

ok Paid #100

**ZONING COMMISSION**  
Town of New Fairfield  
4 Brush Hill Rd.  
New Fairfield, CT 06812  
203-312-5646 Fax 203-312-3508

**SITE PLAN APPLICATION**

\*Application Number SI-24-006

\*Map: 19 Block: 13 Lot: 14

Please type or print:

Date: 28 MAY 2024

Applicant: Michael Coschigano/Michael Puff

Mailing Address: 2 Waterview Dr. Danbury CT 06811

Project Address: 28 Route 39 New Fairfield ct 06812

Phone No: 323 849 6958 / 914 714 0605

Owner (s) of Record: Lordae

Address: 1 New King St #201, West Harrison NY 10604

Phone No: 914 448 8300

\*Application is hereby made for site plan per section 8.1 and pursuant to the following section (s) of the Zoning Regulations: Regulation 4.1 Business/Commercial

\*For the following purpose: A real estate office w/ 5 agents and that will serve new Fairfield + local areas

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

Fee of \$160.00 (Includes State Surcharge).


Application Requirements:  
(see attached)

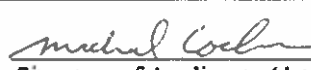
**received**  
6-3-24

Report from Health Department on adequacy of sewage disposal system and water supply.

Report (s) from other Town Agencies as follows:

- Fire Marshal
- Town Engineer
- Inland Wetland Commission
- Conn. Dept. of Transportation
- Zoning Enforcement Officer
- Other Agency (please specify) \_\_\_\_\_
- Copy of additional information as follows: \_\_\_\_\_

 May 29 2024  
Signature of owner (date)

 29 May 2024  
Signature of Applicant (date)



For Office Use Only

This Application Complies     Does Not Comply    with the requirements of the zoning regulations.

Application Complete: \_\_\_\_\_ Yes \_\_\_\_\_ No

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

\_\_\_\_\_

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

\_\_\_\_\_

Review by Zoning Enforcement Officer \_\_\_\_\_ Date \_\_\_\_\_

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

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

Application Approved     Application Denied

Application Approved & Modified

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

\_\_\_\_\_

\_\_\_\_\_



Survey of Property  
 Prepared for  
**28 Route 39 LLC**  
 in the Town of  
**New Fairfield**  
 Fairfield County, CT  
 Scale 1"=30'  
 Aug. 11, 2015

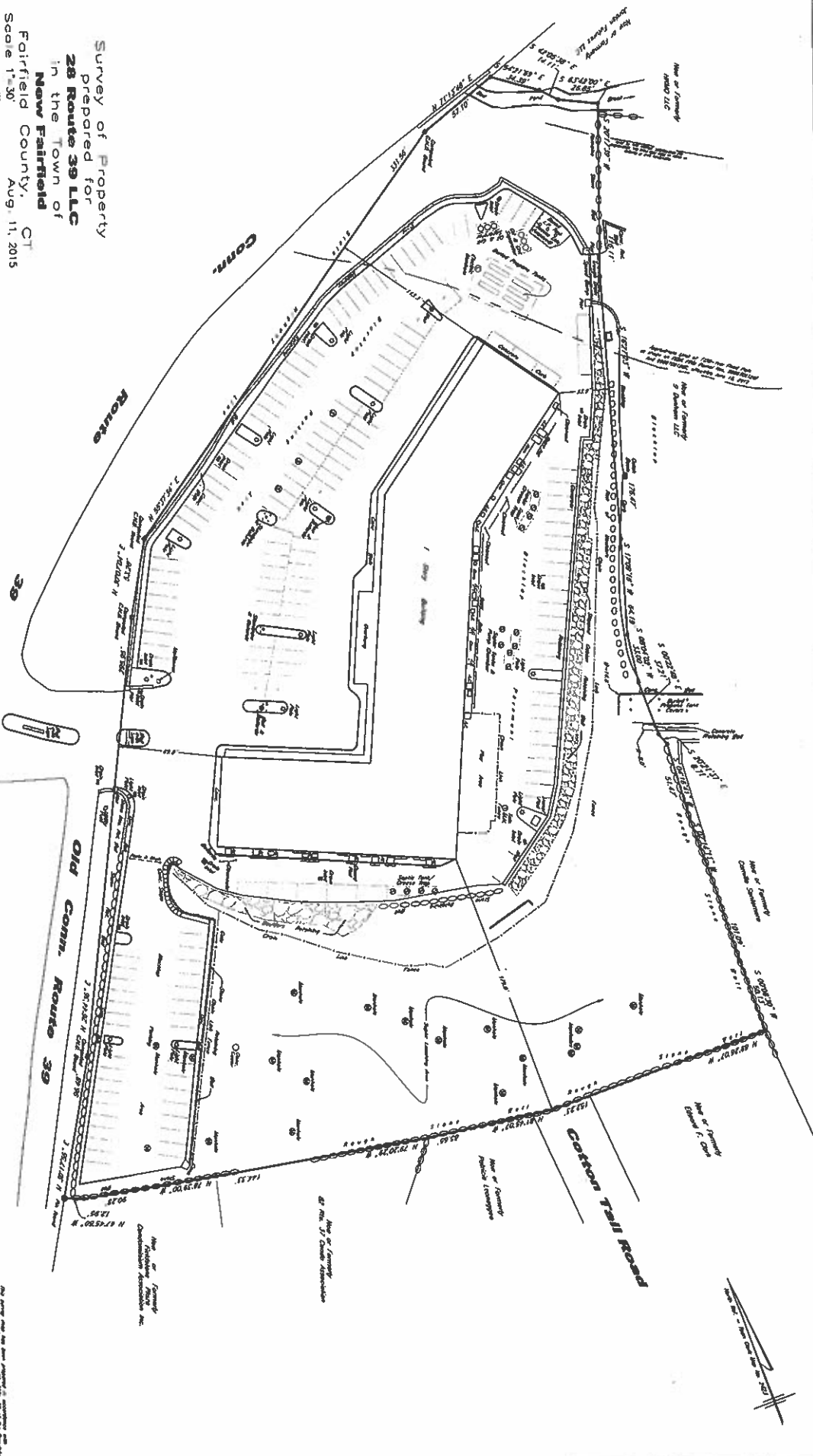
Aug. 11, 2015 at 10:00 AM

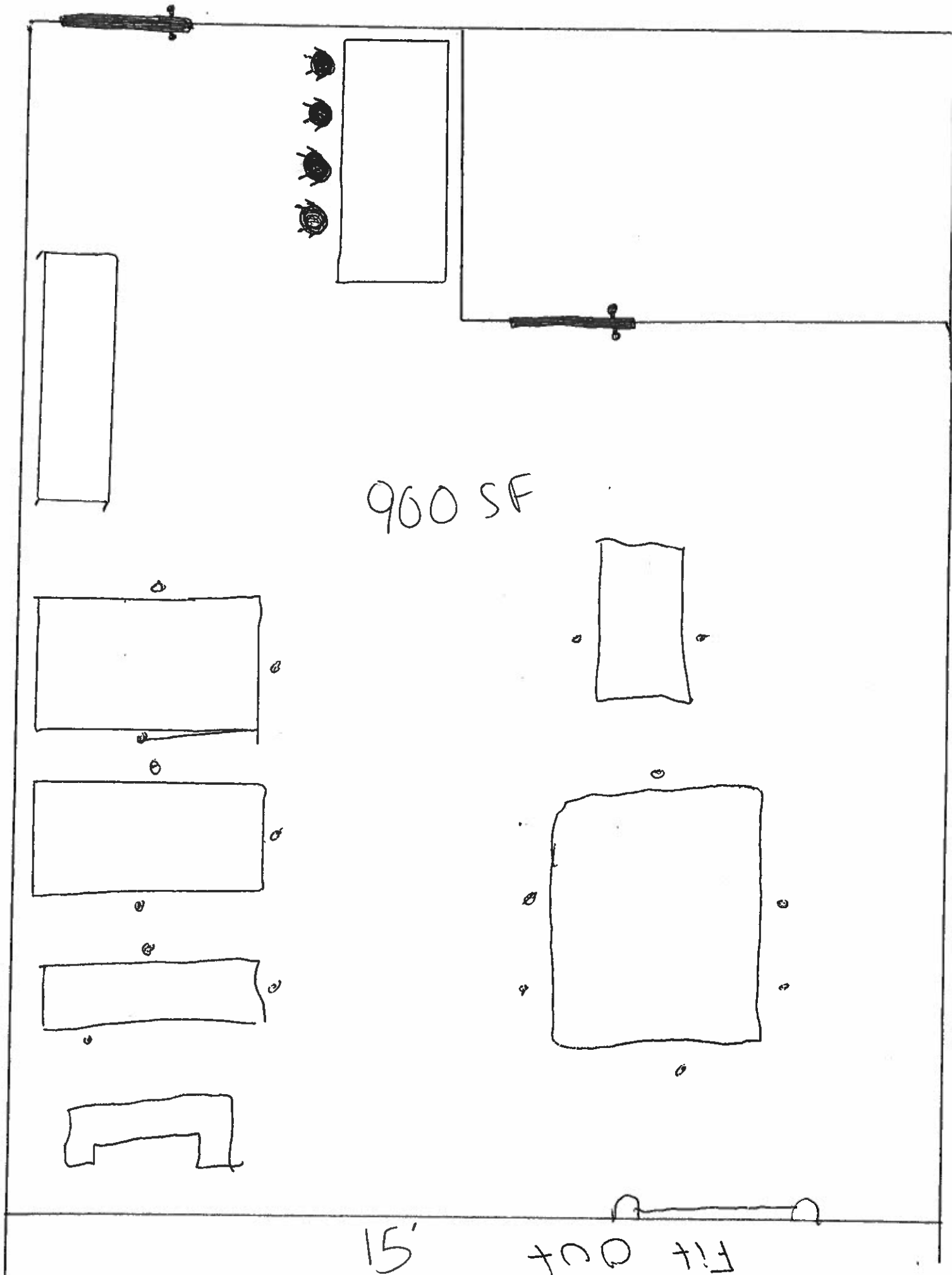
This survey was prepared by the undersigned, a duly Licensed Professional Engineer in the State of Connecticut, in accordance with the provisions of the Connecticut General Statutes, Chapter 54-207, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut.

This survey was prepared by the undersigned, a duly Licensed Professional Engineer in the State of Connecticut, in accordance with the provisions of the Connecticut General Statutes, Chapter 54-207, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Connecticut.



William S. B. S.  
 Professional Engineer  
 No. 12345  
 State of Connecticut





960 SF

15'

FIT OUT

**R. J. GALLAGHER, JR. & ASSOCIATES**  
**PATRIOT SQUARE**  
**39 MILL PLAIN ROAD - SUITE #2**  
**DANBURY, CONNECTICUT 06811**  
**OFFICE (203) 798-9640**  
*rjgjrassoc@aol.com*

May 30, 2024

Timothy Simpkins  
Director of Health  
Town of New Fairfield  
4 Brush Hill Road  
New Fairfield, CT 06812

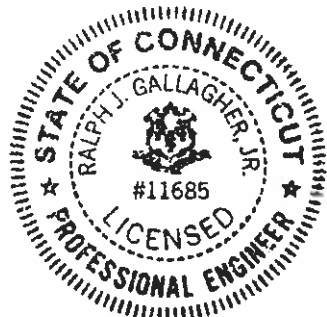
RE: 28 Rt. 39 (Unit # 2) Heritage Plaza, New Fairfield, CT  
*Proposed Business- Real Estate Office*  
R.J.G. JR. & ASSOCIATES FILE NO. 87036

Dear Mr. Simpkins,

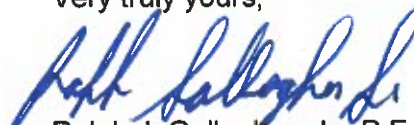
The purpose of this letter is to serve as a certification that the proposal to occupy the above-referenced unit will not add flow sufficient to negatively impact the existing septic leaching system. The proposed use will serve approx. 4 Employees (max) per day and have only occasional Client's in the office for short periods of time. It will be located in 1/3 of the space previously occupied by Peachwave, and will use approx. 80 GPD which is less than the flow from the previous occupant (Peachwave @ = 480 ± GPD/3). It is recommended that water meter readings be provided quarterly to the New Fairfield Health Department.

The existing system is monitored yearly, and the flow is to be switched from rows 1, 3, 5 to 2, 4, 6, etc., every two to three years.

If you have any questions or require further information, please feel free to contact me.



Very truly yours,

  
Ralph J. Gallagher, Jr., P.E.

RJG/kjb  
Cc: M.Coschigano