

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, SEPTEMBER 21, 2020, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdziowski, Rosanne McManus, Roger Quick and Keith Silver (Alternate).
Present for staff: Vineeta Mathur, Associate Planner.

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

Chairman Stein stated that this meeting is being conducted through “Zoom” video meeting 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

1. **Application 220-32 - JOSEPH W. GARRA and REATA SPORTS, LLC, 134 Jefferson Street, Stamford, CT, - Text Change,-** Proposing to Amend Section 5 to add a new definition for Shooting Range Facility, Amend Section 12.D to add a parking requirement for a Shooting Range Facility; and to Amend Appendix A, Table II by adding #167.1 (Shooting Range Facility) making the use permitted by the Zoning Board by Special Permit.

Chairman Stein read application **220-32** into the record.

Ms. Gwozdziowski read the Planning Board denial letter dated August 27, 2020 into the record.

Nicholas Vitti with Cacace Tusch & Santagata along with Benjamin Rosenshine and Nickolas Tavlarios managing members of Reata Sports LLC, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Mark Varga –senior fire arms instructor with Homeland Security – in favor
- Chris McNerney – Chief of Police, Town of Greenburgh, NY – in favor
- Thomas Madden – Director of Economic Development – City of Stamford – in favor
- David Michel –representative – State of Connecticut – had a few concerns
- Sue Halpern – South-End Neighborhood Association – had some concerns.

Mr. Vitti gave his closing comments to the Board.

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 **220-32** has been closed.

REGULAR MEETING

PENDING APPLICATIONS

1. Application **220-32** - JOSEPH W. GARRA and REATA SPORTS, LLC, 134 Jefferson Street, Stamford, CT, - Text Change.

Following a lengthy discussion Ms. McManus moved to approve text amendment as modified tonight, seconded by Mr. Quick and carried on a vote of 4 -0 -1:

Mr. Stein – in favor

Mr. Morris – in favor

Ms. McManus – in favor

Mr. Quick – In favor

Ms. Gwozdzowski – abstained

ADMINISTRATIVE REVIEW

1. Application **218-51** – Summer Street Property, LLC and Carrie Ann Berman - 733 Summer Street, 777 Summer Street, 0 North Street & 612 Bedford Street – General Development Plan, Final Site & Architectural Plans and Requested Uses and Special Exception Approvals:

Current approval

Requesting approval of General Development Plan, Final Site & Architectural Plans and/or Requested Uses and Special Exception approval to construct a seven story 263,149 sf building comprised of approximately 4,000 sf of ground floor retail/flex amenity space fronting Summer Street and North Street and 376 apartments in a mix of studios, 1-Bedrooms and 2-Bedrooms. A total of 376 parking spaces will be located in a two-story garage beneath the building and 18 parking spaces will be located in an existing surface lot along North Street.

Modifications being requested to allow increase in floor area and reduction in number of residential units and parking spaces.

Mr. Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

Following a brief discussion Ms. Gwozdzowski moved to approve with modifications made tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 9:20pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 92120

NOTE:

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