

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, APRIL 25, 2022, AT 6:30 PM  
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Roger Quick & Richard Rosenfeld (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Principal Planner.

Chairman Stein called the meeting to order at 6:35pm.

Chairman Stein stated that Mr. Rosenfeld has been seated in Ms. McManus's absence.

Chairman Stein stated that this meeting is being conducted through "Zoom" video conference. He then gave detailed instructions on how the meeting will be run including how to send in messages and when to speak. Attendees were instructed to use either the raise hand, question box, text message, email or phone call option to let the board know they would like to speak.

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**NOTE:** Due to a problem with the publication of the hearing notice in the paper, Applications nos. 222-11 through 222-14 will NOT be heard at this meeting. Notices with the new hearing date will be sent out and published as prescribed in the Charter in due time. You may sign up at [StamfordLandUse@Stamfordct.gov](mailto:StamfordLandUse@Stamfordct.gov) to receive meeting agendas in advance.

**PUBLIC HEARING**

**NOTE:** Please note that due to a problem with the publication of the hearing notice in the Stamford Advocate for Applications **222-03 & 222-04** the following will take place:

- Application **222-03** will be opened and immediately continued to the Zoning Board Public Hearing scheduled for **May 9, 2022**.
- Application **222-04** will be opened, presented tonight and also continued to the Zoning Board Public Hearing scheduled for **May 9, 2022**.

1. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change** - Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multi-family District) Zone.
2. **Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and**

**50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** - Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

**NOTE:** The Certificate of Mailing for applications **222-03** & **222-04** was submitted to staff on **April 19, 2022**.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for applications **222-03** & **222-04** was submitted to staff on **April 11, 2022**.

Chairman Stein read applications 222-03 & 222-04 into the record.

Mr. Rosenfeld read the Planning Board’s recommendation letter for application **222-03**, dated **“Revised” April 22, 2022** into the record.

Mr. Rosenfeld read the Planning Board’s recommendation letter for application **222-04**, dated **“Revised” April 22, 2022** into the record.

William Hennessey with Carmody Torrance Sandak Hennessey gave a brief overview of the applications and stated that due to an error with respect the publishing of the legals in the newspaper, they would like to open both applications and immediately continued application **222-03** to the Zoning Board Public Hearing scheduled for **May 9, 2022**.

Attorney Hennessey along with Lisa Feinberg introduced their team, began a detailed presentation for application **222-04** and answered questions from the Board.

**PUBLIC SPEAKERS**

- Sue Halpern – Elmcroft Road – Opposed
- Maureen Boylan – 61 Seaview Avenue – Opposed
- Sheila Barney – 74 Ludlow Street – In Favor
- Anthony Pramberger – Dann Drive – Had questions with respect to parking and flooding
- Steve Guarst – 1477 Hope Street – Opposed the Map Change.
- Terry Adams -15 Lipton Place – In Favor
- Richard Warren – Representing 686 Canal Street and 502 Canal Street – have some concerns with the Map Change portion of the application and is requesting a meeting with ZB Staff.
- John Wooton – 50 Stone Street – In Favor – would like for the applicant to consider more ownership “vs” renting.

Chairman Stein asked if there were any other public speakers through chat/text message /email/raised hands – there were none.

**The following items have been requested by the Board for the next meeting:**

- Height of the wall on the southern property line
- Detailed parking chart including the EV Spaces and bike calculations.
- The BMR Chart
- Street trees calculation
- Update Public Amenity /open spaces chart
- Easement and Landscaping agreement

Mr. Hennessey and Ms. Feinberg replied to the public speakers comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **222-03 & 222-04** will be continued to the **May 9, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

**REGULAR MEETING**

1. Approval of Minutes: **April 4, 2022:** After a brief discussion, a motion was made by Mr. Rosenfeld for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).
2. Approval of Minutes: **April 11, 2022:** After a brief discussion, a motion was made by Mr. Rosenfeld for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

**PENDING APPLICATIONS**

1. **CSPR 1127 – Rahwa Senry, 39 Ralsey Road South, Stamford, CT** – Applicant is proposing to raise portion of existing dwelling, make minor additions and remove and modify various hardscapes. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1127** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1127** with conditions prepared by EPB Staff dated March 17, 2022 and April 22, 2022 and conditions prepared by DEEP Staff dated January 12, 2022 and January 28, 2022, Seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

2. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change.**

3. Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

**Applications 222-03 and 222-04 have been continued to the May 9, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.**

4. Application 222-06 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Map Change.

**NOTE:** Applications 222-06 and 222-07 were closed at the **April 11, 2022** meeting except left open to receive the additional items requested by the Zoning Board. All additionally requested was received, the Board was satisfied and the application were now completely closed.

Chairman Stein read the application into record.

Ms. Mathur confirmed that the Board received the requested items from the applicant. Chairman Stein then closed the applications.

Ms. Mathur gave the Board a brief overview of the map change request and following a brief discussion, a motion was made by Mr. Morris for approval of application **222-06**, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

5. Application 222-07 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Site & Architectural Plan and/or Requested Uses, General Development Plan and a Special Permit.

Following a discussion, a motion was made by Mr. Morris for approval of application **222-07** with the conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

**ADMINISTRATIVE REVIEW- CONTINUED FROM THE APRIL 11, 2022 REGULAR MEEING**

1. Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT – The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a

total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants.

Chairman Stein read the request in the record.

Ms. Mathur gave the Board a brief overview on the proposed project and answered questions from the Board.

Jason Klein with Carmody Torrance Sandak Hennessey representing the applicant, gave a brief presentation and answered questions from the Board.

Mr. Terenzio, the applicant, also answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Quick for approval with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

### **UPDATES AND DISCUSSIONS**

1. Report on Land Use Bureaus' review of petition to appeal Zoning Board Approval ZB 221-20 (C-D district) to the Board of Representatives.

Chairman Stein read item #1 into the record.

Mr. Blessing gave a detailed update on the status and answered questions from the Board. The Board members were in agreement that the memo titled "Petition to Appeal Zoning Board Approval 221-20 – Counting of Signatures" and the Chart Sheet should be posted on the Zoning Board web page [www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning).

2. 217-16 – (3<sup>rd</sup> MOD) -Status of Upper River Walkway – Charter Communications.

Chairman Stein read item #2 into the record and stated that a member from Building Land & Technology was to be in attendance – but was not – therefore this item will be continued to the **May 9, 2022** Zoning Board meeting.

### **ADJOURNMENT**

Mr. Rosenfeld made a motion to adjourn the meeting at 10:57pm, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 04252022

**NOTE:** These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).