

MINUTES OF PLANNING BOARD - REGULAR MEETING #3284
JANUARY 30, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; John Garnjost; Claire Fishman; and Donna Loglisci. Present for staff: Robin Stein, Land Use Bureau Chief

Mr. Hill opened the meeting at 7:30 pm.

Correspondence from Mayor Malloy regarding Sales Agreement and Declaration of Restrictive Covenants for the City's Conveyance of 153 Franklin Street to Stamford Affordable Homes, Inc.

Ross Burkhart, Executive Director of New Neighborhoods, and Richard Redniss explained the agreement. They reviewed the project along with architect, Elena Kalman, and said that the costs of three units will be written down to \$145,000 and will be affordable to families within an income range of \$36,000 to \$42,000 with an income maximum of \$53,000 and restrictions on resales.

On a motion by Mr. Garnjost, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval.

Letter from William Hennessey regarding Master Plan Application #372 Admirals Wharf.

Attorney William Hennessey explained that there was a minor oversight in the legal description published for this application. He said a gap between the property and roadway had been eliminated and was not included in the decision. It was agreed that this will require a future application.

Zoning Board Referral

Appl. 20-034 – Richard W. Redniss requesting Text Change - Section 3, Definition #101.1 Theatre.

Richard Redniss reviewed the application. After some discussion Mrs. Laurie made a motion, seconded by Mrs. Fishman, to recommend approval with the suggestion that the words "access and egress" which were in the original text be included in the revised text. The motion was unanimously approved.

Zoning Board of Appeals Referrals

Appl. #025-01 Lawrence R. Giannattasio, Jr. requesting Variance of Appendix B, Table III to construct 6 residential units on a parcel 16,529 sq. ft. in lieu of 18,000 sq. ft. located on the West side of Virgil Street and East side of Moore Street in the R-5 Multiple Family Residence District.

Richard Redniss explained that the units will be accessed from Moore Street and that only one variance is required. He explained that the proposal conforms to Master Plan Category #4. On a motion by Mr. Garnjost, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval.

Appl. #027-01 Stamford Health System, Inc. requesting modification of its Special Exception to include property at 216 West Broad Street in the existing “Hospital Complex,” to utilize the existing residential structure for administrative purposes and to improve the rear yard as parking for Stamford Hospital. The property is located in the R-7.5 Single Family Residence District.

Mr. Stein reviewed the application explaining that the proposal will add 24 visitor parking spaces at the hospital. On a motion by Mrs. Loglisci, seconded by Mrs. Laurie the Board voted unanimously to recommend approval.

Appl. #028-01 The Bi-Cultural Day School requesting modification of its Special Exception to demolish an existing single family structure used for housing and storage and to construct a 12,960 sq. ft. addition to the school building including a “caretaker” apartment. The property is located at 2186 High Ridge Road in the RA-1 Single Family Residence District.

Mr. Stein reviewed the application explaining that enrollment at the school will not increase. He said all work is internal to the site and that additional handicapped spaces are provided. On a motion by Mr. Garnjost, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

Minutes for Approval:

- #3281 – January 2, 2001 – unanimously approved
- #3282 – January 9, 2001 – unanimously approved
- #3283 – January 16, 2001 – unanimously approved

Capital Budget 2001/2002-2008

Mr. Hill reported that he met with Martin Levine. He said recent projections do not show a decline in school population.

The meeting was adjourned at 10:00 PM.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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