

**ZONING COMMISSION**  
Town of New Fairfield  
203-312-5646 Fax 203-312-3508

**SPECIAL PERMIT APPLICATION**

Application Number \_\_\_\_\_

Map: 25 Block: 2 Lot: 9.1

Please type or print:

Date: 12/4/2020

Applicant: Spence Ridge Craftsmen (For Reilly)

Mailing Address: 35 Ball Pond Rd E. New Fairfield

Project Address: 5 Sylvan Rd

Phone No: 914 403 4593

Owner (s) of Record: Ramesh Manish + Yashodhara Dash

Address: 11 Tall Trees Rd, New Rochelle, NY

Phone No: 860-402-8869

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

\_\_\_\_\_  
\_\_\_\_\_

For the following purpose: Build stairs from on grade  
from the rear set-back line to the 440 line  
of Candlewood lake

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 News Paper).

( ) 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.

( ) Ten (10) copies 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 landscaping access & 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" x 24", 18" x 12" or 18" x 24" (Check regulations for further details).

( ) Ten (10) copies of a narrative report prepared by a Connecticut licensed engineer as required in Section 6.7 – Storm Water Management Plan.

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

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

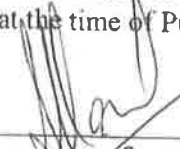
( ) Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

( ) 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**. Both certified mail receipt and return receipt shall be submitted to the Commission either before or at the time of Public Hearing.

 \_\_\_\_\_  
Signature of owner (date)

12/4/20

 \_\_\_\_\_  
Signature of Applicant (date)

12/4/2020

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



**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 Scheduled Public Hearing: \_\_\_\_\_

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

Application Approved       Application Denied

Application Approved & Modified

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

**PAH, INC.**  
**Paul A. Hiro**  
**LICENSED LAND SURVEYORS**  
**35 DANBURY ROAD**  
**NEW MILFORD, CT 06776**

Dec. 4, 2020

Mr. Evan White.  
Zoning Enforcement Officer  
Town of New Fairfield  
New Fairfield, CT

Re: Spruce Ridge Craftsmen  
5 Sylvan Road  
New Fairfield, CT

Dear Mr. White;

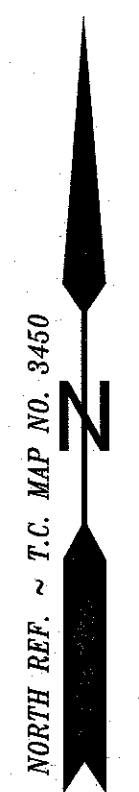
Mr. Joseph Reilly of Spruce Ridge Craftsmen came to our office today to review his plan to remove and reconstruct that portion of the stairway outside the building setback line, down by Lake Candlewood.

I can assure you that when Mr. Reilly goes for his final as-built of the residence at 5 Sylvan Road, the impervious surfaces will not exceed 10% for all the impervious components, including the residence, walks, driveway and decks.

Please call with any questions or concerns.

Sincerely

  
Paul A. Hiro



#3 SYLVAN ROAD  
N/F  
JILL S. CAPRIO-SCALERA  
PLOT J & K - T.C. MAP NO. 1027

#4 GLEN HOLLY ROAD  
N/F  
WILLIAM B. TOPF &  
CARYN E. ANGELSON

LAKE  
CANDLEWOOD

N/F  
FIRSTLIGHT  
HYDRO GENERATING CO.

#43 SYLVAN ROAD  
N/F  
LAURENT & RENATA XATART  
T.C. MAP NO. 2702

#10 SYLVAN ROAD  
N/F  
JEFF PRANAITS  
PARCEL 2A  
T.C. MAP NO. 3450

#8 SYLVAN ROAD  
N/F  
GERARD D. & KATHRYN FAGAN,  
CO-TRUSTEES  
PARCEL TWO  
T.C. MAP NO. 3450

AREA =  
65,049 SQ. FT.  
1.4933 ACRES

PORTION OF EXISTING WOOD STAIRS & WOOD LANDINGS  
TO BE REMOVED AND NEW PROPOSED FIELD STONE  
STAIRS AND WOOD LANDINGS WILL BE RE-BUILT  
ON GRADE NOT TO EXCEED 24" ABOVE GRADE

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
  - 2) REFERENCE MADE TO TOWN CLERK MAP NOS. 779, 1229, 2702, 3155, 3330, 3430, 3447, 3450 & VOL. 529 PG. 910 OF THE NEW FAIRFIELD LAND RECORDS.
  - 3) REFERENCE MADE TO "MAP SHOWING PROPERTY OF ELSIE HOLLISTER TO BE CONVEYED TO GEORGE W. COXETER AND DAVID A. WERNER, HOLLYWYLE PARK" BY SYDNEY A. RAPP, L.S., REVISED MARCH 23, 1982.
  - 4) REFERENCE MADE TO MAPS PREPARED BY THIS OFFICE FOR PROPERTIES LOCATED AT 8 SYLVAN ROAD, 10 SYLVAN ROAD, 43 SYLVAN ROAD, AND 4 GLEN HOLLY ROAD.
  - 5) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PROPERTY AS DEPICTED ON T.C. MAP NO. 3330.
  - 6) PROPERTY IS SUBJECT TO POSSIBLE UTILITY AND WATER LINE EASEMENTS. SEE T.C. MAP NO. 1229.
  - 7) MONUMENTATION FOUND OR SET DEPICTED HEREON.
  - 8) PROPOSED BUILDING COVERAGE EQUALS 3% ±.
  - 9) PROPOSED IMPERVIOUS SURFACES COVERAGE EQUALS 6% ±.



# PROPERTY SURVEY

PREPARED FOR

## MANISH RAMESH & YASHODHARA DASH

5 SYLVAN ROAD  
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

FEB. 6, 2019 SCALE: 1" = 20'  
REVISED JULY 30, 2019 FOR FOUNDATION AS-BUILT LOCATION  
REVISED SEPT. 19, 2020 FOR AS-BUILT OF STAIRS, LANDINGS AND PATH TO LAKE  
REVISED OCT. 29, 2020 TO SHOW BUILDING SETBACK LINES

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

THIS SURVEY MEETS CLASS A-2 STANDARDS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF  
**PAH, INC. ~ LAND SURVEYORS**  
35 DANBURY ROAD NEW MILFORD, CT.

**ZONING COMMISSION**  
Town of New Fairfield  
203-312-5646 Fax 203-312-3508

**SPECIAL PERMIT APPLICATION**

Application Number SP-21-001

Map: 25 Block: 2 Lot: 9.1

Please type or print:

Date: 12/4/2020

Applicant: Spice Ridge Craftsmen (Joe Reilly)

Mailing Address: 35 Ball Pond Rd E. New Fairfield

Project Address: 5 Sylvan Rd

Phone No: 914 403 4593

Owner (s) of Record: Ramesh Manish + Yashodhara Dash

Address: 11 Tall Trees Rd, New Rochelle, NY

Phone No: 860-402-8869

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

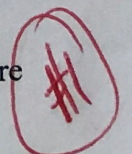
Section 6.4-(D) - Any work within  
300' ft of the 440 line.

For the following purpose: Build stairs from on grade  
from the rear set-back line to the 440 line  
of Candlewood lake

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 News Paper).

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**  
12-4-2020