

MINUTES OF PLANNING BOARD  
PUBLIC HEARING - TUESDAY, FEBRUARY 1, 2000  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; John Garnjost; Tim Abbazia; Duane Hill; and Jack Rich. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mrs. Laurie opened the hearing at 7:00 PM.

APPL. #3762 Scarborough Family Limited Partnership, for subdivision of property into 3 lots at on the east side of Riverbank Road (#356)

Mr. Abbazia read the legal notice. Mr. Stein explained that this is a three lot subdivision with one lot to be conveyed to a conservation organization. He said that a decision was made to hold a public hearing because the property was previously subdivided.

Richard W. Redniss, representing the applicant, submitted the certificate of mailing. He explained that this property was originally part of the 600 acre Altshull estate. He said the 15 acre parcel is to be subdivided into 3 parcels: 3.5 acres with a multi-family barn complex which will be converted to a single family residence; an 8 acre lot with a pool, cabana and tennis court; and a 3+ acre conservation parcel which will be conveyed to the Nature Conservancy. He submitted a letter, dated 1/31/2000, to the Environmental Protection Board proposing a fair share contribution to contain a lake and asked that condition #2 in that letter be made a condition of the subdivision approval.

Martin Levine of 74 Fawnfield Road asked if the applicant plans to abandon the multi family dwelling.

Attorney William Hennessey, representing the contract purchaser of that parcel said his client plans to turn the barn into a single family house.

Mr. Levine asked if there would be public access into the conservation area and Mr. Redniss replied that the Nature Conservancy does not encourage public access but that under certain conditions it would not be denied. Mr. Levine asked the Planning Board to consider providing for a turn around on Riverbank Road. Mr. Redniss said his client would decline to provide a turn around, but that there is ample room for one on City property and Engineering should be contacted in this regard.

There being no other speakers the hearing was closed at 7:35 PM.

MINUTES OF PLANNING BOARD  
PUBLIC HEARING -TUESDAY, FEBRUARY 1, 2000  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; John Garnjost; Tim Abbazia; Duane Hill; and Jack Rich. Present for staff were: Robin Stein, Land Use Bureau Chief; Tom Fava, Capital Projects Coordinator; and Carol Davis, Senior Planner.

2000/2001 Capital budget/2000-2006 Capital Plan

Mrs. Laurie opened the hearing at 7:45 PM. After introducing Planning Board members and staff, she explained the capital budget procedure and said that budget items would be heard according to the number of persons present with comments. The first item was the Water Pollution account.

Jack Penfield of 109 E. Cross Road and Steve Mainzer of 102 E. Cross Road said the East Cross Road sewer project has been in the budget for 5 or 6 years and was dropped from this year's program. They said this is the only road in the area without sewers.

Mr. Stein said there is an error in the book, that it should show \$45,000 in 2004-2005 and \$400,000 in 2005-2006.

Tim Yahn of 73 Arnold Dr., T.J. Kerbs of 17 Arnold Dr. and Frank Brown of 59 Arnold Dr. spoke in favor of funding Arnold Drive in 2000-01 stating that septic systems are old and failing.

Tony Mixcus of 27 Paul Road and City Representative Brian O'Neill said that Section 18-1 Phase 2 was scheduled to start next year and now has been moved out 3 years. They asked that it be moved back to 2000-01.

Seth Berger, Michael Kraus and Frank DeCostanzo, all of Eastover Rd., questioned why this project has been pushed out five years. They complained of old failing septic systems.

Speaking in favor of sewers in the Sweet Briar area were Peter Hosinski, 3 Sweet Briar Rd; Andy George, 7 Sweet Briar Lane; Garritt Lydecker, 33 Sweet Briar Rd. The speakers submitted letter from neighbors and said other neighbors were in attendance.

Sara Burke, 6 Gaxton Road, and Sal Costantino, 10 Norva Lane, urged that sewers be installed sooner in the Intervale Area.

The next speakers addressed the Board of Education budget. Speakers from Rogers School, spoke of overcrowding and outdated facilities and asked for more capital expenditures in out years. They emphasized that the intercom replacement scheduled for 2000-01 and new carpeting are greatly needed.

Michael Pansini, a member of the Board of the North Stamford Association and Bill Ries, Vice President of the North Stamford Association, expressed concern about plans for the former UCONN conversion to a magnet middle school. Mr. Ries noted that this item represents more than 25% of the Board of Education capital budget.

Lindsay Rosenberg, a past member of the Education Council of Stamford, congratulated the Board on not reducing the education requests. He advised that it may be necessary to add to the capital budget if the condition of the schools warrants this.

At least nine people spoke to the computer and technology items in the Board of Education budget. Many supported the recommendations of the Planning Board and some asked for more funding.

There being no other speakers the hearing was closed at 9:05 PM.

MINUTES OF PLANNING BOARD  
REGULAR MEETING - TUESDAY, FEBRUARY 1, 2000  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; John Garnjost; Tim Abbazia; Duane Hill; and Jack Rich. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mrs. Laurie opened the meeting at 9:05 PM.

Zoning Board of Appeals Referrals:

**ZBA #014.99 John Pitera, et al.** requesting Variance of Section 12D.9 to reduce minimum on-site parking requirement to 2.58 spaces in lieu of 4.0 to allow use of 31,000 square feet of the building at 1930 West Main Street for showroom/retail purposes.

Mr. Stein explained that this building was partially occupied by a furniture store although it does not meet the parking requirements for the retail use. He said the requested parking reduction is significant and that this is an active area of West Main Street. It was agreed that the parking reduction would have a negative impact on the neighborhood.

On a motion by Mr. Garnjost, seconded by Mr. Rich, the Board voted unanimously to recommend denial.

**ZBA #010-00 Scarborough Family Limited Partnership** requesting Variance of Article III, Section 4.AA.1 and Table III Appendix B, to allow 60 foot encroachment into the required front yard in order to construct an addition to a single family house and Variance of Section 10A to allow for the proposed addition on a legally nonconforming structure. The property is located on Riverbank Road in an RA-2 Single Family Residence Zoning District.

Mr. Stein explained the request. Mr. Garnjost asked why this is to be voted on before the subdivision is approved and Mr. Stein explained that while this is a package it is on the ZBA agenda prior to the next Planning Board meeting. After a brief discussion Mr. Hill made a motion to recommend approval with a caveat about the subdivision application. Mr. Abbazia seconded the motion and it was unanimously approved.

Mr. Garnjost asked that staff confer with Attorney Hennessey to see if the connection between the two buildings can be made conforming.

**ZBA #011-00 Scarborough Family Limited Partnership** requesting Variance of Article III, Section 7.B to allow continuance of existing accessory uses (pool, cabana and tennis court) on a newly created lot on Riverbank Road in the RA-2 Single Family Residence Zoning District.

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

Pending Subdivision: **Appl. #3755 Salvatore R. Gatto, 1355 Hope Street** - This item was withdrawn.

Old Business:

Master Plan 2000 - Mr. Stein announced that there will be another meeting of the Master Plan Advisory Committee on March 1, 2000 at 7 PM on the second floor, Government Center. He said that Rob Lane will conduct a planning charette in the Springdale/Glenbrook neighborhood on March 11, 2000 and that the Planning Board will be invited. He reported that Cable TV is funding the Planning in the Schools project and that Don Russell would like to interview some students on his radio show.

Mill River - Mr. Stein distributed a draft letter to the residents of Stamford Manor. The Board recommended that it be sent as written. Mr. Stein announced that MP-367 has been appealed to the Board of Representatives. He said the full Board will hear the appeal on March 6 and the Land Use Committee will meet at some time prior to that date.

New Business

Mr. Stein said the APA will meet in New York City in April and that there is a small budget for conferences if any Board members are interested in attending. He said that he will be conducting a mobile tour of Stamford as part of the program.

Mr. Garnjost said that a lease for SWRPA to locate on the third floor of the Government Center will be coming to the Board.

The next meeting was scheduled for February 15, 2000 at which time the capital budget and Scarborough subdivision will be discussed.

The meeting was adjourned at 9:40 PM.

Respectfully submitted,

Marggie Laurie, Acting Chairman  
Stamford Planning Board