

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised March 29, 2002

COASTAL AREA MANAGEMENT APPLICATION
(SHORT FORM)

Date: September 20, 2022

Type of Request: Adaptive reuse of existing warehouse as commercial recreation establishment offering padel, pickleball courts and other amenities

Name of Applicant: 129 Woodward Ave LLC

Address of Applicant: 16 Washington Street #198 Norwalk, CT 06856

Address of Project: 129 Woodward Avenue, Norwalk, CT 06854

All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record.

(Letters of consent of owner or powers of attorney attached hereto and made a part hereof).

Owner's Name: A. Ernest & Jean Bothwell

Owner's Address: 139 Woodward Avenue, Norwalk, CT 06854

Name and address of builder: TBD

Phone number: c/o Elizabeth A.B. Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP
(203)252-2656

Tax Map: 16SE Dist.: 2 Block: 91 Lot: 89B Zone: RI CAM Zone: AE El. 14.0'

1. Identification of coastal resources and description affected by the project (see Coastal Resource Map and Publication #30, check those that apply).

- | | |
|--|---|
| <input type="checkbox"/> A. General Resource | <input type="checkbox"/> H. Coastal Hazard Areas |
| <input type="checkbox"/> B. Bluffs & Escarpments | <input type="checkbox"/> I. Developed Shorefront |
| <input type="checkbox"/> C. Rocky Shorefronts | <input type="checkbox"/> J. Islands |
| <input type="checkbox"/> D. Beaches & Dunes | <input type="checkbox"/> K. Shorelands |
| <input type="checkbox"/> E. Intertidal Flats | <input type="checkbox"/> L. Shellfish Concentration |
| <input type="checkbox"/> F. Tidal Wetlands | <input type="checkbox"/> M. Coastal Waters & Embayments |
| <input type="checkbox"/> G. Freshwater Wetlands | <input type="checkbox"/> N. Air Resources & Quality |

Description of proposed project with relation to coastal resources identified above.
Refer to Schedule B and "Coastal Resources Evaluation" dated September 20, 2022 prepared by LandTech Consult, attached hereto and made a part hereof.

2. Identification of significant natural features:

None on the premises.

3. Identification of significant historical and cultural resources:

None.

4. Identification of applicable coastal policies affected by the project (see Coastal Resource (Check those that apply).

- | | |
|--|---|
| <input checked="" type="checkbox"/> A. General Development | <input type="checkbox"/> I. Sewer & Water Lines |
| <input type="checkbox"/> B. Water Dependent Use | <input type="checkbox"/> J. Energy Facilities |
| <input type="checkbox"/> C. Ports & Harbors | <input type="checkbox"/> K. Fuels, Chemicals & Hazardous Material |
| <input type="checkbox"/> D. Coastal Structures & Filling | <input type="checkbox"/> L. Transportation |
| <input type="checkbox"/> E. Dredging & Navigation | <input type="checkbox"/> M. Solid Waste |
| <input type="checkbox"/> F. Boating | <input type="checkbox"/> N. Dams, Dikes & Reservoirs |
| <input type="checkbox"/> G. Fisheries | <input type="checkbox"/> O. Cultural Resources |
| <input type="checkbox"/> H. Coastal Recreation & Access | <input type="checkbox"/> P. Open Space & Agricultural |

Description of proposed project with relation to policies identified above.

Refer to Schedule B and "Coastal Resources Evaluation" dated Sept. 20, 2022 prepared by LandTech Consult, attached hereto and made a part hereof.

5. Identification and description of Potential Adverse Impacts and Potential Beneficial Impacts of the Project (as defined in Section 3 (15) of Public Act 79-535):

Adverse
None.

Beneficial
Adaptive reuse of existing, underutilized building.

6. Other comments relating to project's relationship to Coastal Area Management Act:

None.

129 Woodward Ave LLC

Applicant (Signature)

By Carmody Torrance Sandak & Hennessey,
Carmody Torrance Sandak & Hennessey LLP *LLP*

If agent signs, a letter of authorization from the owner(s) of the property must accompany this application.

Attached hereto and made a part hereof.

**129 WOODWARD AVE, LLC
129 WOODWARD AVENUE, NORWALK, CT
APPLICATION FOR COASTAL AREA MANAGEMENT (CAM) SHORT FORM
SCHEDULE A**

LIST OF ABUTTING PROPERTY OWNERS & THOSE DIRECTLY ACROSS THE STREET

1.
2/91/45
LaJoie Auto Wrecking Co. Inc. et al
46 Meadow Street
Norwalk, CT 06854
Mailing:
40 Meadow Street
Norwalk, CT 06854

2.
2/91/51
D&R Incorporated of Norwalk et al
40 Meadow Street
Norwalk, CT 06854
Mailing:
46 Meadow Street
Norwalk, CT 06854

3.
2/91/89
145 Woodward Properties LLC
145 Woodward Avenue
Norwalk, CT 06854
Mailing:
2 Manhattanville Road, Suite 403
Purchase, NY 10577

4.
2/91/109
A. Ernest and Jean Bothwell
139 Woodward Avenue
Norwalk, CT 06854

5.
2/91/108
Second Taxing District
28 Lawrence Street
Norwalk, CT 06854
Attn: A. Huth
Mailing:
State Street
Norwalk, CT 06854

6.
2/89/24
Marco Munoz
126 Woodward Avenue
Norwalk, CT 06854

7.
2/89/3
Rafael & Leonor Santella
128 Woodward Avenue
Norwalk, CT 06854

8.
2/89/2
Bernie & Frances McClinton
130 Woodward Avenue
Norwalk, CT 06854

9.
2/89/1
William Iannacone
132 Woodward Avenue
Norwalk, CT 06854

10.
2/90/1
Berenice Hall
134 Woodward Avenue
Norwalk, CT 06854

11.
2/90/2
Alvaro & Yamel Iglesias
136 Woodward Avenue
Norwalk, CT 06854

12.
2/90/49
Lillian Hicks
2 Baxter Drive
Norwalk, CT 06854

Mailing:
102 Queens Retreat
Savannah, GA 31419

13.
2/90/48
Judith Bacal
1 Baxter Drive
Norwalk, CT 06854

14.
2/90/46
Charles Osler & Douglas Osler
56 Baxter Drive
Norwalk, CT 06854

15.
2/90/47
Johanna Alvarado & Alberto Escobar
51 Baxter Drive
Norwalk, CT 06854

16.
2/91/89B
A. Ernest and Jean Bothwell
129 Woodward Avenue
Norwalk, CT 06854

Mailing:
139 Woodward Avenue
Norwalk, CT 06854

**129 WOODWARD AVE, LLC
129 WOODWARD AVENUE, NORWALK, CT
APPLICATION FOR COASTAL AREA MANAGEMENT (CAM) SHORT FORM
SCHEDULE B
NARRATIVE**

I. OVERVIEW

129 Woodward Ave, LLC (hereinafter the “Applicant”) is the contract purchaser of real property with the improvements thereon located at 129 Woodward Avenue in Norwalk, Connecticut. Designated as Tax Lot 89B in Block 91 of the Second Taxing District (the “Property”), the Property is 2.7± acres and is improved with a 38,300+ sq.ft. high-bay warehouse building constructed around 2007. Generally bounded by Woodward Avenue to the east, land owned by the Second Taxing District to the north, and commercially developed properties to the west and south, the Property is split-zoned: the first 100’ westward from Woodward Avenue is zoned C Residence and the remainder is zoned Restricted Industrial (RI). There are approximately 32 parking spaces on the Property.

The Property is within the boundary of the coastal area management (CAM) boundary but is separated from the coastal resource – the Norwalk Harbor – by sidewalks, curb, streets and residentially and commercially developed properties. The Property is more than 800 feet from the Norwalk Harbor and is identified as Zone AE El. 14 by the Federal Emergency Management Administration (FEMA).

II. PROPOSAL

The Applicant proposes to adaptively reuse the existing structure and convert it into a commercial recreation establishment offering indoors five (5) padel courts, four (4) pickleball courts, two (2) golf simulators and a two-level area for players and others to gather, have a beverage or snack or watch play underway below on the nine (9) courts.

III. COASTAL RESOURCES AND POLICIES

The Property is located at the far eastern boundary of the CAM zone. It is not adjacent to any coastal resources; the Norwalk River is approximately ¼ mile to the west. Stormwater runoff from the existing building, part of the existing parking lot, drive aisle and lawn area flow to a system of catch basins, roof leaders and collection piping into an underground detention system to the south of the existing building, discharging into a water quality chamber where it is pretreated before entering the city’s stormwater system. The remaining runoff from a part of the parking lot, drive aisle and lawn sheet flows to Woodward Avenue. The existing stormwater runoff system will continue to be used, but as a result in the reduction in impervious surface proposed, there will be no increase in flows during the 2, 10, 25, 50 or 100-year floor events, and most of the stormwater leaving the site will continue to be pretreated before entering the city’s stormwater system.

Based upon a review of the Coastal Area Management (CAM) Act, there are no coastal resources affected by this project. (Refer to Sec. 2.2 on p. 5 of “Coastal Resources Evaluation” dated September 20, 2022 prepared by Land-Tech Consultants Inc. attached hereto and made a part hereof). The only coastal policy that may be affected by this project is general development, and the proposed adaptive reuse of the existing vacant warehouse is consistent with uses permitted in the RI zone. Per the Coastal Resources Evaluation, “. . . all proposed site improvements are consistent with coastal policies outlined in the Connecticut Coastal Management Manual. The proposed site improvements would occur well away from sensitive coastal resources and would not impact their functions. All work would be completed within

existing developed areas and the stormwater management system on the property would be improved. No adverse impacts to coastal resources were identified.” (Coastal Resources Evaluation Sec. 4.0, p. 6).

In reviewing the proposal, nearby coastal resources and potential applicable use policies, no adverse impacts to the coastal resources are anticipated with the proposed site development. The proposed stormwater plan is to continue to use the underground detention. (Refer to “Stormwater Management Report” dated September 14, 2022 prepared by Land-Tech Consultants Inc. attached hereto and made a part hereof).

Accordingly, the Applicant submits that the proposed adaptive reuse of this existing warehouse building and parking lot is consistent with stated goals and policies of the Coastal Area Management Act and should be acceptable to the City of Norwalk.