SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

June 16, 2026

Mr. Aniello D. Malerba lll, Chairman
City of Derby Planning and Zoning Commisison
1 Elizabeth Street
Derby, CT 06418

SLR Project No.: 141.11563.00023

RE: Custom Athletic Labs, LLC
155 New Haven Avenue
Derby, Connecticut

Dear Mr. Malerba,

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application. Our office received the following documents in support of this application:

1. Application with Statement of Use
2. Floor Plan, no scale shown, undated, author unknown.
3. Plan entitled "Proposed Parking Spaces, 155 New Haven Avenue, Derby, Connecticut, ," scale: 1"=60', dated February 16, 2026, author unknown.
4. Copies of letters sent to abutters and certificates of mailings received from USPS

Review Comments

Based upon the documents received in support of this application, we offer the following comments:

1. In accordance with Section 195-141, the applicant has provided evidence of notice to abutting property owners adjacent of the subject parcel.
2. The site plan includes roughly 53 parking spaces on site, which exceeds the required parking for the cumulative uses. Consideration should be given to eliminating the three spaces shown as spaces 5-7 adjacent to the larger building occupied by Blizzard Mechanical to facilitate loading spaces for adjacent uses.
3. Will the proposed use generate any noise outside of the building (i.e. the noise from bats hitting the balls)?
4. Does the applicant anticipate any gatherings such as birthday parties or any other special events that may generate a large parking demand than typical usage?

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5. Are any additional site lights or building mounted lights needed to support the proposed use?

6. Any signage must be reviewed by the Zoning Enforcement Officer.

7. While typically reviewed at the time of a building permit application, consideration should be given to providing one handicapped accessible space adjacent to this building.

At the Commission's request, we have provided the applicant and their representatives with a copy of this letter. Should you have any questions or concerns, please do not hesitate to contact our office at 203-271-1773.

Regards,

SLR International Corporation

Ryan McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

cc: Mayor Joseph L. DiMartino – City of Derby
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC
Dominick Thomas, Esq, – Cohen & Thomas, Attorneys at Law
Kevin White – Derby Zoning Enforcement Officer

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