

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 7, 2016
6:30 PM

REQUEST FOR EXTENSION OF TIME TO FILE:

SUBDIVISION APPLICATION #4027 - 165 BSW, LLC - 165 BOUTON STREET WEST: Request for a 90 Day Extension of Time to file Final Map.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

TERRY CONNERS ICE RINK: Replacement of ice slab due to the flawed installation of the 2004 Capital Project of the concrete slab/piping. Requested Supplemental Appropriation amount of \$200,000.00.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-22 - LADDINS TERRACE ASSOCIATES, LP (OWNER) & T.M. CROWLEY & ASSOCIATES - 1938 WEST MAIN STREET, 0 WEST MAIN STREET & LOT A-WEST MAIN STREET - Site & Architectural Plans and Special Exception:** Applicants are requesting approval to construct two (2) one-story retail buildings totaling 18,857 sq. ft. on property located at 1938 West Main Street, 0 West Main Street, and Lot A-West Main Street (collectively, the "Property" or "1938 West Main Street") with associated parking, landscaping and utilities. The Property consists of 79,402± sq. ft. (1.8± acres) and is currently located in the M-L (Light Industrial) Zone and Category 7 (Commercial - Arterial) of the Master Plan. The property is bound on all sides and across the street by the M-L Zone and is currently vacant.
2. **ZB APPLICATION #216-20 - POINT 72 ASSET MANAGEMENT, LP & SOUNDVIEW FARMS, LLC - 43 GATEHOUSE ROAD - Text Change:** Amend Subsection of Article III, Section 9C (Industrial Park Design District) within the IP-D District.
3. **ZB APPLICATION #216-21 - WILLIAM HENNESSEY - Text Change:** The applicant requests to remove the requirement of 10 foot setback of parking spaces or driveways from property lines. The 10 foot setback for parking and driveways is currently only applicable to Institution of Learning Uses. All other uses are required to comply with a 3 foot setback from property lines as per Section 12.B.1. The text amendment will facilitate the reuse of a vacant warehouse formerly used for antique and furniture sale as a non-public school located at 614 Shippan Avenue. The applicant states that compliance with the 10 foot setback is hindered by the current site configuration and will prevent the reuse and rehabilitation of the said building.
4. **ZB APPLICATION #216-11 - JOSEPH CRISCUOLO - 45 CHURCH STREET - Map Change:** Applicant proposed to change approximately .35 acres in Block 303 bounded by corner of Church Street and Parker Avenue currently zoned C-N to V-C.
5. **ZB APPLICATION #216-15 - RICHARD REDNISS - RM-1 Text Change:** Applicant is requesting a Text Change to amend Appendix B, Table III, Footnote #18 to permit one-half (½) story and ten (10) feet of additional building height for lots of two (2) acres or more in the RM-1 zoning district.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #041-16 - JAMES & AMALIA SPARROW - 214 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant would like to add a second story addition over the entire footprint and is requesting: (1) front yard setback of 27.9 ft. in lieu of 30 ft. required; and (2) street centerline setback of 52.9 ft. in lieu of 55 ft. required.
2. **ZBA APPLICATION #042-16 - MARK A. SENERCHIA - 52 TODD LANE - Variance of Table III, Appendix B:** Applicant would like to construct a 7 ft. 10 in. x 16 ft. 8 in one (1) story addition to the back and a 1 ft. 6 in. x 5 ft. addition to the front entrance way of a single family residence and is requesting: (1) a street line of 12.6 ft. in lieu of the 40 ft. minimum; and (2) a street center of 37.6 ft. in lieu of the 65 ft. minimum.
3. **ZBA APPLICATION #043-16 - JENNIFER McMONAGLE - 15 RALPH STREET - Variance of Table III, Appendix B:** Applicant would like to raise the existing dwelling to be 2 ft. 6in. above 100 ft. flood elevation and add a 6 ft. x 28 ft. 8 in. addition and deck to the rear of the residence. Applicant is requesting: (1) Street line of 28.2 ft. in lieu of 40 ft. minimum allowed; (2) Street center of 53.2 ft. in lieu of 65 ft. minimum allowed; (3) Side yard of 8.5 ft. in lieu of 10 ft. minimum allowed; and (4) to add three stories in lieu of 2½ maximum allowed. Applicant also notes that an existing shed will be removed or relocated to conform to present Zoning Regulations.
4. **ZBA APPLICATION #044-16 - GRIFFIN HANDLEY - 1839 NEWFIELD AVENUE - Variance of Table III, Appendix B:** Applicant would like to add an 8 ft. x 32 ft. addition to an existing one-story cottage located on the property but with an address of 1837 Newfield Avenue. Applicant is requesting to allow the existing non-conforming second single family cottage to be expanded for family purposes in lieu of the single family unit density allowed on the parcel.
5. **ZBA APPLICATION #045-16 - SPRING ENTERPRISES, LLC - 152 SELLECK STREET - Variance of Table III, Appendix B:** Applicant would like to restore building previously occupied by Bibleway Church of God (3,020 sq. ft.) into a bakery approximately 2,000 sq. ft. on each floor with display and retail (40 ft. x 50 ft.) on the first floor and pastry and cake preparation on the second floor. Applicant is requesting: (1) front street setback of 14.7 ft. (Selleck Street) in lieu of 15 ft. required; (2) front street setback of .07 ft. (Bonner Street) in lieu of 15 ft. required; and (3) street centerline setbacks of 34.7 ft. (Selleck Street) and 25.7 ft. (Bonner Street) in lieu of 40 ft. required.

PLANNING BOARD MEETING MINUTES:

Meeting of 5/17/16.

OLD BUSINESS:

NEW BUSINESS:

For informational purposes only; no Planning Board action is necessary.

The following Capital Projects are being submitted for partial and/or total closeout:

CP2211	Salt Dome Replacement	\$7,171.04	(City Bond Reduction)
C56251	Athletic Fields West Beach	\$5,565.31	(State Grant Reduction)
C56164	Studio Road Bridge	\$2,742.87	(City Bond Reduction)
CP6577	Glenbrook VFD Building Repair	\$1,407.76	(City Bond Reduction)
CP0232	Athletic Fields Renovation - City	\$894.46	(City Bond Reduction)
CP7099	School Readiness Exp/Ed Hunt Complex	\$500.00	(City Bond Reduction)
C66323	PC Hardware/Software	\$146.08	(City Bond Reduction)
CP0236	Building Inspection-Permit Auto	\$100.00	(Federal Grant Reduction)
CP5242	East Cross Road Sewers	\$50.00	(WPCA Bond Reduction)
CP0059	Vehicle Maintenance Improvements	\$3,781.78	(City Bond Reduction)

CP5901	Emergency Generator & Electrical Upgrades	\$2,500.00	(City Bond Reduction)
CP0055	Solid Waste Improvements	\$2,621.03	(City Bond Reduction)
C5B2317	Toquam Indoor Air Quality Issues	\$3,171.38	(City Bond Reduction)
CP1203	Environmental Remediation of Bartlett Arboretum Property	\$3,433.51	(City Bond Reduction)
CP6565	Solid Waste Building Rehabilitation	\$15,954.19	(City Bond Reduction)
CP0117	Realtime Bus Schedule-FTA Enhancement Funds	\$30,000.00	(City Bond Reduction)
CP6584	Intervale Area (16-4)	\$49,000.00	(WPCA Bond Reduction)
C44444	200 Strawberry Hill Acquisition	\$159,089.87	(City Bond Reduction)
CP6402	Smith House Improvements	\$65,500.73	(City Bond Reduction)
CP6582	Smith House General Improvements	\$99.93	(City Bond Reduction)
CP0119	Smith House Chiller Replacement	<u>\$9,300.49</u>	(City Bond Reduction)
TOTAL CLOSEOUT AMOUNT:		\$363,030.43	

Next regularly scheduled Planning Board meetings are:

6/14/16

6/21/16