

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, SEPTEMBER 1, 2026**

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
111 North Main Street
Council Chambers
First Floor

ROLL CALL:

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Acting Chairman and Vice Chairman)	X	
	Rory Ghio (Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko		X
ALTERNATE MEMBERS:			
	Jonathan Lukasiewicz	X	
	Joseph Kelaita	X	
	Mathew Biadun	X	
STAFF:		X	
	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called the meeting to order at 6:00 P.M.

Chairman Rafaniello reminded the Commission the next regular meeting was on Tuesday, October 6, 2026.

2. Public Participation

3. Public Hearings

- a. Application #3832 – 1. Appeal of the Notice of Decision of the City of Bristol Zoning Enforcement Officer for Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; the Notice of Decision publication on March 5, 2026, commenced a 30-day appeal period that ended on April 5, 2026; this appeal application was filed on April 29, 2026. 2. Appeal of the City of Bristol Zoning Enforcement Officer's decision approving Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; Assessor's Map 24, Lot 236-14; Zone: BG (General Business) zone; OSJ of Bristol, LLC, owner/appellant - PUBLIC HEARING POSTPONED FROM THE JULY 7, 2026 REGULAR MEETING.

Acting Chairman Pecevich designated Commissioners Rafaniello, Ghio, Radke, Kelaita and Pecevich to vote on Application #3832.

Commissioner Ghio read into the record a letter received dated August 31, 2026, from Attorney Geoffrey W. Millsom to Chairman Rafaniello, regarding the request to withdraw the Appeal for Application #3832.

MOTION: Move to accept the letter dated August 31, 2026, requesting the withdrawal of the Appeal for Application #3832.

By: Kelaita

Seconded: Rafaniello.

For: Radke, Kelaita, Ghio, Rafaniello and Pecevich.
Against: None.
Abstain: None.

The appeal is withdrawn.

- b. Application #3833 – Request for a variance from Article III, Section 13.2 of the Zoning Regulations to reduce the minimum number of parking spaces required from 149 spaces to 110 spaces for a Tennis or Racquet Club at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC., applicant; Bristol NYCEB, LLC, owner.

Acting Chairman Pecevich designated Commissioners Rafaniello, Ghio, Radke, Kelaita and Pecevich to vote on Application #3833.

The City Planner noted that the legal notice was correct for the application but the application should have been amended to show the I Zone and the BG Zone on the application. The City Planner requested Attorney James Ziogas send an email in the morning to amend the application.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the request was an adaptive reuse of a non-residential building. Attorney Ziogas noted the applicant wanted to bring a new type of racquet club to Bristol called padel-ball with 4 double courts (16 spaces) and 1 single court (6 spaces) with spectator viewing. The attorney said the category was discussed and racquet club fit the closest description.

Attorney Ziogas noted 149 parking spaces were required but was excessive because there are existing parking spaces. The attorney verified the best amount of parking spaces was a proposed 110 parking spaces. Attorney Ziogas indicated the Regulations required parking that exceeded the ability to create this much traffic.

Attorney Ziogas noted a lot of the trucks would be removed from Liberty Recycling to their own site. The attorney specified the parking lot would be paved and restriped and the site would be cleaned up. Attorney Ziogas stated the building would be retrofitted and cleaned up for the use.

Yosire Rosenberg of Bristol NYCEB, LLC, 4800 14th Avenue, Brooklyn, NY, explained one of the existing uses of the building was for LK Tempered Glass with 80,000 sq. ft. Mr. Rosenberg said there were a lot of tenants in the building when the building was purchased. The owner said the LK Tempered Glass tenant required 10 parking spaces for 10 employees.

Charles Nyberg, architectural consultant, 225 North Main St., representing the applicant, estimated the percentage was 50% for the paved and unpaved parking area for the total property. Mr. Nyberg explained the driveway to be constructed would access the rear of the site to get to the southeast side of the building because the existing access is difficult for vehicles now.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Kelaita

Seconded: Ghio.

For: Radke, Kelaita, Ghio, Rafaniello and Pecevich.
Against: None.
Abstain: None.

The Board commented the plan would clean up the property and improve the building and parking areas. The Board stated that the classification of the facility was reviewed to the closest category and the required parking spaces were on that basis. The Board thought the provided parking spaces was appropriate for the proposed tenant and the existing tenants.

MOTION: Move to approve Application #3833 – Request for a variance from Article III, Section 13.2 of the Zoning Regulations to reduce the minimum number of parking spaces required from 149 spaces to 110 spaces for a Tennis or Racquet Club at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC., applicant; Bristol NYCEB, LLC, owner, in accordance with the plot plan and information submitted.

By: Ghio

Seconded: Kelaita.

For: Radke Kelaita, Ghio, Rafaniello and Pecevich.

Against: None.

Abstain: None.

The application is approved.

- c. Application #3834 – Request for a variance from Article II, Section 8.1.J. of the Zoning Regulations to reduce the 25' ft. minimum rear yard abutting a Residential zone to 15 ft. for the construction of a 2,640 sq. ft. proposed convenience store at 34 Farmington Avenue; Map 24, Lot 221; BG (General Business) zone; Sidhi Vinayak Petroleum, Inc applicant/owner.

Acting Chairman Pecevich designated Commissioners Rafaniello, Ghio, Radke, Kelaita and Pecevich to vote on Application #3834.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the applicant wanted to constructed a new convenience store to replace the existing convenience store and improve the property. Attorney Ziogas highlighted on the west side of the site the diesel fuel pump would be relocated where vehicle enter this area. The attorney described the pedestrian concerns with the existing building, canopy, fuel pumps and no parking for the convenience store.

Attorney Ziogas added the existing convenience store, rear building and fuel pump (west side of site) would be demolished and then construct a new convenience store. The attorney indicated the hardship was the 15 ft. setback in the rear yard. Attorney Ziogas stated there would be a new retaining wall with a 6 ft. fence on top of it with landscaping behind the fence for a buffer for the neighbors that included a slope.

Board inquires: Attorney Ziogas verified the fuel tanks in the rear yard would be replaced.

James Galella of John Catapano, P.E. of Catapano Engineering & Architecture, P.C., 175 Broadhollow Rd., Melville, NY, representing the applicant explained the existing 5 fuel tanks to the rear of the existing building and canopy. Mr. Galella said the 5 fuel tanks would be replaced with 3 new fuel tanks in the same location. The engineer outlined there would be new parking in front of the proposed convenience store. Mr. Galella overviewed the truck traffic pattern that would not interfere with customer vehicles or pedestrians. The engineer indicated the canopy was 13.3 ft. from the bottom clearance.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Kelaita

Seconded: Ghio.

For: Radke Kelaita, Ghio, Rafaniello and Pecevich.

Against: None.

Abstain: None.

The Board had no concerns with the site layout, setbacks and driving to the rear of the site. The Board agreed with the hardship near the rear property line and the safety of the drivers and pedestrians. The Board was in agreement that there would be improved access to the site.

MOTION: Move to approve Application #3834 – Request for a variance from Article II, Section 8.1.J. of the Zoning Regulations to reduce the 25' ft. minimum rear yard abutting a Residential zone to 15 ft. for the construction of a 2,640 sq. ft. proposed convenience store at 34 Farmington Avenue; Map 24, Lot 221; BG (General Business) zone; Sidhi Vinayak Petroleum, Inc., applicant/owner, in accordance with the plot plan and information submitted.

By: Ghio

Seconded: Kelaita.

For: Radke Kelaita, Ghio, Rafaniello and Pecevich.

Against: None.

Abstain: None.

The application is approved.

4. Approval of Minutes

a. Regular Meeting — July 7, 2026

Acting Chairman Pecevich designated Commissioners Rafaniello, Ghio, Radke, Kelaita and Pecevich to vote on the July 7, 2026, regular meeting minutes.

Commissioner Radke noted a correction to Pg. 2 to nominate Joseph Rafaniello as Vice Chairman that should state Jerald Rafaniello to be nominated as Chairman.

MOTION: Move to approve the minutes of the July 7, 2026, regular meeting, as amended.

By: Ghio

Seconded: Kelaita.

For: Radke Kelaita, Ghio, Rafaniello and Pecevich.

Against: None.

Abstain: None.

5. Adjournment

Acting Chairman Pecevich designated Commissioners Rafaniello, Ghio, Radke, Kelaita and Pecevich to vote on the adjournment.

MOTION: Move to adjourn at 6:54 P.M.

By: Pecevich

Seconded: Radke.

For: Radke Kelaita, Ghio, Rafaniello and Pecevich.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

David Pecevich, Acting Secretary