

MINUTES OF PLANNING BOARD REGULAR MEETING
#3466 TUESDAY, OCTOBER 10, 2006, 7TH FLOOR
CONFERENCE ROOM, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:30 PM.

Leases:

Lease between City & RBS for property on NE corner of Greenwich Avenue & Richmond Hill Avenue. Mr. Tepper moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

Lease between City & St. Andrew's Episcopal Church for Alternate High School at 1231 Washington Blvd. . Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Lease between City & Halloween Yacht Club for 10 Seaview Ave. . Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

Zoning Board Referrals:

ZB 206-25 David Deming text change to add new Section 7.6 Special Exception Preservation & Adaptive Reuse of Residential Buildings for Real Estate Broker's Offices. Speakers included Attorney Leydon for the applicant, Attorney Murphy and Attorney Hoffman. After discussion, Mr. Leydon agreed to withdraw the application.

ZB 206-28 Richard Redniss text change to amend RM-F regulations to establish "Coastal R-MF for waterfront parcels. Mr. Redniss explained that the application was seeking to amend the D-WD regulations to provide for more density and affordability. Mr. Costello of the Waterside Coalition and Mr. Warren of O & G supported the application. . Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

ZB 206-26 Joseph Capalbo II, text change to establish new use, "Natural Resource Recycling Facility," permitted by special exception in the M-G District. Attorney Capalbo reviewed the application. Mr. Schwartz of maple Tree Avenue

spoke in opposition. . Mr. Tepper moved to recommend denial. Mrs. Grosso seconded the motion and it passed with those present voting.

ZB 206-35 Tomas Rich, 33 Broad Street Assoc., Trump Parc text change to allow use of valet, tandem, vehicle elevators, etc. as on-site parking management strategies. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

ZB 206-36 Rich, 33 Broad Street Assoc., Trump Parc special exception to construct a 177 unit residential building with amenities at the corner of Broad Street & Washington Blvd. Mr. Hennessey presented the application. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed with those present voting.

ZB 206-38 Housing Authority text change to amend Article III, Section (7) to reduce minimum required land area, to permit C-N district uses by special exception; & to reduce usable open space requirements. Mr. Redniss and Mr. Tufo presented 206-38 and 206-39 applications. Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed with those present voting.

ZB 206-39 Housing Authority special exception to replace existing public housing units with 90 mixed income housing units at 25 Fairfield Ave. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Old Business:

Subdivision #3925 Kaluczky, 14 Woodledge Road, request for an extension of time. Mrs. Grosso moved to approve the extension request. Mrs. Dell seconded the motion and it passed with those present voting.

There being no additional business, the meeting was adjourned at 10:55 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.