

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
LAND USE BUREAU, 7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, FEBRUARY 25, 2014
7:00 PM

Zoning Board Referral [CONTINUATION]:

1. **ZB Appl. 213-45- Saint John Urban development Corp, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Street in a CC-N district.
2. **ZB Appl. 213-44 Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Street, acquisition and historic preservation of the Post Office at 421 Atlantic Avenue, over 41,000 square feet of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, and conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear lot, partial waiver of open space and fee-in-lieu for BMR.
3. **ZB Appl. 213-43 TEXT CHANGE**, to amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-Use Projects in the C-G or CC-N Districts.

Master Plan Discussion

Planning Board Discussion of the Master Plan

Zoning Board of Appeals Referrals:

- a) **ZBA Appl. 013-14 18 Pershing Avenue**, a variance of Table III Appendix B for relief of side yard setback of 6.9 feet instead of the required 10 feet, as well as relief for the total side yard setback of 16.9 feet in lieu of the 20 feet required in order to build a second story addition.
- b) **ZBA Appl. 014-14 29 Ralsey Road**, a variance of Table III Appendix B for relief of rear yard setback of 9.1 feet instead of the required 30 feet in order to build a garage and associated improvements.

Capital Budget FY 2014/15 & Capital Plan 2016-2021

1. Finalize Submission to the Mayor

Old Business
New Business