

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING #3401
TUESDAY, SEPTEMBER 28, 2004, 4TH FLOOR
CAFETERIA, GOVERNMENT CENTER, 888
WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; 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 Chairman, Mr. Hill, opened the Public Hearing at 7:30 PM.

Public Hearing:

Subdivision Appl. #3874 of Susan C. Wise. For subdivision of property into 2 parcels. Property is located on the southeast corner of the intersection of Blueberry Drive and West Hill Road. Known as 283 West Hill Road.

The Secretary, Mrs. Grosso, read the legal notice.

Attorney Bill Hennessey and Engineer John Pugliesi presented the application. They said that it meets the standards of the R-20 Zone and the area had recently received sewers. There are no wetlands on the site and both Environmental Protection Board and Engineering have expressed no opposition to the subdivision.

A number of neighbors spoke in opposition. They expressed concerns over added density, character of the neighborhood, loss of trees, sight lines and drainage.

Mr. Pugliesi said that they exceeded the sight line requirements and would agree to a ten-foot wide-open space requirement along the rear of the property. There being no further comments, the Chairman closed the public hearing.

Regular meeting:

Supplemental Appropriation, AIT, \$29,799,106 Lou Casolo of the Engineering Department explained the request, which is grant funded by the State. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Zoning Board Referrals:

Appl. 204-09 Richard Redniss requesting a text change to the MXD-B District. Richard Redniss explained the application, which he said was consistent with the Board's recent Master Plan action. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 204-34 Islamic Cultural Center of New York requesting a special exception to expand a religious use into an unused portion of a building at 1558-1560 Washington Blvd. Attorney Hennessey explained the application and said that the worship space would not be expanded. . After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Zoning Board of Appeals Referrals:

Appl. 115-04 Stamford Health Systems requesting a modification of a special exception for parking & security improvements at Shelburne Rd. & W. Broad St. Mrs. Dell recused herself from voting. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Appl. 116-04 Ivy Equities Management requesting a variance of sign regulations to construct a monument sign at 1111 Summer St. . After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 118-04 David Berglund requesting variances of setbacks and coverage in order to construct a second story addition to a house at 15 Verplank Ave. After discussion, Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Appl. 120-04 Barbara Hotz requesting the elimination of a prior variance in order to construct a house adjacent to 132 Blueberry Drive. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting. The Board did note, however, that the lot in question is seriously encumbered by a lake and wetlands, which may preclude the obtaining of a building permit.

Appl. 124-04 Pierre Medoit requesting a height variance in order to construct a two family dwelling on a lot adjacent to 2367 Washington Blvd. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting. However, the Board urged the Zoning Board of Appeals to carefully review the parking and driveway layout, which appears very constrained. Given the traffic volumes on Washington Blvd. it is important that vehicles can easily exit the property without resorting to backing out onto the major arterial.

Appl. 125-04 John & Soula Rizos requesting variances of setbacks and coverage in order to add an addition to a dwelling at 12 Sea Beach Drive. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 126-04 Thomas & Randi Olson requesting variances of front yard setback & coverage in order to construct an addition to a dwelling at 5 Verplank Ave. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Appl. 127-04 Bert Ventura requesting variances of side yard setbacks & coverage in order to construct an addition & deck to a dwelling at 560 Webbs Hill Rd. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

The following sets of Minutes were approved:

#3388 April 13, 2004

#3389 April 27, 2004

#3390 May 3, 2004

#3391 May 25, 2004

Letter from John Leydon requesting an extension of time to file a map for Subdivision #3863. Mrs. Dell moved to add this item to the agenda for discussion. Mrs. Grosso seconded the motion and it was approved with those present voting. Mr. Garnjost then moved to approve the requested extension. Mrs. Grosso seconded the motion and it passed with those present voting.

There being no further business, the meeting was adjourned at 10:30 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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