

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, APRIL 26, 2022**  
**6:30 p.m.**

**JOIN ZOOM MEETING**  
<https://us02web.zoom.us/j/83093010716>

*Meeting ID: 830 9301 0716*  
*Passcode: 120482*

**ONE TAP MOBILE**  
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+19292056099,,83093010716#,,,,\*120482# US (New York)

**DIAL BY LOCATION**  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)

*Meeting ID: 830 9301 0716*  
*Passcode: 120482*

**FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/krQVgO6hW>**

**Web & Phone Meeting Instructions:**

- *If your computer/smartphone has mic and speaker then:  
Type in, paste or click the following link: <https://us02web.zoom.us/j/83093010716>; **OR***
- *If not, then **Call-in** using the **phone number & password** provided above.*
- *Sign-up for Planning Board meeting updates by emailing [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov).*

**Web Meeting Ground Rules:**

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=8](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)*
- *The Planning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.*
- *Applicants will have 20 minutes to make their presentation.*
- *Any applicant wishing to submit written testimony can send it prior to the meeting to [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.*

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**PLANNING BOARD MEETING MINUTES:**

April 19, 2022

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-19 - RICHARD REDNISS, REDNISS & MEAD representing THE HOUSING AUTHORITY CITY OF STAMFORD - Text Change:** Applicant is proposing to amend portions of Appendix B, Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (ZB Application #222-01) is not effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.
2. **ZB APPLICATION #222-20 - THE HOUSING AUTHORITY CITY OF STAMFORD - 0 URSULA PLACE (002-5974 and 0 URSULA PLACE (003-8620) - General Development Plan and Special Permit:** Applicant is proposing to redevelop the existing property known as Oak Park with larger units with more amenities and improved drainage infrastructure. The redevelopment will also improve onsite parking ratios, streetscapes and usable open space. The new development will maintain the same unit count (166 apartments) and general bedroom mix with an increase in 3-bedroom units.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **GREEWICH AVENUE AT PULASKI STREET ROUNDABOUT - PROJECT #001266 - TOTAL REQUEST \$2,816,530.22:** The project provides the construction of a modern roundabout at the intersection of Greenwich Avenue, Pulaski Street, Davenport Street and Waterside Place. The construction includes realignment, reconstruction, milling and overlay of pavement, stamped asphalt truck aprons and splitter islands, concrete and granite curbing, drainage improvements, concrete sidewalks, landscaping, pavement markings and signage. The construction cost is 100% funded by the State through the LOTCIP Grant Program and the total cost is \$2,816,530.22.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #011-22 - FULVIO TAMBURRO representing 56 MANOR, LLC - 56 MANOR STREET - Motor Vehicle:** Applicant is seeking approval for a General Repair License for an existing automobile repair operation with three (3) repair bays.
2. **ZBA APPLICATION #012-22 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LT STAMFORD, LLC - 110 HIGH RIDGE ROAD - Variance of Sections 13.G.2 & 13.K:** Applicant seeks to adaptively reuse the historic, existing building previously occupied by Lord & Taylor, for multi-tenant use. The applicant seeks to replace and relocate existing legally nonconforming signage on the northern and southern façades to better accommodate multiple tenants.
3. **ZBA APPLICATION #013-22 - JACQUELINE KAUFMAN & JASON KLEIN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing 877EZSTEPSCENTER, LLC & LILLY'S DAYCARE, LLC (d/b/a EZ STEPS LEARNING CENTER) - 877 LONG RIDGE ROAD - Special Permit (Modification to ZBA Applications #036-17 & #012-19):** Applicant operates a child daycare center with two (2) playground areas and is seeking to modify the existing daycare center approval by increasing the maximum enrollment permitted from 25 children to 30 children. The applicant proposes to convert the "Activities Room" on the first floor of the building to a new classroom to accommodate the increase in enrollment.

4. **ZBA APPLICATION #014-22 - LEONARD BRAMAN, ESQ., WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP representing ANYA KISHINEVSKY - 80 DAVENPORT DRIVE - Variance of Table III, Appendix B:** Applicant owns an existing 1<sup>3</sup>/<sub>4</sub>-story dwelling with pre-existing lawful nonconforming side yard setbacks on both sides. Applicant is proposing a second floor addition, a new garage and elevating the house as required for FEMA compliance. Applicant is requesting: **(a)** a side yard setback of 9.6 ft. in lieu of the 15 ft. required; **(b)** total side yard setback of 20.3 ft. in lieu of the 35 ft. required; and **(c)** building area of 18% in lieu of the 15% required.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- May 10, 2022
- May 24, 2022