

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, SEPTEMBER 11, 2023, AT 6:30 PM
ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Gerald Bosak & Racquel Smith-Anderson (Alternate).
Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Principal Planner

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein stated that this meeting is being conducted through “Zoom” video conference. He then gave detailed instructions on how the meeting will be run including how to send in messages and when to speak. Attendees were instructed to use either the raise hand, question box, text message, email or phone call option to let the board know they would like to speak.

Chairman Stein stated that Ms. Smith-Anderson (Alternate) will be seated as a voting member.

ANNOUNCEMENT

1. Moment of silence in commemoration of the victims of the terrorist attacks of 9/11.

Chairman Stein made a brief statement, and a moment of silence was observed.

PENDING LITIGATION

1. **Application 223-15 – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit.** *(Potential Executive Session)*

Chairman Stein read application **223-15** into the record. He stated that the Board along with Cindy Anger, City of Stamford Legal will be going into Executive Session.

A motion was made by Ms. McManus to go into Executive Session, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith Anderson).

A motion was made by Ms. McManus to return to the meeting, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith Anderson).

Executive Session started at 6:39pm

The Board came out of Executive session at 7:29pm

Chairman Stein stated that in attendance were himself, William Morris, Rosanne McManus, Gerald Bosak, Racquel Smith-Anderson, Ralph Blessing, Vineeta Mathur & Cindy Anger, City of Stamford Legal.

PUBLIC HEARING CONTINUED FROM JULY 31, 2023

1. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 9 additional stories for a 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, meeting rooms and a roof-top patio.

Chairman Stein read application **221-24** into the record.

Attorney John Leydon representing the applicant, introduced his team, continued his presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Paul Arvoy -59 Lancer Lane – Opposed

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Leydon gave his closing comments to the Board.

Chairman Stein stated that the public hearing for application **221-24** has been closed.

1. **Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Map Change** –Applicant is proposing to rezone 589 Bedford Street from the present R-H zoning district to the proposed MX-D zoning district.
2. **Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan-** Applicant is proposing the construction of a four-story residential building consisting of 21 residential studio units,19 on-site parking spaces and on-site amenities.

Chairman Stein read applications **223-20** and **223-21** into the record.

Stavros Aivalis representing the applicant, gave a detailed presentation and answered questions from the Board.

The Board requested the following items from the applicant:

- Change Tree pits to meet the tree planting requirement guidelines.
- Planting Schedule -Show maturity of planting.
- Show the child play area on the plans.

- Provide the Parking Management plan.
- Revised plans to show brick wall around, in the rear and label the materials.
- Planting Schedule -show landscaping along the rear of the property.
- Dimension of balconies per unit.

PUBLIC SPEAKERS

- Paul Arvoy -59 Lancer Lane – Opposed
- Charles Abate – 607 Bedford Street – Has concerns with potential drainage issues that could occur on their property and that all of their concerns that were outlined in a letter will be met.
- Kathy Kligler -21 Friar Tuck Lane – Had questions
- Susan Buchsbaum -29 Highland Road – Opposed
- Angelo ? -545 Bedford Street – In Favor
- Barry Michelson – Idlewood Drive – Made Comments
- Sue Halpern – Made Comments

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Aivalis replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **223-20** and **223-21** will be continued to the **September 18, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein called for a brief recess at 9:25pm, meeting resumed at 9:32pm.

PUBLIC HEARING

1. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change** – Proposing to amend 9.B.4.e, relating to building coverage and setbacks of structure not exceeding 20’ in height within the P-D District.
2. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change** – Proposing the rezoning of 251 Greyrock Place from current zoning district R-H to proposed zoning district P-D.
3. **Application 223-26 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan** -Proposing to construct an attached 2 story (plus basement) parking garage on the property known as 251 Greyrock Place. The garage will be attached to 70 Forrest Street and will accommodate 36 spaces along with a roof deck.

NOTE: the Affidavit for Posting of the Public Hearing signage for applications **223-25** and **223-26** was submitted to staff on **August 28, 2023**.

NOTE: The Certificate of Mailing for applications **223-25** and **223-26** was submitted to staff on **August 30, 2023**.

Chairman Stein read applications **223-24, 223-25** and **223-26** into the record.

Ms. McManus read the Planning Board's referral letters for applications **223-24, 223-25** and **223-26** all dated **June 15, 2023** into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Susan Buchsbaum -29 Highland Road – Opposed
- Harish Shetty -257 Greyrock Place -Apt 1A – Opposed

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Mazzeo replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **223-24, 223-25** and **223-26** will be continued to the **September 18, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

1. **Application 223-30 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** Proposing a Text Amendment to combine Tables I and II in Appendix A and to Update certain Uses and Use Definitions.

Chairman Stein read application **223-30** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-30** dated **August 17, 2023** into the record.

Mr. Ralph Blessing – Land Use Bureau Chief -City of Stamford - gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson – Ildewood Drive – Made Comments

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Blessing replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-30** has been closed.

1. **Application 223-31 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Space (PAAS) are required, to add a new type of amenity spaces (trails) and to make some minor adjustments to existing regulations.

Chairman Stein read application **223-31** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-30** dated **August 17, 2023** into the record.

Mr. Ralph Blessing – Land Use Bureau Chief -City of Stamford - gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson – Idlewood Drive – Made Comments
- Jeanette Bilicznianski- 125 Idlewood Drive – Made Comments
- Sue Halpern – 30 Elmcroft Road – Made Comments
- Ray Mazzeo – Eastover Road – Made Comments

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Blessing replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-31** has been closed.

REGULAR MEETING

PENDING APPLICATIONS

1. **CSPR 1169 – Samantha Lavy and Gad Lavy, 141 Downs Ave, 0 Ralsey Road South & 1 Ralsey Road South, Stamford, CT** – Proposing to renovate and lift the existing residence to FEMA compliance along with improvements, including modified landscaping, stormwater upgrades, construction of a pool, patio and hardscape modifications to adjust the driveway access from Downs Avenue to Ralsey Road South. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1169** into the record and stated that all the public comments received have been read by the Board members and placed into the record.

Vineeta Mathur gave the Board a brief detailed presentation outlining the issues resulting from the public comments which is mainly maintaining of the beach access. She stated that the access will be maintained and that while the Board can place checks and balances to ensure this access the issues is technically a private one between the owners of the beach access parcel and the neighbors who have deeded rights to beach access.

Chairman Stein stated that the Board received an Email from the Law Department which stated that beach access rights are private rights and the Zoning Board should not base their decision on those rights.

Meaghan Miles with Carmody Torrance Sandak Hennessey representing the applicant answered questions from the Board.

Chairman Stein stated that because the Harbor Management did not give a favorable vote that Board's votes will have to be at least four (4) in favor – with that Chairman Stein polled the Board members and all felt that this application should be continued so that they have time to review the conditions.

NOTE: Application CSPR 1169 has been continued to the September 18, 2023, Zoning Board Meeting.

2. Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit.

NOTE: Application 221-24 was closed and will be discussed at the September 18, 2023 Zoning Board Meeting Agenda.

3. Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.
4. Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.

NOTE: Applications 223-20 and 223-21 have been continued to the September 18, 2023, Zoning Board Meeting.

5. Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
6. Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
7. Application 223-26 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan.

NOTE: Applications 223-24, 223-25 and 223-26 have been continued to the September 18, 2023, Zoning Board Meeting.

8. Application 223-30 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

NOTE: Application 223-30 was closed and will be discussed at the September 18, 2023 Zoning Board Meeting Agenda.

9. Application 223-31 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

NOTE: Application 223-31 was closed and will be discussed at the September 18, 2023 Zoning Board Meeting Agenda.

ADMINISTRATIVE REVIEW

1. **Roxbury Swim and Tennis Club, 240 Roxbury Road, Stamford, CT** – Applicant is proposing to create a quad of pickleball courts and a small patio. Additionally, several existing parking spaces that were created without the proper permits will be removed.

NOTE: Due to time constraints this Administrative Review item was not heard and has been placed on the September 18, 2023 Zoning Board Meeting Agenda.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 12:13 pm, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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