

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 27, 2019
6:30 P.M.**

REQUEST FOR AUTHORIZATION:

LEASE OF TEMPORARY SPACE FOR TRAILBLAZERS, RISE AND LEAP - The Stamford Asset Management Group ("SAMG"): On July 15, 2019 the Board of Education was notified that Domus would not continue with the Trailblazers Middle School Program. At the Superintendent's request, on July 26, 2019, SAMG visited the site at 83 Lockwood Avenue and determined the space not acceptable for continued use as a school. SAMG also determined the space utilized by the Rise Program located in the old Agricultural Science building at Westhill High School was also not acceptable for continued use as both locations require a significant amount of improvements and work. The short-term solution is a lease at 68 Southfield Avenue, which is a 15,000 sq. ft. space on the first floor. The modifications needed would be minimal and can be completed before the start of the new school year. All costs associated with the lease shall be borne by SAMG.

SUBDIVISIONS:

1. **SUBDIVISION #4039 - JOSEPH J. CAPALBO, II representing VIADUCT LANDHOLDINGS, MANAGEMENT & DEVELOP, LLC - 57 VIADUCT ROAD - 2 LOTS:** The property is approximately 1.854 acres and is located on the eastern side of Viaduct Road and west of the Town of Darien and the Noroton River. The site is currently fully developed with two (2) existing buildings, parking and associated infrastructure. The proposed subdivision will create two (2) building lots, each containing an existing building.

ON THIS DATE, AUGUST 27, 2019, THE APPLICANT FOR SUBDIVISION APPLICATION #4041 HAS REQUESTED A POSTPONEMENT TO A FUTURE PLANNING BOARD MEETING AND THEREFORE, WILL NOT BE HEARD.

2. **SUBDIVISION #4041 - D'ANDREA SURVEYING & ENGINEERING, PC representing 16 JAMROGA, LLC - 16 JAMROGA LANE - 2 LOTS:** The property is an existing residential property with a lot area of approximately 0.43 acres located on the westerly side of Jamroga Lane approximately 200 feet north of the intersection of Oaklawn Avenue and Jamroga Lane in the R-7½ residential zoning district.

***PUBLIC HEARING CANCELLED
SUBDIVISION APPLICATION #4037 - CARL & MARY ANN SHANAHAN -
280 OCEAN DRIVE EAST (3 LOTS) HAS BEEN WITHDRAWN AT THE REQUEST
OF THE APPLICANT.***

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #041-19 - KATIE WAGNER, QUESITED CONSULTING, LLC representing CURT ANASTASIO - 224 DOLPHIN COVE QUAY - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a garage and would like to install three (3) air conditioning condensers and a generator. Applicant is requesting a 3.5 ft. setback on one side and a 9.3 ft. setback on both sides for the three (3) air conditioning condensers and a 3.6 ft. setback on one side and 9.4 ft. setback on both sides for the generator in lieu of the 6 ft. on one side and 12 ft. for both sides.

2. **ZBA APPLICATION #040-19 - ROBERT STORM, ROBERT STORM ARCHITECTS representing MILVIA ROCHE - 68 CONGRESS STREET - Variance of Table III, Appendix B:** Applicant owns a two-family residence with an existing flat roof. Applicant would like to replace the flat roof with a \pm 19 ft. 10 in. x 54 ft. 4 in. (\pm 1,080 sq. ft.) pitched roof. Applicant is seeking a 20.4 ft. rear yard setback in lieu of the 30 ft. required and to allow an expansion of a legal non-conforming second floor living unit for storage only.
3. **ZBA APPLICATION #044-19 - JASON KLEIN, CARMODY TORRANCE SANDAK HENNESSEY representing STAMFORD REALTY PARTNERS, LLC - MYRTLE AVENUE, LOT A (a/k/a 909 EAST MAIN STREET; f/k/a 20 MYRTLE AVENUE) - Variance of Table IV, Appendix B; Article IV, Section 10-A, and Article IV, Section 13-F:** For the past 50 years, applicant has operated a Toyota car dealership on the property and is improved with an \pm 8,254 sq. ft. building containing a showroom, office and automobile repair uses. Applicant proposes to construct a one (1) story addition to the existing dealership building to be used as office and storage space. The applicant also proposes to replace repair bays within the building with additional showroom space within the first (1st) floor of the existing building. Associated signage is also proposed.
- Applicant is seeking the following variances:
- Table IV, Appendix B:** To permit a building height of 27 ft. 6 in. in lieu of the 25 ft. permitted.
 - Table IV, Appendix B:** To allow the proposed second (2nd) story addition to be located 0 ft. from the southerly side yard lot line in lieu of the 6 ft. required.
 - Article IV, Section 10-A:** To allow for the reasonable modernization of the auto dealership on the property.
 - Article IV, Section 13-F:** To allow the construction of a 154 sq. ft. ground sign in lieu of 50 sq. ft. allowed.
4. **ZBA APPLICATION #042-19 - DALE ASHCRAFT - 54 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B (Street line, Street Center and Rear Yard Setbacks):** Applicant owns an existing one (1) story, single-family residence with a deck, above ground pool and a shed. Applicant is proposing to construct a 204 sq. ft. addition and a second (2nd) story addition over the existing and proposed building footprint. The deck, above ground pool and shed will be removed. Applicant is requesting the following variances: [**a**] a 24.9 ft. street line setback in lieu of the 40 ft. minimum for the proposed second (2nd) story addition and a 22.3 ft. street line setback in lieu of the 40 ft. minimum for the proposed porch; [**b**] a 49.9 ft. street center setback for the proposed second (2nd) story addition and a 47.3 ft. street center setback for the proposed porch in lieu of the 65 ft. minimum allowed; and [**c**] a 25.5 ft. rear yard setback for the proposed second (2nd) story addition in lieu of the 30 ft. minimum allowed.
5. **ZBA APPLICATION #045-19 - JOSH RICH - 219 SHELTER ROCK ROAD - Variance of Section 6-A:** Applicant owns an existing single-family resident and is proposing to install a 10 ft. x 14 ft. shed for storage. Applicant is seeking an allowance of an accessory structure in the front yard.

PLANNING BOARD MEETING MINUTES:

August 6, 2019

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

September 10, 2019

September 17, 2019 (IF NEEDED)

September 24, 2019