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Derby, CT 06418

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Ronald L Allen Jr
23 Burtville Ave.
Derby CT 06418

Helena, Bogdan & Tadeusz Pracon
20 Burtville Avenue
Derby CT 06418

Luz Falcon
16 Burtville Ave
Derby CT 06418

Preferred Management LLC
Property Manager for Commodore Commons
241 Main St
Ansonia CT 06401

Tom Keogh & Family
156 New Haven Ave
Derby CT 06418

Gabriella McCurdy
16 Pine Hill Ave Ext
Norwalk CT 06855

5. Donna L Pernigotti
14 Burtville Ave
Derby CT 06418

6. Pasquale Civitella
P.O. Box 200
Ansonia CT 06401

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 2:42 pm, Jun 15, 2026

PS Form **3665**, January 2017 (Page 1 of 1) PSN 7530-17-000-5349

Certificate of Mailing — Firm

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NOTIFICATION LETTER
PLANNING & ZONING COMMISSION SITE PLAN APPLICATION

To: Ronald L Allen Jr
23 Burtville Ave.
Derby CT 06418

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

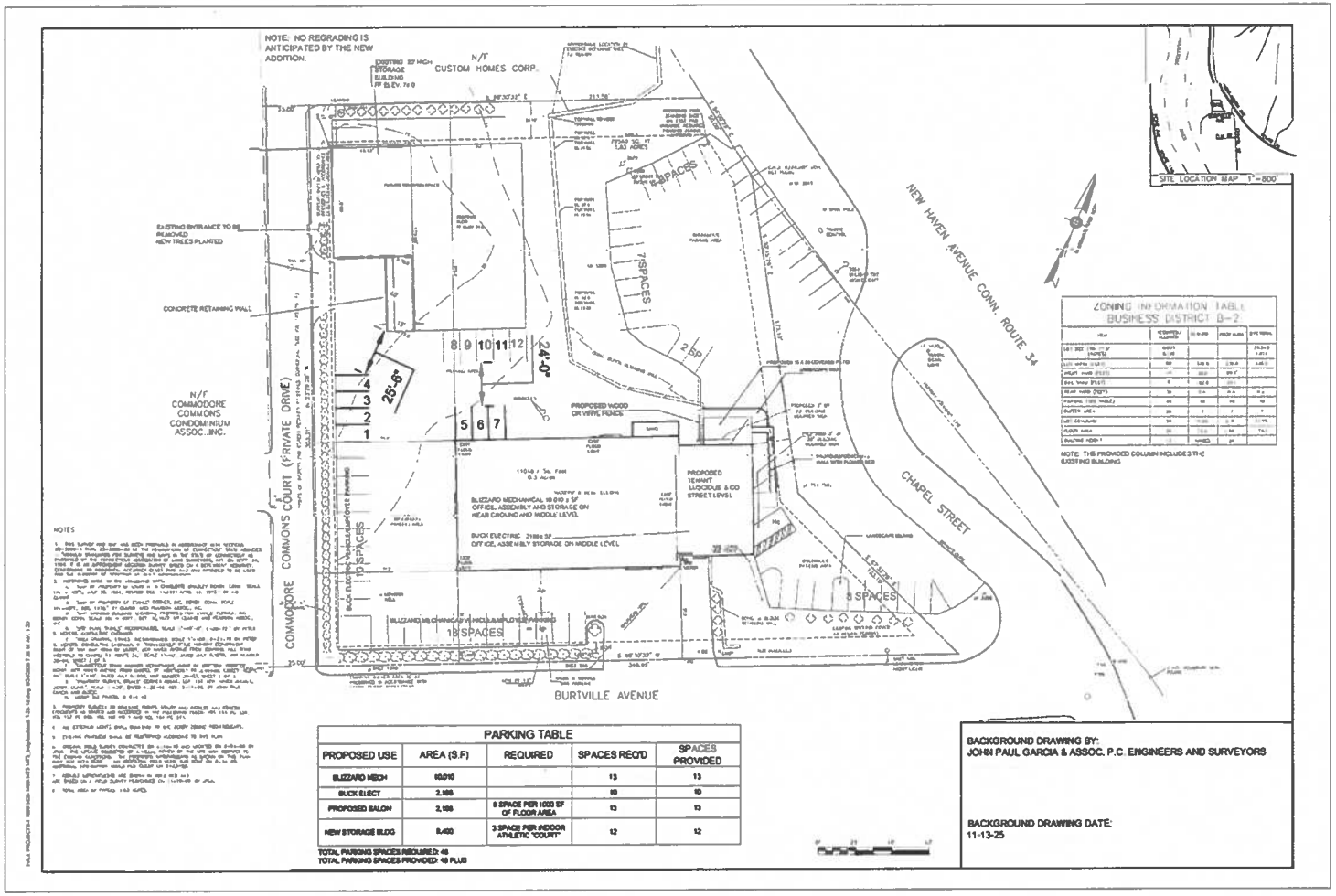
Re: NOTICE OF SITE PLAN APPLICATION
June 16, 2026
Planning and Zoning Commission

Pursuant to §195-141(C)(4) of the Derby Zoning Regulations, you are hereby notified that a pending Site Plan application for an indoor batting cage and baseball practice area on property known as 155 New Haven Avenue. A copy of the site plan is enclosed.

The pending application will heard by the Planning and Zoning Commission on June 16, 2025, at 7:00PM at its in person meeting which is also available on Zoom. A presentation by the applicant may be made at that meeting.

If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com** or **Lisa Narowski** at the Zoning Department at 203-736-1471 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.

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PROPOSED USE	AREA (S.F)	REQUIRED	SPACES REQ'D	SPACES PROVIDED
BLIZZARD MECH	10,010		13	13
BUCK ELECT	2,188		10	10
PROPOSED SALON	2,188	6 SPACE PER 1000 SF OF FLOOR AREA	13	13
NEW STORAGE BLDG	6,400	3 SPACE PER INDOOR ATHLETIC "COURT"	12	12

TOTAL PARKING SPACES REQUIRED: 48
TOTAL PARKING SPACES PROVIDED: 49 PLUS

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

DRAFT

PROPOSED PARKING SPACES
155 NEW HAVEN AVENUE
DERBY, CT 06418

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REV:	
DATE:	02/16/2026
SCALE:	1"=60'-0"
DATUM:	NAVD88
PROJECT NO.	N/A
DRAWING NO.	SEA-001

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 2:43 pm, Jun 15, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION SITE PLAN
APPLICATION

To: Luz Falcon
16 Burtville Ave
Derby CT 06418

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

Re: NOTICE OF SITE PLAN APPLICATION
June 16, 2026
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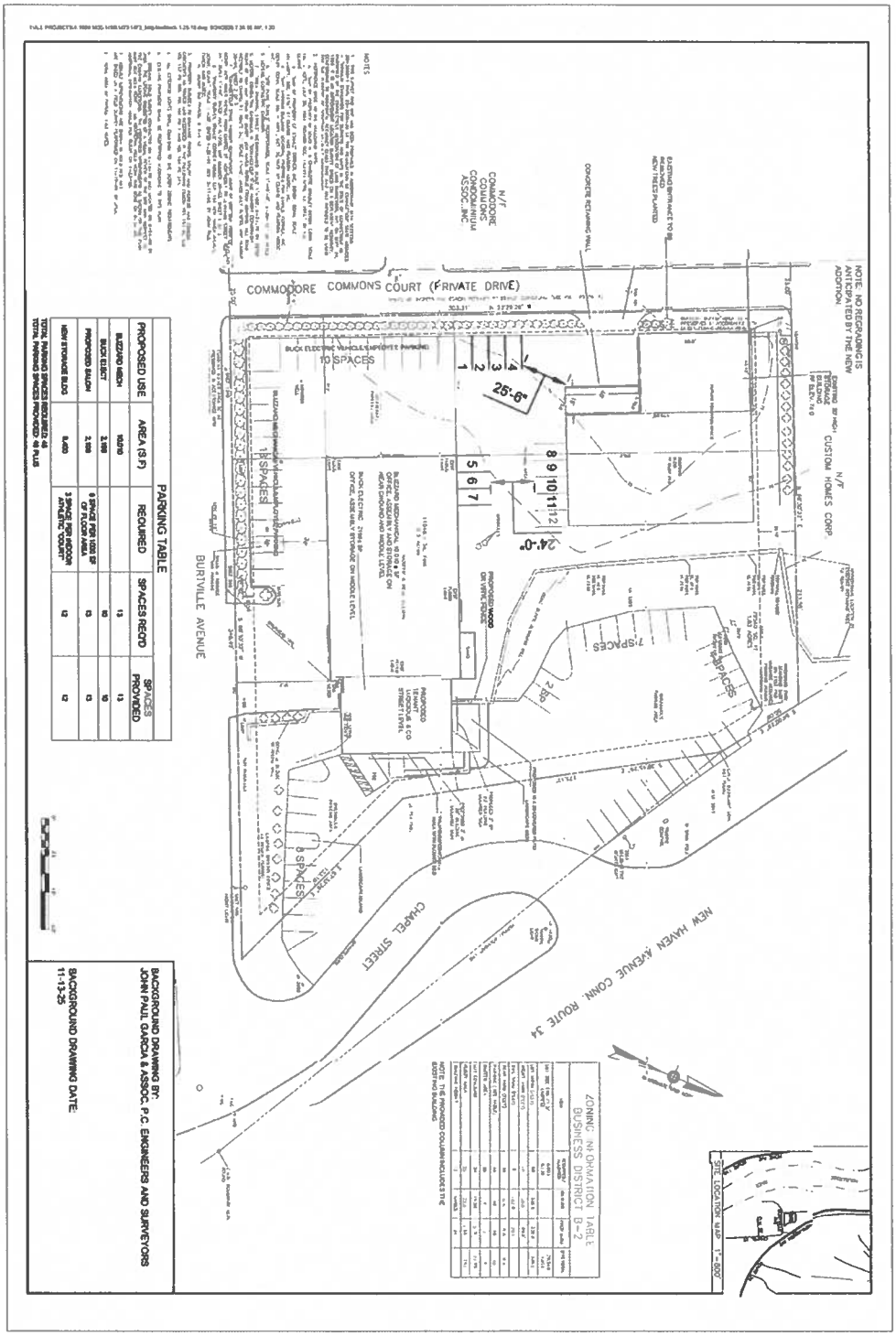
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155 NEW HAVEN AVENUE
DERBY, CT 06418

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	02/16/2026	1"=60'-0"	NAVD88	N/A	SEA-001

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION SITE PLAN
APPLICATION

To: Tom Keogh & Family
156 New Haven Ave
Derby CT 06418

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

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June 16, 2026
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NOTIFICATION LETTER
PLANNING & ZONING COMMISSION SITE PLAN APPLICATION

To: Gabriella McCurdy
16 Pine Hill Ave Ext
Norwalk CT 06855

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

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To: Donna L Pernigotti
14 Burtville Ave
Derby CT 06418

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

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To: Helena, Bogdan & Tadeusz Pracon
20 Burtville Avenue
Derby CT 06418

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

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NOTIFICATION LETTER
PLANNING & ZONING COMMISSION SITE PLAN
APPLICATION

To: Preferred Management LLC
Property Manager for Commodore Commons
241 Main St
Ansonia CT 06401

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

Re: NOTICE OF SITE PLAN APPLICATION
June 16, 2026
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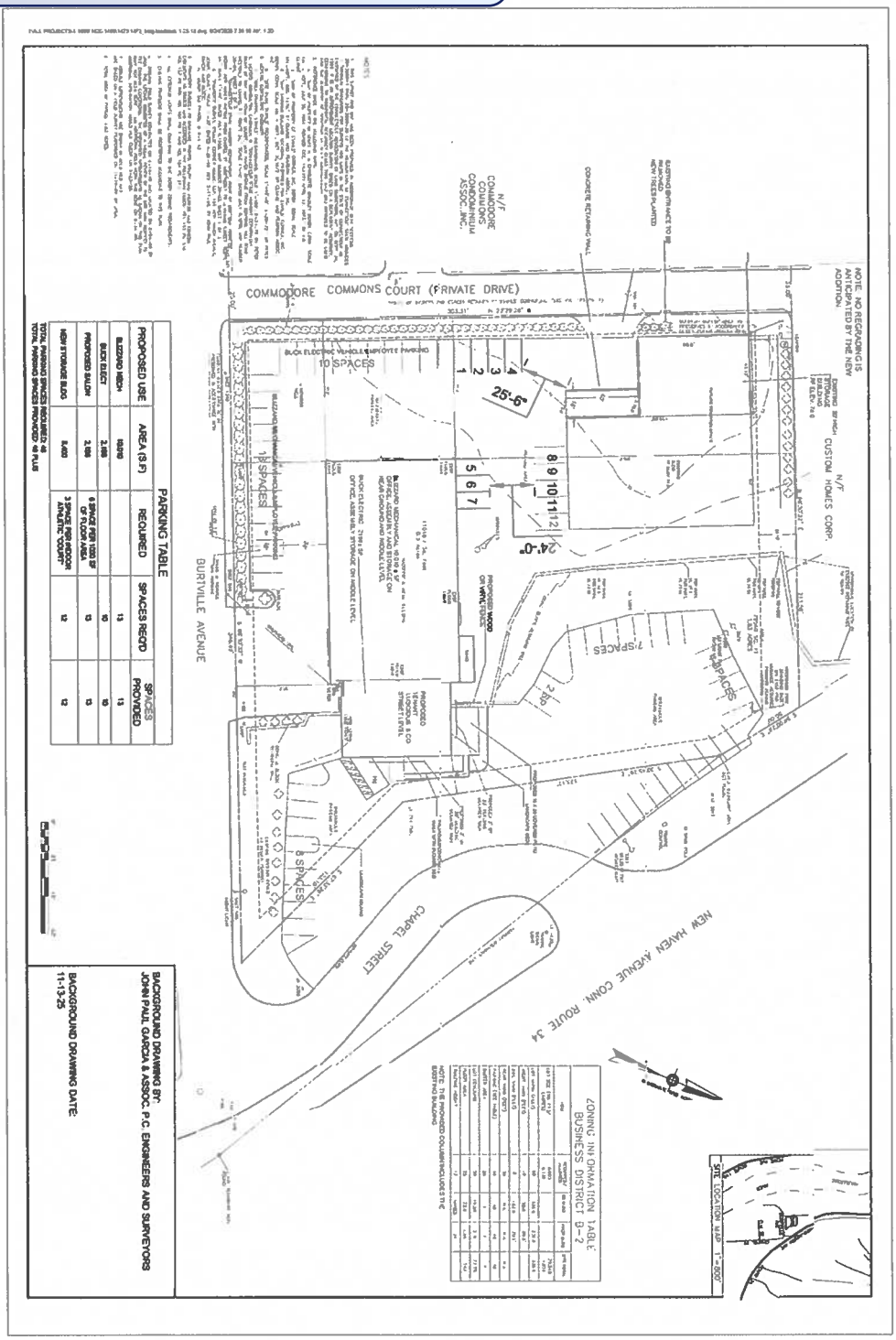
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PARKING TABLE				
PROPOSED USE	AREA (S.F)	REQUIRED	SPACES REQ'D	SPACES PROVIDED
BLIZZARD MECH.	6976		13	13
BUCK ELECT.	2,166		10	10
PROPOSED SALON	2,166	6 SPACE PER 1000 SF OF FLOOR AREA	13	13
NEW STORAGE BLDG.	8,400	3 SPACE PER 1000 SQUARE FEET	12	12
TOTAL PARKING SPACES REQUIRED 48 PLUS				
TOTAL PARKING SPACES PROVIDED 48				12

BACKGROUND DRAWING BY:
JOHN PAUL GARCIA & ASSOC. P.C. ENGINEERS AND SURVEYORS

BACKGROUND DRAWING DATE:
11-13-25

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To: Pasquale Civitella
P.O. Box 200
Ansonia CT 06401

From: **CUSTOM ATHLETIC LABS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **June 9, 2026**

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