

AGENDA
STAMFORD PLANNING BOARD
CAPITAL BUDGET & REGULAR MEETING
GOVERNMENT CENTER

BOARD OF REPRESENTATIVES - DEMOCRATIC CAUCUS ROOM
4TH FLOOR

888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, FEBRUARY 4, 2020
7:00 p.m.

PLANNING BOARD MEETING MINUTES:

January 21, 2020

PLANNING BOARD PRESENTATION & DISCUSSION:

THOMAS MADDEN, DIRECTOR, ECONOMIC DEVELOPMENT FOR THE CITY OF STAMFORD representing THE URBAN REDEVELOPMENT COMMISSION (URC) - 677 WASHINGTON BOULEVARD - Proposed Gateway District Plan Change: The minor amendments proposed are designed to remove ambiguities and conform the Plan to zoning changes enacted since the Plan's adoption. The proposed amendments to the Gateway District Plan, revised in October 2018, include revisions to Chapter 3 (Land Use Plan) Section 301 (Proposed Land Use) and Section 302 (Redevelopment Standards and Controls), Exhibit A (Design Guidelines), and the addition of notes for clarification on Map #2 (Proposed Land Use Map) and Map #3 (Master Site Plan).

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the recommended Capital Budget for 2020-2021 and Capital Plan for 2021-2027.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

CITYWIDE VEHICLE REPLACEMENT AND UPGRADE - TOTAL REQUEST \$131,856.77: The purpose of this project is to reduce diesel emissions by replacing four (4) 1998 Class 6 utility trucks with 2020 international Maxforce vehicles.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-04 - JACQUELINE KAUFMAN of CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LADDINS TERRACE ASSOCIATES, LLC (Owner) and WENDY'S PROPERTIES, LLC (Lessee) - 1938 WEST MAIN STREET Text Change:** Applicant is requesting an amendment to Article II (Definitions), Section 3-A-85.3 ("Restaurant, Fast-Food") to modify setback requirements for enumerated restaurant uses in the M-G, M-L, and M-D Zones.
2. **ZB APPLICATION #220-05 - JACQUELINE KAUFMAN of CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing LADDINS TERRACE ASSOCIATES, LLC (Owner) and WENDY'S PROPERTIES, LLC (Lessee) - 1938 WEST MAIN STREET - Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a Wendy's Restaurant with a drive-through. Property is located within the M-L (Light Industrial) Zoning District.

3. **ZB APPLICATION #220-02 - JEFFREY J. SALVATORE & 47 VICTORY, LLC - 47 VICTORY STREET - Map Change:** Applicant is requesting to amend the City of Stamford Zoning map pertaining to 47 Victory Street only. Applicant would like for 47 Victory Street to be changed from the R-6 Zoning District to the NX-D Zoning District.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #006-20 - DAVID P. LASNICK, ESQ. representing SADIQALI CHANDRANI - GLENBROOK REAL ESTATE, LLC (Owner) - 521 & 527 GLENBROOK ROAD - Motor Vehicle & Variance of Section 11.3 (V-C Commercial District)) [Tabled from September 24, 2019 due to needing a Traffic Report]:** Applicant owns and operates a service station with two (2) gas service pumps on one (1) island with a convenience store and repair garage, which has been permanently abandoned located on the pre-consolidation address of 527 Glenbrook Road. Applicant would like to: **[a]** expand the existing island and add one (1) additional gas pump; **[b]** extend canopy to cover island within setbacks; **[c]** remove convenience store building on pre-consolidation address of 521 Glenbrook Road and construct a 29 ft. 11 in. x 12 ft. addition to the service garage building within the footprint of removed building and **[d]** convert existing building on 527 Glenbrook Road to a 1,920 sq. ft. convenience store.
2. **ZBA APPLICATION #004-20 - ANTHONY STRAZZA of STRAZZA CONSULTING representing LOZANO WILLIAM - 296 HUBBARD AVENUE - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling and would like to construct a second floor addition over the existing first floor and add an 18 in. overhang to the existing front porch. Applicant is requesting: **(a)** a front street line setback of 27.5 ft. to front wall in lieu of 30 ft. required; **(b)** a centerline street setback of 52.5 ft. to the front wall in lieu of 55 ft. required; and **(c)** a front street setback of 23.1 ft. to the 18 in. overhang on the existing porch in lieu of 24 ft. allowed per Section 7.C.
3. **ZBA APPLICATION #005-20 - PIOTR & PAWEL LASKOWSKI - 106 PINE HILL AVENUE - Variance of Article III, Section 6 (Accessory Buildings):** Applicant owns a two-family dwelling with a 24 ft. x 24 ft. x 20 ft. 1 in. detached garage with no second floor. Applicant is seeking allowance for the accessory structure to remain at the height of 20 ft. 1 in. in lieu of the 15 ft. required.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

February 11, 2020 **(IF NEEDED)**

February 18, 2020

March 3, 2020