

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, JANUARY 11, 2021, AT 6:30 PM EST  
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Roger Quick, Richard Rosenfeld (Alternate) & Keith Silver (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Associate Planner.

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

Chairman Stein stated that Mr. Rosenfeld and Mr. Silver have been seated in Ms. Gwozdzowski and Ms. McManus's absence.

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.

**PUBLIC HEARING CONTINUED FROM DECEMBER 7, 2020**

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Text Change**, -Proposing to Amend III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Map Change**, - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

Chairman Stein read applications **220-35** & **220-36** into the record and stated that this is a continuation from the December 7, 2020 public hearing.

Mr. Blessing stated that staff has received a request from the neighbors during the holidays to hold off on this application so that they can get a better understanding and that staff was in agreement.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant agreed with staff's request to hold off. He also suggested that perhaps the neighbors should seek help from a professional agency to help them better understand what is being proposed.

Chairman Stein stated that the public hearing for applications **220-35 & 220-36** will be continued to the **February 8, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

**PUBLIC HEARING CONTINUED FROM DECEMBER 21, 2020**

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the December 21, 2020 public hearing.

**NOTE:** The latest version which incorporates all of the public comments dated January 8, 2021 was emailed to all listed on the Public Register List on January 8, 2021

Mr. Blessing continued his presentation outlining the revisions that have been made based on public comments and also answered additional questions from the Board.

**PUBLIC SPEAKERS**

- John Leydon – representing the owners of 160 Atlantic Street stated that the owners would like to develop a hotel at this location and that they have been working for several years towards this project. He also stated that they concur with the statements that have been made by the DSSD and asked for a continuance.
- Judy Norinsky- President of the Historic Neighborhood Association of Stamford - made a few comments and a few requests for additional revisions.
- David Koois – President of Downtown Special Services District DSSD – made a brief statements and requested a few additional revisions
- William Hennessey – Carmody Torrance Sandak & Hennessey representing the Yaraghi family owners several buildings along Atlantic Street including Safavieh furniture store – made a brief statement outlining their concerns.
- Sue Halpern – VP NRZ- asked about the abandoned house on Henry Street what can the City do about them? Mr. Blessing replied that abandoned properties are not part of this text amendment but rather fall under anti-bligh and that she should send in a request to “Fix it Stamford”.
- Rick Redniss – with Redniss & Mead – made a brief statement.
- Victoria Zacharewicz - President Hubbard Heights Neighborhood Association – has some concerns

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

Chairman Stein stated that the public hearing for application **220-38** will be continued to the **January 25, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

### **PUBLIC HEARING**

1. **Application 220-48- GR Capital LLC and RSM North America, LLC., Stamford, CT, - Text Change,** Proposing to Amend Article III, Section 5.E (Use Regulations) of the City of Stamford Zoning Regulations to clarify the definition of “Professional Office- Principal Use” stating that tutors may maintain and operate professional offices within the City of Stamford.

Chairman Stein read application **220-48** into the record.

Mr. Silver read the Planning Board recommendation letter dated December 22, 2020 into the record.

Jason Klein with Carmody Torrance Sandak & Hennessey representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

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

Chairman Stein stated that the public hearing for application **220-48** has been closed.

### **REGULAR MEETING**

1. Approval of Minutes: **December 21, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Silver).

### **PENDING APPLICATIONS**

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Text Change.**
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o**

Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Map Change.

**Applications 220-35 & 220-36 have been continued to the February 8, 2021 Zoning Board public hearing to be held via Zoom video conference.**

3. Application **220-38** - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.

**Application 220-38 has been continued to the January 25, 2021 Zoning Board public hearing to be held via Zoom video conference.**

4. Application **220-48**- GR Capital LLC and RSM North America, LLC., Stamford, CT,- Text Change.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-48**, seconded by Mr. Silver and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Silver).

#### **ADMINISTRATIVE REVIEW**

1. **Application 219-06 FEE FD Stamford LLC, 507/523 Canal Street & 46 John Street, - General Development Plan, Coastal Site Plan Review, Special Permit and Site and Architectural Plans** *(Review of draft Operations Management Plan for the Community Space and to also to update the previous approved certificate to reflect the modifications approved by the Board at a prior meeting).*

Chairman Stein read the request into the record.

The Board along with Staff, Richard Redniss with Redniss & Mead and Michael Hyman advisor for Domus began a lengthy discussion of the Community Space “Draft Operations Management Plan”. Because there were many changes made during this discussion the Board felt that before they could take up a vote, that Staff and Mr. Redniss should work together to clean up the agreement and then represent along with the revised certificate of approval at the January 25, 2021 regular meeting.

2. **Appl. 217-16 (3<sup>rd</sup> Mod) – Condition 12, Commuter parking at Gateway Garage.**

Chairman Stein stated that BLT closed the garage without the Boards approval which is in violation of condition 12. BLT has submitted a request to the Board for approval to temporary close the garage effective January 11, 2021.

The Board and Ted Ferrarone Co- President Building and Land Technology BLT began a lengthy discussion concerning the temporary closing of the garage.

It was agreed upon that the garage would temporary close on January 11, 2021. The garage is required to reopen to the public on May 12, 2021 unless the Zoning Board gives permission for closure beyond that date.

Mr. Silver moved to approve conditions titled “Gateway Garage – Conditions for Temporary Closure request by Applicant”, seconded by Mr. Quick and followed on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Silver).

**NOTE:** Mr. Quick asked for the applicant to provide an update on the Magee Avenue boat storage/repair location – applicant will research and provide an answer.

### **ADJOURNMENT**

Mr. Silver made a motion of adjourn the meeting at 10:25 pm, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Silver).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 1112021

**NOTE:**

These proceedings were recorded on video and are available for viewing through the City of Stamford’s web page – [www.stamfordct.gov](http://www.stamfordct.gov).