

PUBLIC HEARING NOTICE

Certificates of Mailing

September 8, 2025

Re: Zoning Board of Appeals Variance Application
Basser-Kaufman of Derby, LLC (Applicant)
Charles S. Opuszynski Trust (Property Owner):
552 New Haven Avenue (Property)

To Whom It May Concern:

As a property owner within 150' of the above-captioned Property, please be advised that the Applicant has submitted a Variance Application to the Derby Zoning Board of Appeals to reduce the required minimum side yard setback from twenty feet (20') to one foot (1') to construct a new bank building on the Property.

The Derby Zoning Board of Appeals will hold a public hearing on September 18, 2025 at 6:30 PM to consider this application. The hearing will be held at the Derby City Hall, 1 Elizabeth Street, Derby, CT and via Zoom.

A copy of the Agenda is enclosed.

Relevant application materials are on file in the Derby City Hall Planning and Zoning Office for inspection.

If you have further questions, please feel free to call me at (203) 877-8000.

Very truly yours,

John W. Knuff

JOHN W. KNUFF
Attorney for the Applicant

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 11:24 am, Sep 15, 2025

Sam Pollastro Jr, Chairman
John Kowank
Earl Robinson
Jeffrey Bell
Ray Bowers

David Reed, Alternate
Rita Pelaggi, Alternate

City of Derby

Zoning Board of Appeals

The Zoning Board of Appeals will hold the monthly meeting on **Thursday, September 18, 2025** at **6:30 p.m.** at City Hall, 1 Elizabeth Street and via ZOOM, the following will be acted upon.

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Portion
5. Approval of minutes – May 15, 2025
6. Applicant: Sub-Tenant Chase Bank for Bassler-Kaufman of Derby, LLC., 151 Irving Place, Woodmere New York 11598., Location of affected premises: 552 New Haven Avenue, Derby, CT 06418. Appealing the Derby Zoning Regulations 195-15 E(6) for a side yard variance to allow a one foot side yard setback where the required setback is twenty feet for the purpose of replacing the current structure (formerly Starbucks) with a new structure (Chase Bank) that will be reoriented on the parcel.
7. Public portion for application
8. Action on application
9. ADJOURNMENT

Join Zoom Meeting from your computer
- <https://us02web.zoom.us/j/88915411279>
Meeting ID: 889 1541 1279


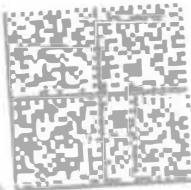

Dial by your location - +1 929 205 6099 Meeting ID: 889 1541 1279

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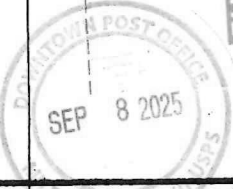

Name and Address of Sender Hurwitz, Sagarin Slossberg & Knuff, LLC 135 Broad Street Milford, Connecticut 06460	TOTAL NO of Pieces Listed by Sender 4	TOTAL NO of Pieces Received at Post Office™ 4	Affix Stamp Here Postmark with Date of Receipt.   quadient CORRECTION IMI \$002.80⁰ 09/08/2025 ZIP 06460 043M31234614 US POSTAGE
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	3-2-34 KP HILLTOP COMMONS LLC 275 MAMARONECK AVE WHITE PLAINS NY 10605				
2.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
3.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
4.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
5.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
6.					

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	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	3-2-31-32 BASSER-KAUFMAN OF DERBY, LLC 151 IRVING PL WOODMERE NY 11598				
2.	4-3-39 500 NHA LLC 123 BANK ST WATERBURY CT 06702				
3.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
4.	3-2-33 OPUSZYNSKI CHARLES S TRUST 151 IRVING PL WOODMERE NY 11598				
6.					

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Milford, Connecticut 06460

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4

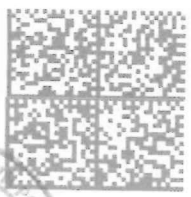
TOTAL NO
of Pieces Received at Post Office™

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[Signature]

Affix Stamp Here
Postmark with Date of Receipt.



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CORRECTION
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US POSTAGE

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	3-2-28 STUZ LLC 26 HIGHLAND AVE ANSONIA CT 06401				
2.	4-3-39 500 NHA LLC 101 MERRITT BLVD TRUMBULL CT 06611				
3.	3-2-34 DERBY IMPROVEMENTS LLC 565 TAXTER RD SUITE 400 ELMSFORD NY 10523				
4.	RIVERA, ROBERTO H RIVERA, LUISA M RIVERA, GLADYS M 1057 BEECHLAWN TERRACE ORANGE, CT 06477				
6.					

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3-2-34
KP HILLTOP COMMONS LLC
275 MAMARONECK AVE
WHITE PLAINS NY 10605

3-2-31-32
BASSER-KAUFMAN OF DERBY, LLC
151 IRVING PL
WOODMERE NY 11598

3-2-28
STUZ LLC
26 HIGHLAND AVE
ANSONIA CT 06401

4-3-39
500 NHA LLC
101 MERRITT BLVD
TRUMBULL CT 06611

4-3-39
500 NHA LLC
123 BANK ST
WATERBURY CT 06702

4-3-39
500 NHA LLC
101 MERRITT BLVD
TRUMBULL CT 06611

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500 NHA LLC
101 MERRITT BLVD
TRUMBULL CT 06611

4-3-39
500 NHA LLC
101 MERRITT BLVD
TRUMBULL CT 06611

3-2-34
DERBY IMPROVEMENTS LLC
565 TAXTER RD SUITE 400
ELMSFORD NY 10523

4-3-39
500 NHA LLC
101 MERRITT BLVD
TRUMBULL CT 06611

3-2-33
OPUSZYNSKI CHARLES S TRUST
151 IRVING PL
WOODMERE NY 11598

One property owner in Orange:

Rivera, Roberto H
Rivera, Luisa M
Rivera, Gladys M
1057 Beechlawn Terrace
Orange, CT 06477

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