

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3227
TUESDAY, AUGUST 19th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Claire Fishman, Jay Tepper and Michael Raduazzo. Staff members present were Robin Stein, and Todd Dumais.

Regular Meeting:

The Chairman, Duane Hill, called the meeting to order at 7:30 pm

Correspondence:

Lease Agreement between City & Boys & Girls Club for the leasing of a parking lot located immediately south of 347 Stillwater Avenue.

Mr. Stein described the lease agreement and stated that it was an extension of an existing lease agreement for an additional twenty-five years for ten dollars. Mr. Tepper moved to recommend approval of the lease agreement. Mr. Raduazzo seconded the motion and it passed unanimously, 4-0.

Supplemental Capital Appropriation for Transportation Center Study: \$50,000, contribution.

Mr. Stein described the request. He noted that as part of the approvals for both the Metro Green Project and Antares Project, a condition was placed on each approval for \$50,000 to study the Transportation Center. Mr. Tepper questioned if this was just an appropriation of donated funds. Mr. Stein answered yes. Mr. Tepper moved to recommend approval of the supplemental capital appropriation. Mrs. Fishman seconded the motion and it passed unanimously, 4-0.

Acquisition of 41-43 Hanrahan Street

Mr. Tom Cassone, Director of Legal Affairs, advised that Board that due to ongoing contractual issues the Board go into Executive Session regarding this matter. Mr. Hill agreed and noted that the Board would enter Executive Session for the discussion of this matter.

The Executive Session being over, Mr. Tepper moved to recommend approval of the acquisition. Mr. Raduazzo seconded the motion and it passed unanimously, 4-0.

Zoning Board of Appeals Referrals:

Appl. 055-08 Elizabeth & Haim Bodek, variance of lot coverage to rebuild an existing non-conforming detached garage located at 11 Sea Beach Drive.

Mr. Dumais described the application to the Board. He noted that the applicant requested an increase in coverage of .8% to rebuild a legally non-conforming detached garage constructed in 1921. Mr. Dumais noted that the request would bring the

structure more towards conformance by increasing the setbacks to meet the current requirement.

Mr. Raduazzo moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 4-0.

Appl. 056-08 Marilyn Marci, variances of residential density, required number of parking spaces, and parking setbacks to convert an existing office space in a mixed-use building into a residential unit located at 8 Faucett Street, in the C-L district.

Mr. Dumais described the application to the Board. He noted that the current structure contained three, one-bedroom apartments and a small office and that the applicant requested to convert the office into an additional apartment unit yet in doing so was short 17.25 s.f. of land to meet the residential density requirements. Mr. Dumais added that the parking requirements would be short two spaces. Several members of the Board expressed their concerns about the parking situation and noted the Zoning Board of Appeals should look closely at this issue.

Following a brief discussion, Mrs. Fishman moved to recommend approval of the application, requesting that the Board's concern about parking be noted in the transmittal letter to the Zoning Board of Appeals. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting, 4-0.

Appl. 057-08 Lucas Printing, variance to permit a proposed pet store to provide veterinary services for domestic cats and dogs for a property located in the C-N at 1101 High Ridge Road.

Mr. Stein stated that the applicant withdrew this application.

Old Business:

Mr. Hill informed the Board that he received a letter from the Lake Wyndmere project stating that the project is the first LEED certified residence in Fairfield County.

New Business:

Mr. Stein announced that next week's meeting is a Public Hearing for three, three-lot subdivision, scheduled for 7:30 PM on the 4th floor. He then noted that the meeting following Labor Day weekend would be on Wednesday the 3rd.

There being no further business or comments, the Mr. Hill adjourned the meeting at 8:00 PM.

Respectfully Submitted,
Duane Hill, Chairman

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.