

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, MAY 23, 2022, AT 6:30 PM
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski & Roger Quick

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

Chairman Stein called the meeting to order at 6:35pm.

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 MAY 9, 2022.

1. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change** - Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multi-family District) Zoning District.

2. **Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** - Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

Chairman Stein read applications **222-03** and **222-04** into the record and stated these applications are a continuance from the **May 9, 2022** Zoning Board public hearing.

NOTE: Applications **222-03** and **222-04** were kept open from the **May 9, 2022** meeting so that Attorney Capalbo (representing O & G industries, Rubino Bros and Chasing Arrows) and the public’s comments/concerns could be discussed with the applicant’s representative and the Zoning Board Staff.

William Hennessey along with Lisa Feinberg of Carmody Torrance Sandak Hennessey representing the applicant, spoke of their discussions with Attorney Capalbo and Zoning Board Staff to resolve concerns presented by Joseph Capalbo representing O & G Industries, Rubino Bros and Chasing Arrow.

Joseph Capalbo representing O & G Industries, Rubino Bros and Chasing Arrow stated that while his clients are not opposed to the proposed project, they still have concerns that need to be discussed.

Mr. Capalbo stated that while he has had several conversations with Mr. Hennessey and feels that an agreement is in the works, further discussion is needed and requests that the Board keep these applications open.

Mr. Hennessey and Ms. Feinberg went on to present the slight changes to the proposed south side elevation plan (which was discussed prior to tonight's meeting with the Zoning Board staff), the referral comments from the Traffic & Transportation Bureau and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson – Idlewood Drive – Opposed
- Paula Waldman – Old North Stamford Road – Opposed

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

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

Chairman Stein stated that the public hearing for applications **222-03** and **222-04** have been closed with the exception to allow Attorney Hennessey, (representing the applicant First National Joint Venture, LLC and Canal Street Fund LLC and Attorney Capalbo, (representing O & G industries, Rubino Bros and Chasing Arrows) to continue their discussions and present a resolution to the Zoning Board at the **June 6, 2022** meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-19- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change** - Applicant is proposing to amend portions of Appendix B. Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (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. **Application 222-20 – Housing Authority City of Stamford – 0 Ursula Place (002- 5974) and 0 Ursula Place (003-8620) General Development Plan and a 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.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-20** was submitted to staff on **May 9, 2022**.

NOTE: The Certificate of Mailing for application **222-20** was submitted to staff on **May 11, 2022**.

Chairman Stein read applications **222-19** and **222-20** into the record.

Ms. Gwozdzowski read the Planning Board’s referral letter for application **222-19**, dated **April 28, 2022** into the record.

Ms. Gwozdzowski read the Planning Board’s referral letter for application **222-20**, dated **April 28, 2022** into the record.

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

PUBLIC SPEAKERS

- Barry Michelson – Idlewood Drive – on behalf of the neighborhood coalition – requesting that the text change application not be voted on until there is a resolution pertaining to the petition to the CD-Text Change
- Cynthia Bowser – 30 Rose Park Avenue - had questions
- Kathy Kligler – 21 Friar Tuck Lane- had questions
- Frances Lane – 40 Clinton Ave – had questions
- Jeanette Bilcznianski -125 idlewood Drive – had questions
- Sue Halpern – 30 Elmcroft Road – had questions

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

Mr. Redniss of Redniss & Mead and Mr. Jonathan Gottlieb of Charter Oaks Community replied to the public speakers questions.

Mr. Redniss gave his closing comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **222-19** and **222-20** will be continued to the **June 6, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

3. **Application 222-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties surrounding the Mill River Park currently located in the R-5, R-MF, R-H, C-L, C-G, P-D, M-G & MR-D districts to the proposed P, R-HD, MR-D & TCD-D districts.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-11** was completed by ZB staff on **April 22, 2022.**

NOTE: The Certificate of Mailing for application **222-11** was completed by ZB staff on **May 10, 2022.**

Chairman Stein read application **222-11** into the record.

Ms. Gwozdziowski read the Planning Board’s referral letter for application **222-11**, dated **April 20, 2022** into the record.

Ralph Blessing, Land Use Bureau Chief gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Agnes Preston – (address not given) - had questions - opposed
- Cynthia Bowser – 30 Rose Park Avenue –opposed
- Barry Michelson – Idlewood Drive – has concerns/questions
- Frances Lane -40 Clinton Avenue - has concerns/questions
- Esther Mary Giordano – Strawberry Hill Avenue - has concerns
- Sue Halpern – 30 Elmcroft Road - had questions
- Jeanette Bilcznianski -125 Idlewood Drive – had questions
- Kathy Kligler – 21 Friar Tuck Lane- made a statement –opposed
- Monika Twal – Hanrahan Street – made a statement –opposed

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

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

Chairman Stein stated that the public hearing for application **222-11** has been closed.

4. **Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change,** - the City of Stamford Zoning Board is proposing a rezoning

for properties currently located in the C-L, C-G & M-G districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea A located between the Mill River to the west and Atlantic Street to the east.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-12**, was completed by ZB staff on **April 22, 2022**.

NOTE: The Certificate of Mailing for application **222-12** was completed by ZB staff on **May 10, 2022**.

Chairman Stein read application **222-12** into the record.

Ms. Gwozdzowski Planning Board's referral letter for application **222-12**, dated **April 20, 2022** into the record.

Chairman Stein stated due to time constraints application **222-12** will be opened and continued to the **June 6, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

5. **Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change**, - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L, M-G & R-MF district to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea B located between Atlantic Street and Pacific Street.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-13** was completed by ZB staff on **April 22, 2022**.

NOTE: The Certificate of Mailing for application **222-13** was completed by ZB staff on **May 10, 2022**.

Chairman Stein read application **222-13** into the record.

Ms. Gwozdzowski Planning Board's referral letter for application **222-13**, dated **April 20, 2022** into the record.

Chairman Stein stated due to time constraints application **222-13** will be opened and continued to the **June 6, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

6. **Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change**, - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L & M-G district to the R-HD (Residential High

Density District). This rezoning will affect properties in Subarea C located east of Pacific Street.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-14** was completed by ZB staff on **April 22, 2022**.

NOTE: The Certificate of Mailing for application **222-14** was completed by ZB staff on **May 10, 2022**.

Chairman Stein read application **222-14** into the record.

Ms. Gwozdzowski Planning Board's referral letter for application **222-14**, dated **April 20, 2022** into the record.

Chairman Stein stated due to time constraints application **222-14** will be opened and continued to the **June 6, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **May 2, 2022:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).
2. Approval of Minutes: **May 9, 2022:** After a brief discussion, a motion was made by Mr. Quick for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & Quick).

NOTE: Ms. Gwozdzowski was not in attendance for the **May 9, 2022** and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. Application **222-03**- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change.
2. Application **222-04** - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

Applications 222-03 and 222-04 have been closed with the exception to allow Attorney Hennessey, (representing the applicant First National Joint Venture, LLC and Canal Street Fund LLC and Attorney Capalbo, (representing O & G industries, Rubino Bros and Chasing Arrows) to continue their discussions and present a resolution to the Zoning Board at the June 6, 2022 meeting at 6:30pm via Zoom video conference.

3. Application 222-19- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change.
4. Application 222-20 – Housing Authority City of Stamford – 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620) General Development Plan and a Special Permit.

Applications 222-19 and 222-20 have been continued to the June 6, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

5. Application 222-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-11 has been closed and the application will be on the Regular Meeting agenda at the June 6, 2022 Zoning Board meeting to be held at 6:30 pm via Zoom video conference.

6. Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.

Application 222-12 has been continued to the June 6, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

7. Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-13 has been continued to the June 6, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

- 8 Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-14 has been continued to the June 6, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

UPDATES AND DISCUSSIONS

1. 217-16 – (3rd MOD) -Status of Upper River Walkway – Charter Communications

Chairman Stein read the item into the record and stated that since the project is moving along discussion is not needed at this time.

ADJOURNMENT

Chairman Stein called for adjournment of the meeting at 10:10pm, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 05232022

NOTE: These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.