

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JULY 27, 2020, AT 7:00 PM EST THROUGH A WEB AND PHONE MEETING

***The Zoning Board Meeting on July 27, 2020, at 7:00 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:***

[https://zoom.us/webinar/register/WN\\_WClgr3ynScKdV7zXvBXvyw](https://zoom.us/webinar/register/WN_WClgr3ynScKdV7zXvBXvyw)

***After registering, you will receive a confirmation email containing information about joining the webinar.***

***You can also dial in using your phone:***

iPhone one-tap :

US: +16465588656,,95429912999# or +13126266799,,95429912999#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 954 2991 2999

Password: 083095

International numbers available: <https://zoom.us/j/95429912999>

*The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/zoning>*

***Web meeting ground rules:***

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=8](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)*
- *The Zoning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Zoning Board members.*
- *Applicants will have 20 minutes to make their presentation*
- *Speakers from the public will have 3 minutes each to speak*

- Any applicant/public speaker wishing to submit written testimony can send it prior to the meeting to [vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov) or submit through a Chat message to the Zoning Board Chair during the meeting.
- Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees..
- Any applicant/public speaker wishing to speak shall send a chat message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- Any applicant/public speaker shall announce their name clearly for the record prior to speaking.

**\*Please Note: Start times are approximate and subject to change\*\***

### **PUBLIC HEARING**

**Start Time**  
**7:00pm**

1. **Application 220-23 – RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change** -Proposing to Amend Section 10 (Non-Conforming Uses) by adding a New Subsection “L” to create Special Permit standards for renovation and addition to residential buildings within RM-F zoning district constructed prior to 1984 pursuant to high-rise development standards existing at the time, and are currently nonconforming with regard to density, parking, open space and/or yard requirements.
2. **Application 220-24– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit** - Applicant is proposing to add new units as well renovate all existing units, update fitness center, community room, roof top terrace and site landscaping. The total units will increase from 89 units to 121 units. The parking lot will also be restriped increasing the parking spaces from 89 to 95 spaces. The site is within the RM-F zoning district.

**Start Time**  
**7:40pm**

3. **Application 220-21 – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit,** - Applicant is proposing to adaptively reuse and redevelop the property for a mixed-use development containing a total of 12 units, ground floor commercial space and 21 parking spaces. The development will reuse first floor of existing building, demolish second story, add two stories and add a two story building above parking in the rear. Property is located within the V-C (Village Commercial District).

### **REGULAR MEETING**

**Start Time**  
**8:20pm**

1. Approval of Minutes: **July 13, 2020**

## **PENDING APPLICATIONS**

### **Start Time**

**8:30pm**

1. Application 217-16 (3rd Mod) – Charter Communications Holding Company LLC; HP Gateway One Owner LLC; HP Gateway Unit Two Owner LLC and Gateway Harbor Point Planned Community Association, Inc., – 340 Washington Blvd & 400-440 Washington Blvd, Stamford, CT., General Development Plan, Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.
2. Application 220-17– RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.
3. Application 220-18 - Wescott Apartments DE 1 LLC Et Al (owner) & Wescott Apartments DE 2 LLC (co-owner), 1430 Washington Boulevard, Stamford, CT., – Map Change.
4. Application 220-23 – RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.
5. Application 220-24– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit.
6. Application 220-21 – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit.

## **ADMINISTRATIVE REVIEW**

### **Start Time**

**9:30pm**

1. Request from Transportation Traffic and Parking Bureau to modify the approved streetscape plan for Piave Street associated with **218-48** (EMPIRE STORAGE, LLC, 11 Leon Place- Site & Architectural Plans and/or Requested Uses) in order to widen Piave Street.
2. **Application 219-14 – SH ATLANTIC, LLC, 1 Atlantic Street, -Site & Architectural Plan and/or Requested Uses and a Special Exception,** Applicant is proposing to convert an existing commercial building into a mixed-use development to consist of seventy-seven (77) dwelling units, ground floor retail and a basement conversion to feature a large bar, private dining room and lounge areas. The site is within the CCN zoning district (***Request for extension of time***).

3. Administrative Approval of a proposal for using the \$200,000 for ADA accessibility improvements per Condition #16 of 217-16 (Mod 2) – Gateway/Charter approval.
4. **Elite learning Academy LLC – 471 Glenbrook Road** – Applicant is seeking approval to operate a preschool/daycare. The request is for 16 students and would operate between the hours of 7:30am – 5:30pm Monday thru Friday.
5. **Application 218-38 – 583 PACIFIC CH LLC, 583 Pacific Street– Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review, -** Applicant is seeking to develop the property at 583 Pacific Street. Specifically, the applicant will maintain the original two (2) story portion of the existing building and replace the one (1) story annex and the surface parking area with a four (4) story addition and a surface parking area along with site landscaping improvements (*Request for extension of time*).

## **ADJOURNMENT**

Zagenda 72720