

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
4TH FLOOR CAFETERIA - GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MAY 10, 2016
6:30 PM

REGULAR MEETING: 6:30 - 6:55 P.M.

The Planning Board will review as many of these referrals before the Public Hearing starts at 7:00 p.m. and will take up the remainder upon the completion of the Public Hearing.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-07 - STAR PARTNERS - FRANKLIN STREET & RICHARD W. REDNISS - Text Change:** Applicant would like to amend Section 9-AAA-4-a-ii (MX-D Infill) to allow a site area of at least 10,000 sq. ft. in the Downtown when contiguous to existing MX-D zoned land, provided that such sites shall be limited to a floor area ratio of one and one-quarter (1.25).
2. **ZB APPLICATION #216-08 - STAR PARTNERS - FRANKLIN STREET & RICHARD W. REDNISS - Zone Change:** The property is located on the eastern side of Franklin Street within Master Plan Category 11 (Downtown) and is split zoned: CN (Neighborhood Business) in the front and RMF (Multiple Family Residence) in the rear. The proposed zoning district for the development is Mixed Use Development (MXD).
3. **ZB APPLICATION #216-09 - STAR PARTNERS - FRANKLIN STREET & RICHARD W. REDNISS - Special Exception and General and Final Site & Architectural Plans:** Pursuant to applications 216-07 and 216-08, applicant would like to build a 4-story, 13-unit multifamily apartment building on a 12,000± sq. ft. parcel with associated parking, amenities, landscaping and drainage facilities in the MXD Infill Zone. The 13 apartments will be made up of one 1-bedroom unit and twelve 2-bedroom units with 17 total parking spaces. The development will meet the 10% affordability standard of the MXD by providing one (1) onsite unit and a fee-in-lieu payment for the fractional (0.3) unit.

PUBLIC HEARING: 7:00 P.M.

RBS AMERICAS PROPERTY CORP. - Master Plan Amendment: Applicant proposes to redesignate an assemblage of properties on both sides of Clinton Avenue, just north of Richmond Hill Avenue, from Master Plan Category 14 (Open Space - Public Parks) to Master Plan Category 5 (Residential - High Density Multifamily). The applicant also proposes an amendment to the language contained in Master Plan Category 14 (Open Space - Public Parks) and Master Plan Category 5 (Residential - High Density Multifamily).

ZONING BOARD REFERRALS [Continued]:

4. **ZB APPLICATION #216-13 - RICHARD REDNISS - STAMFORD YACHT CLUB - Text Change:** Proposal to amend Definition (27) Country Club or Golf Club: Beach Clubs or Yacht Clubs. Separating out a definition for each: a Beach Club (12.5) and a Yacht Club (113.5) as well as sending both clubs only to the Zoning Board instead of both the Zoning Board of Appeals (Special Exception) and the Zoning Board (CSPR). A Beach Club will continue to meet the standards of Section 19.3.2e, whereas a Yacht Club, when in single family zones, will have its own standards. Yacht Clubs shall continue to be allowed as presently written in the C-WD, SRD, C-L, C-G, C-I, C-S, M-L AND M-G Zones.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #037-16 - RAJIV BHATI & MONA SONI - 310 OAKLAWN AVENUE - Variance of Section 4(AA)(2.4):** Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. and frontage of 75 ft. The property currently has 10,035 sq. ft. and frontage of 59± ft. These will be reduced to a lot size of 9,782 sq. ft. and have a frontage of 55 ft. as a result of the State's acquisition (253 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
2. **ZBA APPLICATION #031-16 - SUSAN L. GARDNER - 421 OCEAN DRIVE WEST - Variance Section 10-A and Table III, Appendix B:** Applicant is requesting: (1) Side yard setback of 2 ft. in lieu of 20 ft. for 2nd and 3rd floor balconies above previously granted Variance #107-93 for previous owner; (2) combined side yard setbacks of 17 ft. in lieu of 35 ft. required; and (3) relief of roofline restriction cited in Variance #107-93 in light of the fact that proposed building height will conform to current Definition 16.
3. **ZBA APPLICATION #033-16 - MARTA PIKSINSKA - 98 DUNN AVENUE - Variance of Table III, Appendix B:** Applicant would like to add a 400 sq. ft. addition consisting of a one (1) car garage and additional kitchen and is requesting: (1) front side yard setback of 1.57 ft. in lieu of 40 ft. required; (2) street centerline setback of 26.57 ft. in lieu of 65 ft. required; and (3) front porch of 7.6 ft. in lieu of 34 ft. required and 32.6 ft. in lieu of 59 ft. required.
4. **ZBA APPLICATION #035-16 - JELENA LEKTOROVA - 267 SILVER HILL LANE - Variance of Table III, Appendix B:** Applicant would like to build a 2-story addition with a garage (22 ft. x 28 ft.) and family room with deck (22 ft. x 12 ft.). Applicant is requesting: (1) to build garage addition within 5.5 ft. from the side yard setback instead of 10 ft. required; and (2) total side yard setback of 18.2 ft. in lieu of 20 ft. required.

PLANNING BOARD MEETING MINUTES:

Meeting of 5/3/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:
5/17/16