

**ZONING BOARD OF APPEALS  
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES  
WEDNESDAY, April 9, 2014 at 7 PM (Public Hearing & Meeting)  
Cafeteria - 4<sup>th</sup> Floor, Stamford Government Center Building  
888 Washington Boulevard, Stamford, CT**

**Public Hearing**

Application #**016-14**

Address- 44 Lenox Avenue

Owner- Sky Cap, LLC

Agent- Russell Mink &  
Ken Frattaroli

Letters- Eng., Planning, ZEO

Ex. A. Certificate of Mail

Letter of Opposition:

Anthony Bosco (neighbor), 47 Lenox Avenue

Ex. B. Two Letters in support

Ex. C. Map

Ex. D. Map #498

Opposition:

Jay Fountain, 35 Oakdale Road

Michael Munley, 37 Lenox Avenue

Opposition Number 1 – Petition without addresses or signatures

Gary Habner, 22 Lenox Avenue

**Friedlander**, White, Hoch, Pollak

4 Members – No Vote

Continued for voting purposes only.

Application #**020-14**

Address – 73 Hirsch Road

Owner – Kelly McNight &  
Christopher Mosher

Agent - Nick Aivalis

Letters- Eng., Planning

Ex. A. Certificate of Mail

**Friedlander**, White, Sedlak, Hoch, Pollak

Yes – 5, No - 0

Approved per plan

See Certificate of Decision

Application #**017-14**

Address- 274-278 Strawberry Hill Avenue

Owner – St. Bridget’s Roman Catholic  
Church Corporation

Agent- John Leydon, Atty., Agent

Letters- Planning, Eng., Traffic, EPB

Ex. A. Certificate of Mail

Letter of Opposition:

Mr. Massos, 74 & 75 Vincent Court

Ex. B. Letter to neighbors

Ex. C. Names letter mailed to

Ex. D. Names from Assessor’s Office

Ex. E. Revised plans showing berm

Ex. F. Drainage plan

Ex. G. Landscape plan

Ex. H. Boards H1 thru H5

Speakers:

**Friedlander**, White, Sedlak, Hoch, Pollak

No vote - Continued

**Application #017-14 (Continued)**

Agent - John Pugliese, Engineer of Edward J. Frattaroli

Agent – Matthew Popp, Landscape Architect

**Opposition:**

N. Nau, 70 Vincent Avenue

Neighbor, 64 Vincent Avenue

Joan Niedober, 60 Vincent Court

John Zelinsky, Fourth Street, concerned about neighbors

**Application continued due to addition of new plans**

**Application #018-14**

Address- 143 Mulberry Street

Owner- Davette Stephens

Agent- Jane Freeman, Atty., Agent

Letters- EPB, Planning, Eng.

Ex. A. Certificate of Mail

Ex. B. Booklet

**Friedlander, White, Sedlak, Hoch, Pollak**

Yes – 5, No - 0

Approved with conditions

See Certificate of Decision

**Application #019-14**

Address- 39 Beachview Drive

Owner- Oaktree Real Estate LLC

Agent- Jacqueline Kaufman, Atty., Agent

Letters- Planning, Eng.

Ex. A. Certificate of Mail

Ex. B. Booklet

**Friedlander, White, Sedlak, Hoch, Pollak**

Yes – 5, No - 0

Approved per plan

See Certificate of Decision

**Approval of Minutes –**

**Approval of March 12, 2014 Minutes**

**J. Hoch motion to accept, G. White seconded**

**Other Board Business:**

**None**

**Extension of Time Request:**

**None**

**On File with the Zoning Board of Appeals:**

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

Present: C. Friedlander, Chair, Board Members: G. White, J. Sedlak, J. Hoch, E. Pollak

Also present: Mary Judge, Admin. Asst., and Court Reporter

