

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY, JANUARY 27, 2020 AT 7:00PM, ON THE
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD,
CT.**

Present for the (Zoning Board): David Stein (Chair), Rosanne McManus (Acting Secretary), Richard Rosenfeld (Alternate) and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:05pm.

Chairman Stein stated that Mr. Silver and Mr. Rosenfeld have both been seated in Mr. Quick, Ms. Gwozdzowski and Mr. Morris's absence.

PUBLIC HEARING

1. **Application 218-41 – GAS SUMMER STREET, LLC, 2770 Summer Street – Map Change.,** - Applicant is seeking a map change from zoning districts R-5 to C-L and C-B to C-L zoning districts.
2. **Application 218-42 –GAS SUMMER STREET, LLC, 2770 Summer Street –Site & Architectural Plans and/or Requested Uses.,** - Applicant is proposing to construct a 115' x 40' warehouse addition.

NOTE: The affidavit for posting of the "Public Hearing Sign" for applications **218-41** and **218-42** was submitted to staff on January 21, 2020.

Chairman Stein read applications **218-41** and **218-42** into the record.

Ms. McManus read the Planning Board recommendation letters both dated November 25, 2019 into the record.

Mr. Joseph Capalbo representing the applicant introduced his team, presented the certificate of mailing to the Board, gave a detailed presentation and answered questions from the Board.

NOTE: Mr. Capalbo also submitted the following to the Board:

- An updated Landscaping Plan prepared by Environmental Land Solutions, LLC, dated January 27, 2020.
- Documents depicting the choice of colors and types of materials that will be used dated January 27, 2020.

Mr. Capalbo stated that they received comments from the Transportation, Traffic and Parking Bureau today and that they mostly agree with their conditions, however they do have some

concerns and would like to have the opportunity to discuss them with the Transportation, Traffic and Parking Bureau.

Mr. Garrett Bolella with the Transportation, Traffic and Parking Bureau gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Peter – Donut Delight – had some concerns with the landscaping plan and if it will block the visibility of his business.

Chairman Stein asked if there were any other public speakers – there were none.

Mr. Capalbo addressed the public speakers concerns, answered additional questions from the Board and gave his closing comments.

The Board felt that the applicant and the Transportation, Traffic and Parking Bureau should be given time to meet and discuss the conditions being proposed by the Transportation, Traffic and Parking Bureau before they vote and agreed that they will postpone the vote for application **218-42** to their February 10, 2020 regular meeting.

Chairman Stein stated that the public hearing for applications **218-41** and **218-42** has been closed.

REGULAR MEETING

1. Approval of Minutes: **January 7, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).
2. The **January 13, 2020** minutes were tabled to the February 10, 2020 regular meeting due to a lack of a quorum.

PENDING APPLICATIONS

1. **CSPR 1085 – JOZSEF SOLTA ARCHITECTS, 67 Iroquois Road, Stamford, CT –** Requesting permission to remove a portion of the existing second floor and build a second floor addition over the first floor footprint. Property is located within the CAM boundary.

Ms. Mathur presented the application to the Board and following a brief discussion a motion was made by Mr. Silver for approval of **CSPR 1085** with conditions prepared by EPB Staff dated January 7, 2020, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

2. Application **219-22** -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception.

NOTE: Ms. McManus & Mr. Silver both stated that they have watched the video from the January 13, 2020 Public Hearing and therefore are both able to participate in the discussion and vote for application **219-22**.

Mr. Garrett Bolella with the Transportation, Traffic and Parking Bureau gave the Board a brief presentation and answered questions from the Board.

Following a brief discussion a motion was made by Ms. McManus for approval of application **219-22** with conditions as discussed and amended tonight, seconded by Mr. Silver and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

3. Application **218-41** – GAS SUMMER STREET, LLC, 2770 Summer Street - Map Change.

Following a brief discussion a motion was made by Mr. Silver for approval of application **218-41** Map Change, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

Chairman Stein called for a recess at 8:30pm, meeting resumed at 8:40pm.

4. Application **218-42** –GAS SUMMER STREET, LLC, 2770 Summer Street –Site & Architectural Plans and/or Requested Uses.

NOTE: Application **218-42** has been tabled for a vote to the Zoning Board regular meeting on February 10, 2020, 7:00pm, 4th Floor Cafeteria, 888 Washington Boulevard.

ADMINISTRATIVE REVIEW CONTINUED FROM JANUARY 13, 2020

1. **Hotel Zero Degrees, Unit 1, 909 Washington Boulevard, Stamford, CT** – Proposing a complete interior renovation including portions of the exterior and the installation of a new passenger elevator. The project will result in 3 fewer guest rooms and up to 3 fewer parking spaces.

Mr. William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant made a brief presentation and answered questions from the Board.

Mr. Rosenfeld made a motion to approve the Zoning Board resolution as outlined in the draft resolution dated December 7, 2020 with the four conditions and the attached memo of agreement between Hotel Zero Degree's and the City of Stamford for the use of the Bell Street parking lot, seconded by Mr. Silver and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

ADMINISTRATIVE REVIEW

1. **Application 214-05 – URBY, 1 Greyrock Place – Parcel 38 & 38B, - Special Exception and Site and Architectural Plans.,** -Requesting review of Phase 2 modifications, timing and related items).

Mr. William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant, introduced his team, gave a detailed presentation of the requested modifications for Blocks E and F and answered questions from the Board.

Following a brief discussion, Ms. McManus moved to approve all of the requested modifications and also a one year extension of time to June 16, 2021 with the condition that if the temporary leasing sign is not removed by February 15, 2020 the administrative approval of the modifications will expire.

Following a brief discussion, Ms. McManus made a motion to remove the requirement to add art to the side wall of phase 1 if construction begins on phase 2 by October 1, 2020, seconded by Mr. Silver and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

2. **Application 219-06 – FEE FD STAMFORD LLC, 507/523 Canal Street & 46 John Street, Site & Architectural Plan and/or Requested Uses, General Development Plan, Coastal Site Plan Review and a Special Exception.,** -Applicant is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements (*Requesting approval of modifications to create 10 additional units and modify the lobby and amenity spaces*).

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

While the Board was in agreement with all the requested modifications, the Board requested that Mr. Redniss look into restriping the parking garage to add ten additional self-park spaces. Mr. Redniss agreed and will present to the Board at their regular meeting on Monday, February 24, 2020.

Following a brief discussion a motion was made by Ms. McManus for approval of the requested modifications, seconded by Mr. Silver and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

3. **Application 217-16 (2nd Mod) – HP Gateway Unit One Owner LLC, HP Gateway Unit Owner LLC, Gateway Harbor Point Planned Community Association, Inc.,** - Request to modify Condition # 12 of the approval to allow the B.M.R. fee-in-lieu funds to be provided for the benefit of Charter Oak Communities, as opposed to being deposited in the City of Stamford Inclusionary Zoning Account.

Following a brief discussion a motion was made by Ms. McManus to approve a modification to condition # 12 to allow the fee-in-lieu payment of \$2,952,012.76 for 15.3 BMR units (the Gateway Fee-in-Lieu funds) to be provided directly to Charter Oaks Communities for the

rehabilitation of dwelling units in Oak Park Phase 1, seconded by Mr. Silver and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

UPDATES AND DISCUSSIONS

Application 217-16 (2nd Mod) – HP Gateway Unit One Owner LLC, HP Gateway Unit Owner LLC, Gateway Harbor Point Planned Community Association, Inc.

The fee-in-lieu payment for 500 commuter parking spaces, which will be used for capital transportation and mobility enhancements around the Stamford Transportation Center in conjunction with the Property Owner providing alternative commuter parking spaces, hiring a Parking Management Consultant and developing an Interim Parking Plan, is expected to adequately meet the commuter parking obligation required by previous approvals for this property given that the 500 commuter parking spaces at this location will be in excess of the parking need for this area subsequent to completion of construction of the new State of Connecticut garage proposed at South State Street;

Mr. Blessing stated that the applicant is requesting to perform the transportation and mobility enhancement work themselves and be reimbursed by the City of Stamford out of the Fee-in-Lieu, the Board had a brief discussion and stated that they would like to see a detailed plan when the applicant is ready to present it.

ADJOURNMENT

Mr. Silver moved to adjourn the meeting at 10:05pm, seconded by Ms. Manus and carried on a vote of 4 to 0 (Stein, McManus, Silver & Rosenfeld).

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

ZB PH1272020

NOTE:

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

There proceedings were also audio tape recorded and are available for review in the Land Use Bureau located on the 7th floor of the Government Center, 888 Washington Boulevard, during regular business hours.