

MINUTES OF PLANNING BOARD REGULAR
MEETING #3399 TUESDAY, SEPTEMBER 7, 2004
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

The Chairman, Mr. Hill, opened the meeting at 7:30 PM. The first items reviewed were

Zoning Board of Appeals Referrals:

- a) **ZBA 091-04 James & Karen Tobin** requesting variances of setbacks and building coverage to legalize a previously approved addition to a dwelling at 150 Davenport Drive. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.
- b) **ZBA 096-04 John Levy** requesting variances of parking requirements to permit an addition to office space at 119 Research Drive. It was the consensus of the Board members that the lack of parking would have a detrimental impact on the neighborhood and was contrary to the Master Plan. Mrs. Grosso moved to recommend denial. Mrs. Dell seconded the motion and it passed with those present voting.
- c) **ZBA 099-04 Antonio Kaczurowski** requesting setback variances in order to subdivide property at 7 Nelson Street. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.
- d) **ZBA 102-04 Ken Gerik** requesting setback variances in order to subdivide property at 62 Gerik Road. Mr. Redniss presented the application. Without the variance the applicant would be forced to demolish the existing dwelling in order to subdivide the property. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.
- e) **ZBA 109-04 Gunhild & Cynthia Sempey** requesting variances of setbacks and building coverage in order to construct a garage at 54 Rippowam Road. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.
- f) **ZBA 110-04 Frank Vallario et al** requesting a variance of Article III, Section 4, AA, 9.2 to allow residential use on the ground floor in a C-B District at 19 Stillwater Avenue. Mr. Stein reviewed the history of the C-B regulations. The

Board agreed that the proposed development was consistent with the Master Plan. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Capital Budget Mr. Stein explained that the schedule of capital budget presentations had been prepared.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted
Rose Marie Grosso, Secretary

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