avenue	Yes - 4 No- 1
Owner – Young Israel of Stamford Inc.	L. Jacobson J. Pigott
Agent- Raymond Mazzeo	G. Dallas
Letters – Planning Board	J. Hourihan
EPB	E. Matarasso
Engineering	
Traffic	
In Support – 26 Letters	
In Opposition – 1 Letter	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions See Certificate of Decision

Speakers in Favor with the Exception of numbers 16 & 29:

1. Iva Freed, 500 Newfield Avenue
2. Jeff Mosenkis, 41 Crane Road North
3. Eli Kohl, 27 Brighton Place
4. Heather Dynner, 439 Pepper Ridge Road
5. Toby Ring, 189 Joffre Avenue
6. Ed Pinker, 53 Harvest Hill Lane
7. Saryah Sober, 72 Edward Place
8. Ian Quffy, 271 Belltown Road
9. Annie Watman – 73 Fieldstonr Terrace
10. Tsachy Mishal, 63 Crane Road North
11. Greg Tietel, 49 Ffara Drive
12. David Israel, 50 Toilsome Brook Road
13. Leon Hanna, 54 Pepper Ridge Road
14. Allon Ivri, 269 West Lane
15. Michelle & Dani Levine, 19 Pine Tree Drive
- *16. Jenny Espinoza, 72 Oaklawn Avenue – in Opposition
17. Ro Wexler, 99 Tower Avenue
18. Elexis Silverman, East Lane
19. Jeremy Weisser, 33 Turner Road
20. Steven Danzer, 9 Fara Drive
21. Shani Cohen, 64 Holbrook Drive
22. Natalie Rosovsky, 228 West Lane
23. Matthew Bernstein, 21 Fieldstone Terrace
24. Josh Yavneh, 500 Newfield Avenue
25. Tova Reich, 89 Erickson Drive
26. Brian Kenevski, 66 Pershing Avenue
27. David Wain, 68 Leonard Street
28. Keith Ainsworth, Attorney, 51 Elm Street, New Haven
- *29. Gloria & Joe Sinagulia, 76 Oaklawn Avenue – in Opposition
30. Orlee Hauser, 11 Vanech Drive

Conditions

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

Application – 015-23
Address- 46 Ocean Drive North
Owner – Joshua K. Lederman
Agent- John F.X. Leydon, Jr. Esq.
Letters – Planning Board
 EPB
 Engineering
 Traffic
Ex. A. Certificate of Mail

Pigott, Jacobson, Dallas, Hourihan, Matarasso

**CONTINUED TO SEPTEMBER 13, 2023
PUBLIC HEARING**

**Other Board Business: J. Pigott Motioned, J. Hourihan Seconded.
Approval of Minutes April 12, 2023.**

Extension of Time Request:

On File with the Zoning Board of Appeals:

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present **Pigott, Jacobson, Dallas, Hourihan, Matarasso**

Also present: Mary Judge, Land Use Administrative Assistant and Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk