

NA 024

**ZONING COMMISSION**  
Town of New Fairfield  
(203)312-5646 Fax: (302)312-3508



**SPECIAL PERMIT APPLICATION**

\* Application Number SP-23-024  
Map: 20 Block: 4 Lot: 99+103-10  
Zoning District: R-44

Please type or print:

Date: 12/30/23

Applicant: 33 LDS LLC

Mailing Address: 285 W 11<sup>TH</sup> ST, NEW YORK, NY 10014

Project Address: 33 LAKE DRIVE SOUTH, NEW FAIRFIELD CT 06812

Phone No: 646 240 2048

Owner(s) of Record: 33 LDS LLC

Address: 285 W 11<sup>TH</sup> ST, NEW YORK, NY 10014

Phone No: 646 240 2048

\* Application is hereby made for Special Permit per Section 8.2 pursuant to the following Section(s) of the Zoning Regulations:

Regulation Section 6.4 - Creation, Removal, Filling, and Grading of Earth Material

For the following purpose: CONSTRUCTING STONE STEPS & PATHWAY AND SITE WORK WITHIN 300' OF 440' LINE

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents, and additional information as required.

() Fee of \$460.00\* as specified in Section 10.1.2C (\$200.00 application, \$60.00 State Surcharge and \$200.00 Two Legal Notice for Public Hearing and Results of Application Advertised in Newspaper).

( ) Letter of authorization from property owner stating an agent may apply for permit. Signature on letter must be original, not copied, facsimile or e-mail.

received  
12-29-23



( ) Two (2) copies total which should consist of site plans including a **A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces** together with existing proposed site improvements including building, parking landscape access and egress, and **proposed signage**. A-2 survey shall be drawn at a scale of at least 1" = 50', and shall be on sheets either 36"x24" (check regulations for further details). See Zoning Official for additional requirements needed based upon applicant's proposal and use such as a required engineered site plan, architectural design, engineered traffic plan and design, etc.

( ) Eight (8) 11"x17" copies total which should consist of site plans including a **A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces** together with existing proposed site improvements including building, parking landscape access and egress, and **proposed signage**.

( ) Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description to be included.**

( ) Proposed use(s) – written statement describing in detail proposed uses(s).

( ) Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

( ) Report(s) from other Town Agencies (if required) as follows:


- |   |                                     |
|---|-------------------------------------|
| ( ) Fire Marshal                        | ( ) Town Engineer                   |
| ( ) Inland Wetland Commission           | ( ) CT Department of Transportation |
| ( ) Zoning Enforcement Officer          | ( ) Water Supply Committee          |
| ( ) Other Agency (please specify) _____ |                                     |

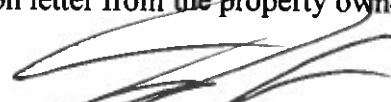
( ) Copy of additional information as follows: \_\_\_\_\_

**Applicant to write letter requesting such report. Complete description of project to be included.**

( ) Attach a list with the names and addresses of all adjacent property owners including those across any adjacent roadways. Submit proof that all such neighbors have been notified of this proposed activity. These letters shall be sent **CERTIFIED MAIL with RETURN RECEIPT**. A copy of the letter sent, certified mail receipt, and return receipt shall be submitted to the Commission 48 hours prior to the Public Hearing. (See page 3).

( ) If you wish to hire an agent or an authorized permit expeditor to go forward with your application, site plan, or special permit include a signed authorization letter from the property owner with a live signature.

  
 \_\_\_\_\_ 12/29/23  
**Signature of Owner (date)**

  
 \_\_\_\_\_ 12/29/23  
**Signature of Applicant (date)**

**\*Fee does not include Zoning Permit Fee (issues by Zoning Enforcement Officer, if required.**

**For Office Use Only**



- This Application Complies with the requirements of the Zoning Regulations.
- This Application Does Not Comply with the requirements of the Zoning Regulations.

Application Complete:  Yes  No

The application fails to comply as follows: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reviewed by Zoning Enforcement Officer \_\_\_\_\_ Date \_\_\_\_\_

Date of Receipt by Zoning Commission: \_\_\_\_\_

Date of Scheduled Public Hearing: 2/7/24

Date of Commission Action: \_\_\_\_\_ Legal Notice Published: \_\_\_\_\_

- Application Approved
- Application Denied
- Application Approved & Modified

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_