

**ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING  
MONDAY, DECEMBER 1<sup>st</sup>, 2025, 7:30 P.M.  
ZOOM MEETING PLATFORM (DRAFT)**

Present: Jacqueline Isaacson, Chair; Alan Budkofsky, Seth Pitts, Pansy Archer, Shirley Williams

Absent: Shirley Williams; Vivilyn Smith

Also Present: Mr. Alex Samalot, Zoning Enforcement Officer; and Ms. Rebecca Jones, Recording Secretary.

**I. Call to Order**

Chair Isaacson called the meeting to order at 7:30pm.

**Motion to amend the agenda to move Item 6: New Business before Item 2: Approval of Minutes made by Commissioner Isaacson; seconded by Commissioner Budkofsky and approved unanimously by a 5-0-0 vote.**

**II. New Business**

a. Election of Chairperson

**Motion to nominate Jackie Isaacson as Zoning Board of Appeals Chairperson made by Commissioner Archer; seconded by Commissioner Budkofsky.**

**Motion to close nominations for Chairperson made by Commissioner Budkofsky; seconded by Commissioner Archer and approved unanimously.**

The original motion was approved unanimously.

b. Election of Secretary

**Motion to nominate Alan Budkofsky as Zoning Board of Appeals Secretary made by Commissioner Isaacson; seconded by Commissioner Archer.**

**Motion to close nominations for Secretary made by Commissioner Isaacson; seconded by Commissioner Archer and approved unanimously.**

The original motion was approved unanimously.

**III. Approval of Minutes**

a. September 8, 2025

**Motion to approve the September 8, 2025 meeting minutes made by Commissioner Budkofsky; seconded by Commissioner Archer and approved unanimously by a 5-0-0 vote.**

b. November 3, 2025

**Motion to approve the November 3, 2025 meeting minutes made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously by a 5-0-0 vote.**

#### **IV. Public Hearings**

- a. 92 Granby Street—Applicant: Oguz Kuruca Owner: 86 Granby Street LLC, Principal Hasan Kuruca, for a Variance of the Zoning Regulations Section 8.1.C.1 Nonconforming Uses of Land and Section 4.3.B (Lot Area Bulk Requirements of the I-1 District, front yard setback) to expand the legal preexisting nonconforming gasoline service station use and construct a fuel island canopy within the required front yard setback.

Mr. James DiMeo was present on behalf of the applicant. This variance request is to expand the legal pre-existing nonconforming gasoline service station use and construct a fuel island canopy within the required front yard setback. This parcel is in the I-1 zone and is developed with a building with two garage bays and an office. There are currently two compressed natural gas dispensers as well as other associated improvements. All abutting properties are within the same zone. There are no wetlands as depicted on GIS mapping, however, some amount of wetlands are depicted east of the property. Mr. DiMeo detailed the proposed site changes, which includes adding a second entrance and exit to the site along with a proposed sidewalk, EV charging stations and replacement of the existing dispensers with diesel pumps. Previous approvals for this site were reviewed.

Commissioner Budkofsky confirmed that there is adequate clearance for multiple tractor trailers. There will be no used car sales. Commissioner Budkofsky confirmed that the property owner is amenable to voiding all previous variance approvals from 2018. Hours of operation for the gas station will be between 6:00am and 10:00pm. Mr. Samalot shared his comments. The public hearing was opened for public comment, which there was none.

**Motion to close the public hearing made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously by a 5-0-0.**

**Motion to grant the variance as requested for 92 Granby Street, Bloomfield, CT of the Zoning Regulations Section 8.1.C.1 Nonconforming Uses of Land and Section 4.3.B (Lot Area Bulk Requirements of the I-1 District, front yard setback) to expand the legal pre-existing non-conforming gasoline service station use and construct a fuel island canopy within the required front yard setback to void the variances granted June 28, 2018 and December 28, 2018 regarding used car dealership and based on the plans dated October 21, 2025 made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously.**

- b. 919 Blue Hills Ave—Applicant/Owner: Dan Preniqi, for a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming fueling station use and associated structure.

The applicant's representative had difficulty connecting his microphone and camera. After an extended period of effort, the commissioners agreed to table this application.

**Motion to table this application to the January 5, 2026 meeting made by Commissioner Budkofsky; seconded by Commissioner Archer and approved unanimously.**

**V. Old Business**

Chairperson Isaacson requested an executive session in the future to discuss open items in litigation.

**VI. Adjournment**

**It was moved by Commissioner Budkofsky, seconded by Commissioner Pitts and voted unanimously to adjourn the meeting at 7:45 p.m.**

DRAFT