

AGENDA
(REVISED JUNE 19, 2018)
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 19, 2018
6:30 P.M

Starting at 6:30 p.m. the Planning Board will discuss as many of these items as possible until 7:00 p.m. when the Public Hearing will begin.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-29 - BARVINOK 2 CHILDREN'S CULTURAL CENTER, INC. - 0 CLOVELLY ROAD - Special Exception:** Applicant is seeking a Special Exception to operate a children's Day Care within one of the buildings located on the premises of the Ukrainian Catholic Seminary. Property is located within the R-7½ Zone.
2. **ZB APPLICATION #218-30- 87 FRANKLIN STREET - STAR PARTNERS, LLC - Special Exception:** Applicant is proposing a change of use pursuant to Definition 28.7 (Dormitory) and Section 7.8 (Dormitory Housing) of the Zoning regulations. The change will facilitate conversion of the approved apartment building to provide housing for up to 48 students and an onsite Resident Director.
3. **ZB APPLICATION #218-31- RICHARD REDNISS (22 1st CORP.) - Text Change:** Applicant is seeking to amend Article IV Section 10-H-6 of the Zoning Regulations of the City of Stamford.
4. **ZB APPLICATION #218-15 - 614 SHIPPAN ASSOCIATES, LLC, 640 SHIPPAN LLC - 614 SHIPPAN AVENUE, 0 INGALL STREET & 640 SHIPPAN AVENUE - Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan (MODIFIED):** Applicant proposes modifying prior approval to increase permitted residential density from 28 to 38 units and permit limited third story addition to existing building. On-site BMR units will be increased from 2 to 4 BMR units.

PLANNING BOARD MEETING MINUTES:

6/05/18

PUBLIC HEARING BEGINS AT 7:00 P.M.

MASTER PLAN AMENDMENT:

1. **MASTER PLAN AMENDMENT NO. 429 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD (Continued from April 10, 2018 & Modified):** Applicant recently purchased the High Ridge Center property which includes Trader Joe's, Chase Bank and an abutting single-family property. The first priority in improving the center is to make the parking and circulation at Trader Joe's function better. To facilitate this process, the applicant is requesting a Map Change to the existing Master Plan. At the conclusion of the Public Hearing on April 10, 2018, the applicant made the following changes:
 - a. Eliminated changing the Master Plan and Zone Map of the existing non-conforming parking lot behind the High Ridge Center.
 - b. Reduced the area being changed to commercial on the R-10 residential lot from over 12,000 sq. ft. to under 7,000 sq. ft. (with only ±4,000 sq. ft. actually being used for parking).

- c. Area of the R-10 lot to remain has increased from 10,273 to ±15,200, which is larger than the adjacent R-10 lot to the south.
- d. Parking spaces closest to the back of the 112 Turn of River Road house have been eliminated, moved, and screened with fencing and trees to be better than exists today.
- e. Walkways to River Turn and Turn of River Road proposed to be improved as shown.
- f. Significant fencing and landscaping proposed with Landscape Maintenance Agreement (LMA) to be filed on the Stamford Land Records.
- g. Security camera to be installed in the 50 ft. buffer area along Turn of River Road.
- h. Deed restrictions will be expanded, rewritten, and filed on the Stamford Land Records with clearer stipulations and additional beneficiaries.
- i. Sight distance along Turn of River Road to be established by clearing vegetation as shown.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-16 - URSTADT BIDDLE PROPERTIES, INC. c/o REDNISS & MEAD - 1101 HIGH RIDGE ROAD - Map Change:** *Companion application to MP #429*, applicant recently purchased the High Ridge Center property which includes Trader Joe's, Chase Bank and an abutting single-family property. The first priority in improving the center is to make the parking and circulation at Trader Joe's function better. To facilitate this process, the applicant is requesting a Map Change to the existing Zoning Map.
2. **ZB APPLICATION #218-04 - THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT - HARBOR POINT (BLOCKS P1/P2) - PACIFIC STREET EXTENTION - Special Exception:** Applicant is seeking approval to allow the BMR requirement to be satisfied by an Alternative Method of Compliance pursuant to Section 7.4-C-4.
3. **ZB APPLICATION #216-28 - 245 ATLANTIC STREET (a.k.a. 279 ATLANTIC STREET) - TRUE NORTH STAMFORD, LLC & ST. JOHN'S ROMAN CATHOLIC CHURCH OF STAMFORD, CONNECTICUT - Special Exception (MODIFIED):** Applicant is requesting a modification to their previously approved application to increase the number of residential units to 293 units which would include 48 studio; 164 one-bedroom; 74 two-bedroom and 7 three-bedroom units. The complex will also still have one (1) guest suite. The average size of the residential units are anticipated to be ±540 sq. ft. for studios; ±750 sq. ft. for one-bedroom; ±1,125 sq. ft. for two bedroom and ±1,820 sq. ft. for three-bedroom units. To accommodate the additional units, the applicants are proposing to increase the height of the building to nine (9) stories. This height of the building will increase from ±85 ft. to ±139 ft. On-site parking spaces will be increased to 357 parking spaces of which 100 will continue to be dedicated to the Church on Sundays and Catholic holidays at no cost to the Church and 15 spaces are designated to the Church at all times. The property is located on the northwest corner of Atlantic Street and Tresser Boulevard and consists of approximately 2.8 acres (121,910 sq. ft.) and currently comprises three (3) separate lots which are improved with the Church sanctuary and rectory as well as a large surface parking lot.
4. **ZB APPLICATION #218-32 - 245 ATLANTIC STREET (a.k.a. 279 ATLANTIC STREET) - TRUE NORTH STAMFORD, LLC & ST. JOHN'S ROMAN CATHOLIC CHURCH OF STAMFORD, CONNECTICUT - Special Exception:** Applicant is requesting authorization for the use of permitted floor area for the development of residential units.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #022-18 - MALGORZATA SCHNIEDER - 10 ANDOVER ROAD - Variance of Table III, Appendix B:** Applicant owns a single family residence with a shed and would like to build a second floor addition of 45 ft. x 25 ft. over the existing footprint creating a 4-bedroom home. Applicant would also like to build a first floor addition to fill-in an alcove of 4 ft. 6 in. x 2 ft. Applicant is requesting: (1) a 4.7 ft. setback from the right side line in lieu of the 6 ft. required for the second floor addition; (2) a 25.1 ft. front yard setback for the first story addition in lieu of the 30 ft. required; and (3) a front street centerline setback of 50.1 ft. in lieu of the 55 ft. required.

2. **ZBA APPLICATION #023-18 - STAMFORD AUTOMOTIVE PARTNERS, LLC - 917 EAST MAIN STREET - Variance of Table IV, Appendix B; Section 13F-3 and Section F-6:** Applicant owns and operates Toyota of Stamford with the property consisting of three (3) buildings - Sales Office, Service Office and Repair Shop with associated parking. The applicant would like to install new pylon signage (main ground ID sign) with two directional signs at entrances and exits indicating location of departments. One (1) would be on Myrtle Avenue and one (1) on East Main Street. The applicant is requesting the following:
 - a. Setback of 3 ft. on East Main Street in lieu of the 15 ft. required for a directional sign (Table IV, Appendix B)
 - b. Directional sign on East Main Street to be 16 sq. ft. in lieu of the 12 sq. ft. allowed. (Section 13F-3)
 - c. Setback of 1.1 ft. on Myrtle Avenue in lieu of the 15 ft. for a directional sign. (Table IV, Appendix B)
 - d. The directional signage on Myrtle Avenue to be 16 sq. ft. in lieu of the 12 sq. ft. allowed (Section 13F-3)
 - e. A sign of 108 sq. ft. in lieu of the 50 sq. ft. allowed for a ground sign. (Section 13F-6)

3. **ZBA APPLICATION #024-18 - ALFONSO W. ANCARCAYA - 859 EAST MAIN STREET - Motor Vehicle:** Applicant currently owns and operate an existing automobile repair facility and is seeking certification of location approval in accordance with §19(b3)(b) to substitute a Used Car Dealer's license for its existing repair license.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

Summer Hiatus - No Scheduled Meetings in July

August 7, 2018

August 21, 2018