

MINUTES OF PLANNING BOARD REGULAR
MEETING #3397 TUESDAY, AUGUST 3, 2004
7TH FLOOR CONFERENCE ROOM,
GOVERNMENT CENTER, 888 WASHINGTON
BLVD., STAMFORD, CT

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

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

Zoning Board of Appeals Referrals:

Zoning Board of Appeals Referrals they were taken up in the following order:

- a) **ZBA 067-04 Jerry Saldutti d/b/a Wachovia Bank** requesting variance of Article IV, Section 13 to allow a sign on a commercial building at 300 Main Street. Mrs. Fishman moved to recommend denial, due to the fact that the proposed sign was inconsistent with the Zoning Regulations and Master Plan. Mrs. Grosso seconded the motion and it passed with those members present voting.
- b) **ZBA 076-04 Joan Hall & Michael Lombardozzi** requesting variances of lot coverage and side yard setbacks in order to construct an addition to a residence at 40 Verplank Avenue. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with those members present voting. The Board determined that the proposal was consistent with the Master Plan.
- c) **ZBA 077-04 Debra & Kearny Galang** requesting a variance of frontage in order to subdivide property at 790 Newfield Avenue. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those members present voting. The Board determined that the proposal was consistent with the Master Plan.
- d) **ZBA 081-04 Robert Aillery** requesting variance of height in order to construct a residential addition (dormer) to a building located at 84 Knickerbocker Avenue. Mr. Stein explained that this was a modified proposal and required fewer variances than the previous ones submitted. Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed with those members present voting. The Board determined that the proposal was consistent with the Master Plan providing that only the residential use would be affected.

- e) **ZBA 083-04 Rosaria Briganti** requesting variances of frontage and area to allow a dwelling to be constructed at 0 Bowen Street. . Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those members present voting. The Board determined that the proposal was consistent with the Master Plan.
- f) **ZBA 084-04 Mario Lodato** requesting a variance of Article IV, Section 13 to allow a roof sign to be erected above the roof line of a building at 222 Summer Street. The Board members agreed that the proposed sign was contrary to the Zoning regulations and Master Plan. Mrs. Grosso moved to recommend denial. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.
- g) **ZBA 086-04 Bill McKale** requesting variances of Article IV, Section 10A, and side yard to permit an expansion of a legal non-conforming auto dealership at 20 Myrtle Avenue. The Board felt that any approval should be condition upon additional landscaping around the perimeter of the site. Mrs. Fishman moved to recommend approval with that condition. Mrs. Dell seconded the motion and it passed with those members present voting. The Board determined that the proposal was consistent with the Master Plan.

Zoning Board Referrals:

Zoning Board Referrals were the next items considered.

- a) **ZB 204-21 NHS/NNI LLC** requesting a special exception, Section 7.3 Historic Bonus to renovate an existing multi-family dwelling & construct additional housing for a total of 10 units at 31 Mission Street and 28 Taylor Street. The Board deferred action on this item pending more information.
- b) **ZB 204-22 Kathryn Emmett** requesting a special, Section 7.3 Historic Bonus to utilize existing historic row houses for professional offices, an art gallery & associated café at 41, 43, 45 & 47 Franklin Street. The Board members agree that this proposed project would be an asset to the downtown and conform to the Master Plan goals. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those members present voting.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully Submitted
Duane Hill, Chairman

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