

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, APRIL 11, 2022, AT 6:30 PM  
EDT **THROUGH A WEB AND PHONE MEETING****

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Joanna Gwozdzowski, Roger Quick & Richard Rosenfeld (Alternate).  
Present for staff: Ralph Blessing, Land Use Bureau Chief & 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.

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Mr. Morris made a motion to take the agenda out of order to “**Public Hearing” Applications 222-06 & 222-07**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

**PUBLIC HEARING**

1. **Application 222-06 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Map Change, -** Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.
  
2. **Application 222-07 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Site & Architectural Plan and/or Requested Uses, General Development Plan and a Special Permit -** Applicants are proposing to demolish existing structures and construct a residential building consisting of 130 apartments with ground floor retail and associated improvements.

**NOTE:** The Certificate of Mailing for applications **222-06 & 222-07** was submitted to staff on **April 1, 2022**.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for application **222-06 & 222-07** was submitted to staff on **March 25, 2022**.

Chairman Stein read applications **222-06 & 222-07** into the record.

Ms. McManus read the Planning Board's recommendation letter for application **222-06**, dated **March 10, 2022** into the record.

Ms. McManus read the Planning Board's recommendation letter for application **222-07**, dated **March 10, 2022** 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**

- Kathy Kligler – 21 Friar Tuck Lane – has a question about the relocation of the current tenants
- Jeffrey Walden – 819 East Main Street (business address) – concerned with the flooding
- Doreen Harrison – 57 Stillwater Ave – in Favor
- Cynthia Bowser – 30 Rose Park Avenue - In Favor
- James Grunberger - Eastside Partnership – In Favor

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

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

#### **The following items have been requested by the Board for the next meeting:**

##### **ZB Staff:**

- Ms. Mathur to check with our Transportation and Traffic and Parking Bureau on the left turn going west on East Main Street.

##### **Mr. Mazzeo:**

- Requesting a chart from the applicant showing the number of affordable housing units for each property that is being torn down.
- Revised planting plan showing a different type (replacing the Ginkgo) of tree for the parking area.
- Revised Landscaping plan showing more landscaping along the Lafayette Street and North State Street façade.

Chairman Stein stated that the public hearing for applications **222-06 & 222-07** has been closed.

Ms. Gwozdzowski made a motion to return to agenda order, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

**PUBLIC HEARING CONTINUED FROM MARCH 28, 2022**

1. **Application 222-08-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change,** - Applicant is proposing to Amend Section 9.G (C-D Designed Commercial District), Subsection 9.G.4 (Standards) by adding new Footnote 3 to amend standards for Senior Housing and Nursing Home Facility Complex as a single use.
2. **Application 222-09 – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit,** - This site was previous approved under application (ZB#219-19) for the construction of a 200 unit Senior Living Facility on 7 acres. The new applicant, Jewish Senior Services is proposing to construct a “Senior Housing and Nursing Home Facility Complex” containing a total of 210 units with a mix of independent living and assisted living, communal building amenities, outdoor patios, walking paths, parking and landscaping on the entire 15 acres. This site is located within the C-D (Designed Commercial) District.

Chairman Stein read applications **222-08 & 222-09** into the record and stated that these applications are a continuance from the **March 28, 2022**.

With respect to Applications **220-08 & 222-09**, Ms. McManus stated for the record that she watched the video of the **March 28, 2022** meeting and is therefore able to participate.

At the **March 28, 2022** meeting, the Board requested the following items from the applicant. Richard Redniss with Redniss & Mead representing the applicant presented the requested items and answered additional questions from the Board.

**The following requested items were as follows:**

- A rendering of what the complex will look like if you lived across from the Rippowam River.
- A rendering from Long Ridge Road.
- A list of what is being requested with respect to the GDP Application
- A revised survey with the proposed building overlaid over the location of the current trees, in order to show tree loss.

**PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive – member Stamford Neighborhood Coalition – while not opposed to the use, he is opposed to the intended size of the use. He also read a statement.
- Jeanette Bilczniansi -125 Idlewood Drive – more conservation needed -made a statement.

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

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

Chairman Stein stated that the public hearing for applications **222-08 & 222-09** has been closed.

### **REGULAR MEETING**

1. Approval of Minutes: **March 28, 2022:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. Gwozdzowski and carried on a vote of 3 to 0 (Stein, Morris & Gwozdzowski).

**NOTE:** Ms. McManus & Mr. Quick were not in attendance for the **March 28, 2022** meeting and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. **CSPR 1126 – Paul Gudas, 71 Dean Street, Stamford, CT** - Proposing to construct a 3 unit attached townhome. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1126** into the record.

Ms. Mathur gave a brief presented and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1126** with conditions prepared by EPB Staff, dated **March 25, 2022** and conditions prepared by Engineering Staff, dated **January 31, 2022 and supplemental email of February 1, 2022**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **Application 221-33 – TNREF III High Ridge LLC, 225 High Ridge Road, Stamford CT – Site and Architectural Plans and/or Requested Uses.**

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-33** with conditions as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

3. Application **222-08**-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change.

Chairman Stein read the following statement from the Legal Department into the record:

*The Zoning Board approves the text for Application 222-08 dated April 11, 2022 (as amended tonight). The C-D district regulations were recently amended per Zoning Board application 221-20. While a petition was filed to oppose the approved text (221-20) no final decision has been made with regards to the merits of the appeal. The current proposed text 222-08 introduces standards and procedures for Senior Housing Nursing Home Complex as a single use which can be incorporated into the Zoning Regulations regardless of the version of the C-D which is in effect at the time of this approval.*

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-08** as discussion tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. Application **222-09** – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **222-09** with conditions as discussed tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

5. Application **222-06** – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Map Change.
6. Application **222-07** – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Site & Architectural Plan and/or Requested Uses, General Development Plan and a Special Permit.

**Applications 222-06 & 222-07 have been closed (except left open to receive the additional items requested by the Zoning Board) and will be discussed and voted on at the April 25, 2022 Zoning Board regular meeting.**

#### **ADMINISTRATIVE REVIEW**

1. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT** – The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a

total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants.

**NOTE:** Due to the time 10:15pm, the Board all agreed to continue this request to the **April 25, 2022** regular meeting.

2. **Application 221-16 - Broad Street/Greyrock** – Changes to the façade of the building.

**NOTE:** Request was withdrawn just prior to the meeting.

### **UPDATES & DISCUSSION**

1. **41-45 Stillwater Avenue** – Potential purchase by New Neighborhoods to build this project as 100% affordable

Chairman Stein read the request into the record

Ms. Mathur gave the Board an update on the options that the applicant is exploring.

The Board was in favor of fully affordability housing and is looking forward to what the applicant proposes.

### **ADJOURNMENT**

Ms. Gwozdzowski made a motion to adjourn the meeting at 10:29pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 04112022

**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).