



CITY OF NORWALK
Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

April 7th, 2022

TO: Planning and Zoning Commission – Louis Schulman, Chair

FROM: Michelle Andrzejewski, Land Use Planner

SUBJECT: #2022-15 CAM – Robert Gardella – 48 Calf Pasture Beach Road – Construct a 1 story, 92sf +/- addition for kitchen expansion in existing restaurant, “Captains Galley”

District: 3 **Block:** 75 **Lot:** 3 **Zone:** Marine Commercial **Flood Zone:** AE (EL.13)

ZONING HISTORY: Existing building within Cove Marina includes a ship store and restaurant “Captain’s Galley”. The building is west of Calf Pasture Beach.

PROPOSED USE/STRUCTURE:

The applicant proposes a 92sqft 1 story addition to existing restaurant for kitchen expansion. The proposed active floor area for customer will not change. The proposed addition must be floodproofed and certified by a CT licensed architect and will be in compliance with FEMA regulations. The property is within Flood Zone AE (EL.13) effective 7/8/2013. Flood certifications are required for the addition. The applicant is not proposing any changes to the seawall or any other site work. No variances were needed or applied for.

This application is before you since the proposal abuts coastal waters and is within one hundred (100) feet of a coastal resource.

SIGN-OFFS: Final approval from the Health Dept., DPW, WPCA, DEEP is pending.

Harbor Management comments can be found [here](#).

VIOLATIONS: There are no violations on the property.

The following resolution is offered:

DRAFT RESOLUTION TO APPROVE

THEREFOR BE IT RESOLVED that application #2022-15 CAM – Robert Gardella – 48 Calf Pasture Beach Road – Construct a 1 story, 92sf +/- addition for kitchen expansion in existing restaurant, “Captain’s Galley” as shown on improvement location survey dated 3/8/2022 prepared by Arcamone Land Surveyor, LLC Norwalk, CT, and architectural plans dated 12/27/2021 prepared by ADA Architects Norwalk, CT, be **APPROVED** subject to the following conditions:

1. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
2. That all City storm-water management requirements are met; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
7. That no changes to the seawall are permitted without City review and DEEP approval; and
8. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the addition; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-1110 and all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 18th, 2022.

You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this CAM approval automatically becomes null and void.



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DRAFT RESOLUTION TO DENY

THEREFOR BE IT RESOLVED that application #2022-15 CAM – Robert Gardella – 48 Calf Pasture Beach Road – Construct a 1 story, 92sf +/- addition for kitchen expansion in existing restaurant, “Captain’s Galley” as shown on improvement location survey dated 3/8/2022 prepared by Arcamone Land Surveyor, LLC Norwalk, CT, and architectural plans dated 12/27/2021 prepared by ADA Architects Norwalk, CT, be **DENIED** subject to the following conditions:

- 1.
 - 2.
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