

MINUTES OF PLANNING BOARD REGULAR
MEETING #3398 TUESDAY, AUGUST 24, 2004
7TH FLOOR CONFERENCE ROOM,
GOVERNMENT CENTER, 888 WASHINGTON
BLVD., STAMFORD, CT

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

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

Election of Planning Board Secretary

Mr. Garnjost nominated Mrs. Grosso. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

Zoning Board of Appeals Referrals:

ZBA 090-04 Garden Homes Cinema LP requesting an expansion of a non-conforming use, variances of FAR and parking to permit the construction of 2 additional movie screens for the State Theatre at 990 Hope Street. Mrs. Grosso raised concerns regarding the condition of the sidewalk on North Hill Street and appropriate ingress/egress from the building to meet the fire code. With these concerns included in the transmittal letter, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

ZBA 092-04 Jorge Ulloa requesting variances of frontage and setbacks to convert an existing multi-family dwelling to a single-family dwelling and construct an additional two-family dwelling at 53 Williams Street. . The Board determined that the proposed layout would lead to an over intensification of the parcel and have a negative impact on the neighborhood. Mrs. Grosso moved to recommend denial. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

ZBA 101-04 Alliance Energy Corp. requesting a re-approval and modification of a special exception and variance to convert service bays into a convenience store at an existing gas station at 636 Washington Blvd. After discussion, Mr. Garnjost moved to recommend approval subject to the condition that a traffic solution acceptable to both the city and state be sought, if possible. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

ZBA 103-04 Mutual Housing Association of CT requesting the expansion of a legal non-conforming two-family dwelling and variances of setbacks at 13 Taylor Street. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

ZBA 105-04 William & Eileen Mancusi requesting variances of setbacks and height in order to construct a second story addition to a dwelling at 60 Cady Street. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

ZBA 106-04 James Adelson requesting a variance of frontage in order to subdivide property at 348 High Ridge Road. It was the view of the Board that given the lot size and configuration, the proposed variance would be contrary to the Master Plan. Mrs. Dell moved to recommend denial. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

Zoning Board Referrals:

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. Architect Joe Migami and Nydia Brown of NHS presented the application. Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously.

The following item was tabled pending a revised application:

ZB 204-33 O&G Industries, Inc. requesting an amendment to an existing special exception to allow additional industrial uses at the north end of property located at 72 Davenport Street.

Correspondence:

Letter from Michael Noone

The Board agreed to schedule a public hearing on **Subdivision 3873** as per the request from Michael Noone for property at 1616 Long Ridge Road.

Letter from John Pugliesi

Subdivision 3860 John Pugliesi requesting an extension of time to record the final map. Mrs. Dell made a motion to approve the request, seconded by Mrs. Grosso and unanimously approved by those members present.

The following minutes were approved:

#3386 March 23, 2004

#3387 March 30, 2004

The being no additional business, the meeting was adjourned at 8:50 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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