

From: Michael Weissbrod [<mailto:mweissbrod@crosskey.com>]
Sent: Thursday, April 18, 2019 5:48 PM
To: Kleppin, Steven <skleppin@norwalkct.org>; Deborah R. Brancato <DBrancato@carmodylaw.com>
Cc: Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>; Scott Mazzie <smazzie@crosskey.com>
Subject: RE: POKO Plans

Thanks for the feedback Steve. Just to clarify, the newly constructed garage would contain 100% compliant spaces and drive aisles (approximately 150 spaces). The only compact (non-conforming) would be located in the existing structure.

Thanks,



Michael Weissbrod AIA
Principal
t: 860-724-3000 x203
d: 860-308-2916
w: www.crosskey.com
a: 750 Main Street, Suite 150 Hartford, CT 06103
Architecture • Preservation • Interiors

Please note my direct dial number is now 860-308-2916



Please print this email only when necessary.

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Thursday, April 18, 2019 5:37 PM
To: Deborah R. Brancato <DBrancato@carmodylaw.com>
Cc: Todd McClutchy <todd@groupjhm.com>; Michael Weissbrod <mweissbrod@crosskey.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: Re: POKO Plans

That's pretty clear. We did put in a clause about non conforming parking on existing or approved sites, but that might be tough to argue since it's not built

Sent from my iPhone

On Apr 18, 2019, at 4:19 PM, Deborah R. Brancato <DBrancato@carmodylaw.com> wrote:

Here's what the LDA says about this:

All parking shall be constructed in a manner to comply with the Zoning Regulations (as the same may be amended or as such relief may be granted by the Norwalk Zoning Commission or Zoning Board of Appeals), as to the number of required

spaces and dimension of the spaces, including but not limited to such matters as the number of handicapped spaces, parking requirements by land use type and shared parking reductions permitted by the Zoning Regulations.

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Thursday, April 18, 2019 4:08 PM
To: Deborah R. Brancato <DBrancato@carmodylaw.com>
Cc: Todd McClutchy <todd@groupjhm.com>; Michael Weissbrod <mweissbrod@crosskey.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: [EXTERNAL] Re: POKO Plans

Does it contain language about the spaces conforming to city code/rules/standards? I'm wondering if the LDA gives the flexibility to count those?

Sent from my iPhone

On Apr 18, 2019, at 2:38 PM, Deborah R. Brancato <DBrancato@carmodylaw.com> wrote:

I don't believe the LDA speaks to this level of detail about sizing of parking spaces.

Deborah R. Brancato | [Bio](#)
Carmody Torrance Sandak & Hennessey LLP
707 Summer St | Stamford, CT 06901-1026
Direct: [203-252-2648](tel:203-252-2648) | Fax: [203-325-8608](tel:203-325-8608)
DBrancato@carmodylaw.com | www.carmodylaw.com

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Thursday, April 18, 2019 11:23 AM
To: Todd McClutchy <todd@groupjhm.com>
Cc: Michael Weissbrod <mweissbrod@crosskey.com>; Sheehan, Timothy <TSheehan@norwalkct.org>; Deborah R. Brancato <DBrancato@carmodylaw.com>
Subject: [EXTERNAL] Re: POKO Plans

So the project requires ~130 spaces to be zoning compliant under the new regs. If that is met on the theater site, would the compact spaces as proposed be consistent with the LDA?

Sent from my iPhone

On Apr 18, 2019, at 9:22 AM, Todd McClutchy <todd@groupjhm.com> wrote:

Hi Steve – sorry to nudge but we're doing our best to meet some tight deadlines. Were you able to identify anything that could accommodate the compact spaces as it relates to the existing structure? Due to the column spacing and overall layout, there is a significant loss of parking spaces which really only become dead space if a portion of the compacts cannot be utilized. If needed mike can speak to this further and as he's indicated below the compacts and tandems in the parking structure

across the street have been eliminated. Pls let us know your thoughts and again sorry to bug you when you're out.

Todd D. McClutchy
JHM Financial Group, LLC
Direct: (203) 595-5172
Company: (203) 348-2644 ext 404

PLEASE NOTE OUR NEW MAILING ADDRESS AS OF JANUARY 1, 2019
1266 East Main Street, Suite 601 | Stamford, CT 06902

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Wednesday, April 17, 2019 3:54 PM
To: Michael Weissbrod <mweissbrod@crosskey.com>; Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Cc: Deborah R. Brancato <DBrancato@carmodylaw.com>
Subject: RE: POKO Plans

I don't see where the compact are allowed but will take another look.

Steve

From: Michael Weissbrod [<mailto:mweissbrod@crosskey.com>]
Sent: Wednesday, April 17, 2019 3:23 PM
To: Kleppin, Steven <skleppin@norwalkct.org>; Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Cc: Deborah R. Brancato <DBrancato@carmodylaw.com>
Subject: RE: POKO Plans

Hi Steve, thanks for the feedback.

As discussed, we will eliminate all tandem spaces on both parcels to achieve our parking count. In terms of proposed compact spaces, it was my understanding that some compact spaces would be allowed, but only within the partially constructed structure (i.e., no compact spaces in the new garage). To clarify, are compact spaces not allowed in either parcel or are they just not allowed in the new parking garage?

Thanks again,
<image001.jpg>

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Please print this email only when necessary.

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Wednesday, April 17, 2019 1:57 PM
To: Todd McClutchy <todd@groupjhm.com>; Michael Weissbrod <mweissbrod@crosskey.com>; Sheehan, Timothy <TSheehan@norwalkct.org>

Cc: Deborah R. Brancato <DBrancato@carmodylaw.com>
Subject: RE: POKO Plans

I took another look at the packet, the 1 issue I see is the parking, specifically the compact & tandem spaces. The regs don't allow tandem and the compact is only allowed under very specific circumstances and not applicable here. Once the deck layout and space dimensions are confirmed you'll know the total number of compliant spaces. From the zoning standpoint you might be ok with the total but need to work out how that affects the LDA.

I'm out tomorrow and Friday but will be checking emails.

Steve

From: Todd McClutchy [<mailto:todd@groupjhm.com>]
Sent: Tuesday, April 9, 2019 3:37 PM
To: Michael Weissbrod <mweissbrod@crosskey.com>; Kleppin, Steven <skleppin@norwalkct.org>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

Ok with me

Todd D. McClutchy
JHM Financial Group, LLC
Direct: (203) 595-5172
Company: (203) 348-2644 ext 404

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1266 East Main Street, Suite 601 | Stamford, CT 06902

From: Michael Weissbrod <mweissbrod@crosskey.com>
Sent: Tuesday, April 9, 2019 3:36 PM
To: Kleppin, Steven <skleppin@norwalkct.org>; Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

8am is ok with me.

Thanks,
<image002.jpg>
Please note my direct dial number is now 860-308-2916



Please print this email only when necessary.

From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Tuesday, April 9, 2019 2:58 PM
To: Michael Weissbrod <mweissbrod@crosskey.com>; Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

I only have 8 AM open Thursday morning.

Steve

From: Michael Weissbrod [<mailto:mweissbrod@crosskey.com>]
Sent: Tuesday, April 9, 2019 2:56 PM
To: Todd McClutchy <todd@groupjhm.com>; Kleppin, Steven<skleppin@norwalkct.org>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

Thursday morning works for me.

Thanks,

<image003.jpg>

Please note my direct dial number is now 860-308-2916



Please print this email only when necessary.

From: Todd McClutchy <todd@groupjhm.com>
Sent: Tuesday, April 9, 2019 2:55 PM
To: Kleppin, Steven <skleppin@norwalkct.org>; Sheehan, Timothy <TSheehan@norwalkct.org>
Cc: Michael Weissbrod <mweissbrod@crosskey.com>
Subject: RE: POKO Plans

How about Thursday AM? Does that work for others?

Todd D. McClutchy
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Company: (203) 348-2644 ext 404

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From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Tuesday, April 9, 2019 2:50 PM
To: Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

My guess is that is too tight.

From: Todd McClutchy [<mailto:todd@groupjhm.com>]
Sent: Tuesday, April 9, 2019 1:41 PM
To: Kleppin, Steven <skleppin@norwalkct.org>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

11?

Todd D. McClutchy
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From: Kleppin, Steven <skleppin@norwalkct.org>
Sent: Tuesday, April 9, 2019 1:39 PM
To: Todd McClutchy <todd@groupjhm.com>; Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: RE: POKO Plans

We both might be in a meeting past then.

From: Todd McClutchy [<mailto:todd@groupjhm.com>]
Sent: Tuesday, April 9, 2019 1:37 PM
To: Sheehan, Timothy <TSheehan@norwalkct.org>
Cc: Kleppin, Steven <skleppin@norwalkct.org>
Subject: RE: POKO Plans

Does 10 or 1030 work?

Todd D. McClutchy
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Company: (203) 348-2644 ext 404

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From: Sheehan, Timothy <TSheehan@norwalkct.org>
Sent: Tuesday, April 9, 2019 1:20 PM
To: Todd McClutchy <todd@groupjhm.com>
Cc: Kleppin, Steven <skleppin@norwalkct.org>
Subject: FW: POKO Plans

?

From: Kleppin, Steven
Sent: Tuesday, April 09, 2019 1:19 PM
To: Sheehan, Timothy <TSheehan@norwalkct.org>
Subject: POKO Plans

Tim,

Tomorrow is a little tight. Is there a time they had in mind?

Steve

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