

## Andrzejewski, Michelle

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**From:** Balint, Marcy <Marcy.Balint@ct.gov>  
**Sent:** Monday, April 4, 2022 12:55 PM  
**To:** Andrzejewski, Michelle  
**Cc:** Kleppin, Steven; Ifkovic, Diane  
**Subject:** FW: 48 Calf Pasture Beach Road  
**Attachments:** FM09001C0534G (1).pdf

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Hi Michelle,

Just following up with you on NFIP FEMA info as previously mentioned. Diane Ifkovic weighed in on this and I've included her comments here.

This marina site has 8 buildings on it. From the plans it looks like the restaurant is part of Building 2 on the tax card: <http://gis.vgsi.com/NorwalkCT/Parcel.aspx?Pid=9301>. Built in 2006, valued at \$907,450, so this small addition would not likely be a substantial improvement.

However, the building it is very close to a VE14 zone, and actually looks like a part of the building abuts/touches that VE zone line. I have attached the flood map, the line looks like it touches the building. Also, it is in a LiMWA zone, a coastal AE zone. So I just want them to be aware of this. When they built the building in 2006 it was likely in an AE zone. Now for construction it is in a VE zone due to the inclusion in the LiMWA area. I think it is inaccurate to say this is an AE13 flood zone on the various documents, or at least it is misleading as it is in the LiMWA zone.

The small addition, since it is not a substantial improvement, does not have to be built to VE zone standards, but since the structure was built in 2006, it should have been built to the flood zone standards in effect at that time. I assume it was in an AE zone back then.

FEMA Region I LiMWA

viewer: <https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e1b9092061a64ccb8d8902266c287e2e>

Diane S. Ifkovic  
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## Andrzejewski, Michelle

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**From:** Andrzejewski, Michelle  
**Sent:** Monday, April 4, 2022 11:43 AM  
**To:** Balint, Marcy  
**Cc:** Kleppin, Steven; Jacobson, Susan  
**Subject:** RE: 48 Calf Pasture Beach Road

Hi Marcy,

I've added the permit attached regarding public access to their file to ensure the properties required public access complies. The applicant was prompted to provide a flood certification to how the addition will comply with NFIP FEMA requirements. I have not received it yet.

Thanks again,  
Michelle

Michelle Andrzejewski  
Land Use Planner  
Planning & Zoning Department  
City of Norwalk  
(203) 854-7781

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**From:** Balint, Marcy <Marcy.Balint@ct.gov>  
**Sent:** Monday, April 4, 2022 11:17 AM  
**To:** Andrzejewski, Michelle <mandrzejewski@norwalkct.org>  
**Cc:** Kleppin, Steven <skleppin@norwalkct.org>; Jacobson, Susan <Susan.Jacobson@ct.gov>  
**Subject:** FW: 48 Calf Pasture Beach Road  
**Importance:** Low

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Hi Michelle,

Just fyi via Susan Jacobson of our office (below) regarding permit and condition issued by our office in 2007 regarding approval of a public access plan for for deck area as shown. This is not the same building (or area) as the current 92 SF addition for take out food. However, as an fyi, I am forwarding as your office may wish to confirm all public access requirements for the Marina overall are being complied with, per 2007-033 SJ COP for this site (condition #1) (public deck area with signage) as well as any others you may be aware of.

Also, for your information, I do not see in the Short Form CSPR application any evaluation as to how or how not the small 92 SF addition will conform to NFIP FEMA requirements within the AE13 zone, as may or may not apply. If there is any question, Diane Ifkovic of our office is a good resource as she is the State's FEMA NFIP Coordinator if you have any questions. [Diane.Ifkovic@ct.gov](mailto:Diane.Ifkovic@ct.gov) is best way to reach her.

Marcy L. Balint, Sr. Coastal Planner  
Land and Water Resources Division  
Connecticut Department of Energy and Environmental Protection  
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Ensuring a clean, affordable, reliable, and sustainable energy supply.*

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**From:** Jacobson, Susan <[Susan.Jacobson@ct.gov](mailto:Susan.Jacobson@ct.gov)>  
**Sent:** Friday, April 1, 2022 1:53 PM  
**To:** John Pinto <[pintoj@optonline.net](mailto:pintoj@optonline.net)>; Andrzejewski, Michelle <[mandrzejewski@norwalkct.org](mailto:mandrzejewski@norwalkct.org)>  
**Cc:** John Romano <[jcrallpool@aol.com](mailto:jcrallpool@aol.com)>; Wireland@norwalkct.org; 'Peter Johnson' <[pjkj1756@gmail.com](mailto:pjkj1756@gmail.com)>;  
[richard.treglia@gmail.com](mailto:richard.treglia@gmail.com); Balint, Marcy <[Marcy.Balint@ct.gov](mailto:Marcy.Balint@ct.gov)>  
**Subject:** RE: 48 Calf Pasture Beach Road  
**Importance:** Low

Hi Folks, I'm not sure if the take out restaurant is the same location as the site of the attached public access walkway, but an FYI if it is the same site.

Susan Jacobson, Supervising Environmental Analyst  
Land and Water Resources, Regulatory - West  
Connecticut Department of Energy and Environmental Protection  
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**From:** John Pinto <[pintoj@optonline.net](mailto:pintoj@optonline.net)>  
**Sent:** Wednesday, March 30, 2022 12:12 PM  
**To:** Andrzejewski, Michelle <[mandrzejewski@norwalkct.org](mailto:mandrzejewski@norwalkct.org)>  
**Cc:** John Romano <[jcrallpool@aol.com](mailto:jcrallpool@aol.com)>; Wireland@norwalkct.org; Jacobson, Susan <[Susan.Jacobson@ct.gov](mailto:Susan.Jacobson@ct.gov)>; 'Peter Johnson' <[pjkj1756@gmail.com](mailto:pjkj1756@gmail.com)>; [richard.treglia@gmail.com](mailto:richard.treglia@gmail.com)  
**Subject:** 48 Calf Pasture Beach Road

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Dear Ms. Andrzejewski:

The Norwalk Harbor Management Commission (NHMC) has reviewed the above-referenced Coastal Area Management application submitted to the Zoning Commission by Ms. Paige Treglia (Applicant). Please see the above attachment for Comments and recommendations from the Norwalk Harbor Management Commission

If you have any questions, please contact me (203) 984-5339 or [pintoj@optonline.net](mailto:pintoj@optonline.net).

Regards,  
John Thomas Pinto  
Chair, Application Review Committee  
Norwalk Harbor Management Commission

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