

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
Wednesday, November 9, 2022, 7 PM (Public Hearing & Meeting)
Via Zoom Meeting

Application – 024-22	Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Address- 130 Lenox Ave, Unit 20	Yes – 5 No - 0
Owner – Jeremiah Cahn LLC	C. Friedlander
Agent- Rachel Breslin and Jason Klein	J. Hourihan
Letters – Planning Board	E. Matarasso
EPB	L. Jacobson
Engineering	J. Pigott
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) See Certificate of Decision

Application – 026-22	Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Address- 2010 West Main Street	Yes- 5 No- 0
Owner –Selleck Street Pizza LLC	C. Friedlander
Agent- Mario P. Musilli	J. Hourihan
Letters – Planning Board	E. Matarasso
EPB	L. Jacobson
Engineering	J. Pigott
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) See Certificate of Decision

Application – 025-22	Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Address- 15 Deepwood Road	
Owner – Jason Brus	
Agent- Connor Shortell	Applicant did not appear at the public hearing.
Letters – Planning Board	
EPB	
Engineering	
Traffic	
Health	
Ex. A. Certificate of Mail	

Application – 030-22
Address- 9 West Bank Lane
Owner – Alfonso & Maria Tagliavia
Agent- Rob Frangione, P.E.
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Yes – 5 No- 0
J. Hourihan
E. Matarasso
L. Jacobson
J. Pigott
C. Friedlander

Approved per plan(s)
See Certificate of Decision

Application – 029-22
Address- 42 Brightside Drive
Owner – Jeffrey DeLorenzo
Agent- Eric Jacobson
Letters – Planning Board
EPB
Traffic
Ex. A. Certificate of Mail

Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Yes – 5 No - 0
C. Friedlander
J. Hourihan
E. Matarasso
L. Jacobson
J. Pigott

Approved per plan(s)
See Certificate of Decision

Application – 028-22
Address- 336 Ocean Drive West
Owner – Wilson & Joyclyn Gjuraj
Agent- Raymond Mazzeo
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Yes- 5 No - 0
C. Friedlander
E. Matarasso
J. Hourihan
L. Jacobson
J. Pigott

Approved per plan(s)
See Certificate of Decision

Application – 021-22
Address- 21 Anthony Street
Owner – 21 Anthony Street, LLC
Agent- Raymond Mazzeo
Letters – Planning Board
EPB
Engineering
Traffic
Ex. A. Certificate of Mail

Pigott, Friedlander, Jacobson, Matarasso, Hourihan

Continued voting to December 7, 2022 Meeting

Application – 022-22
Address- 63 & 69 Oaklawn Ave
Owner – Young Israel of Stamford
Agent- Raymond Mazzeo
Letters – Planning Board
EPB
Engineering
Traffic

Pigott, Friedlander, Jacobson, Matarasso, Hourihan
Continued to December 7, 2022 Meeting.

Ex. A. Certificate of Mail

Speakers:

Jenny Espinosa, 72 Oaklawn Avenue, Opposed

James Cook & Jennifer Minehardt, 61 Oaklawn Avenue, Opposed

Leon Hannah, 154 Pepper Ridge Road, Young Israel Member, In Favor

Greg Teitel, 49 Fara Drive, President of Jewish Day School and Young Israel Member, in Favor.

Toby Ring, 189 Joffrey Avenue, Young Israel Member, In Favor

Other Board Business: J. Hourihan motioned, E. Matarasso Seconded.
Approval of Minutes September 14, 2022.

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, Friedlander, Jacobson, Matarasso, Hourihan**

Also present: Lesley Capp, OSS and Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.
cc: Town Clerk