

**AGENDA**  
**(REVISED MAY 8, 2017)**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING**  
**4TH FLOOR CAFETERIA, GOVERNMENT CENTER**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**TUESDAY, MAY 9, 2017**  
**6:30 P.M.**

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**PRESENTATIONS TO THE BOARD:**

1. **MARILYN TREFRY PROPOSED PARK - HOPE STREET & LARGO DRIVE:** The City owns approximately 3.35 acre vacant parcel located at the northeast corner of Hope Street & Largo Drive. The Springdale Neighborhood Association (SNA) is advocating for a new park in honor of Marilyn Trefry, who for many years, was the former president of Springdale Neighborhood Association. The Springdale Neighborhood Association had raised an initial \$5,000 to fix up and make a park in Ms. Trefry's name, as well as the SNA has pledged help the City with maintaining this new park. The City is requesting a change from Master Plan Category #6 (Commercial - Neighborhood Business) to Master Plan Category #14 (Open Space - Public Parks).
2. **INNOVATION DISTRICT:** Thomas Madden, Director, Office of Policy & Management.

**MASTER PLAN AMENDMENT:**

1. **MASTER PLAN AMENDMENT NO. 424 - WOODLAND PACIFIC, LLC; THE STRAND/BRC GROUP, LLC & WALTER WHEELER DRIVE SPE, LLC:** Applicant owns two (2) parcels where Parcel I is located at Atlantic Street and Woodland Avenue. Applicant is requesting a change from Master Plan Category #4 (Residential-Medium Density Multi-Family) to Master Plan Category #6 (Commercial-Neighborhood Business) and Parcel II is located at Woodland Avenue and Pacific Street and Applicant is requesting a change from Master Plan Category #6 (Commercial-Neighborhood Business) to Master Plan Category #9 (Urban Mixed-Use).

**REQUEST FOR AUTHORIZATION:**

1. **SOUTH END FIRE STATION - 670 PACIFIC STREET - PURCHASE & SALES AGREEMENT (Tabled item from April 4, 2017):** Pacific Street Firehouse, LLC has submitted a proposal to purchase the property and buildings at South End Fire Station #2.
2. **BOYS & GIRLS CLUB OF STAMFORD, INC.:** The City and the Boys & Girls Club of Stamford, Inc. (the "Club") are parties to an Amended Lease dated October 4, 2013 ("the Lease"), where the City leases to the Club certain Premises located immediately south of 347 Stillwater Avenue for a term expiring on December 31, 2034 ("the Premises"). The Lease requires the Club to provide and pay for certain improvements in the Michael F. Lione Memorial Park ("Lione Park") in the manner set forth in the Lease, which is attached for reference, and any future amendments to such Lease. The Club has obtained a Grant from the State of Connecticut Office of Policy and Management ("the Grant") and wishes to use the Grant funds to pay for a portion of the improvements in Lione Park.
3. **LEASE AGREEMENT BETWEEN THE BOARD OF EDUCATION AND THE OLD TOWN HALL RENOVATION AUTHORITY (OTHRA) OR HOLY NAME OF JESUS CHURCH:** The Board of Education is seeking Planning Board approval of a lease agreement with either OTHRA for the use of Old Town Hall or the Holy Name of Jesus Church by SPS Adult and Community Education Programs. The space would be leased to the Board of Education for use as classroom space for primarily adult learners. Some number of students will be high school-aged pursuing high school diplomas, General Equivalency Diplomas or Early College Credits through partnering institutions. The lease would be as follows:

Old Town Hall: 10,161 sq. ft. for 10 years with two 5 year options

Holy Name of Jesus Church: Entire premises for 1 year.

This will allow for consolidation of two Adult and Community Education programs at a single site and at lower cost to taxpayers.

4. **REAL ESTATE SALES AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF STAMFORD AND THE CITY OF STAMFORD - 108, 172 & 186 GREENWICH AVENUE (CZESCIK HOMES):** The Housing Authority of the City of Stamford has agreed to sell property located at 108, 172 & 186 Greenwich Avenue, Stamford, Connecticut, commonly known as the Edward Czescik Home, to the City of Stamford in “as-is” and “where-is” condition for the purpose of incorporation into the Mill River Park Project.

**SUPPLEMENTAL CAPITAL EXPENDITURES**

**REQUEST FOR AUTHORIZATION:**

**CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:** Pursuant to Stamford City Code Section 8-2, partial closeouts of the following capital projects are recommended:

Project #	Project Name	Type	Bond	Fed Grant	State Grant	WPCA Bond
CP0059	Vehicle Maintenance Improvements	PI	(\$4,174.00)			
CP1065	SNAP Software for Health	PI	(\$30.00)			
CP1373	Riverbend South-Railroad Crossing Gates	PI	(\$155,850.00)		(\$400,000.00)	
C50053	Repair/Replace Magee Avenue Wall	SE				(\$110,245.33)
CP2222	Southfield Avenue Sewers	SE	(\$80,000.00)			
CP3103	Solar Conversion of Heating, Domestic Hot Water & Energy Supply	SNF	(\$49,687.96)	(\$100,000.00)	\$400,000.00)	
CP3800	Roof Replacement	SNF	(\$213,255.71)			
CP5029	Generator Replacement	SNF	(\$200,000.00)	(\$192,000.00)		
CP6402	Smith House Improvements	SNF	(\$38,157.95)			
CP6582	Communication Improvement	SNF	(\$10,790.18)			
<b>TOTAL CLOSEOUT</b>			<b>(\$751,945.90)</b>	<b>(\$292,000.00)</b>	<b>(\$800,000.00)</b>	<b>(\$110,245.33)</b>

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #217-05 & #217-06 - 260 LONG RIDGE LAND, LLC c/o BLT - 120-292 LONG RIDGE ROAD - Text Change and Site & Architectural Plans and/or Requested Uses:** Applicant would like to amend Section 9.BBB to add a new Subsection 5 and renumber existing Subsection 5 to become Subsection 6. Applicant is also proposing a mixed-use live-work campus with the addition of 804 residential units to the 550,000 sq. ft. of office already existing at the site along with courtyard green spaces, a limited amount of retail (.01 FAR) and the creation of over a half (½) mile of river walk along the Rippowam River.
2. **ZB APPLICATION #217-16 - HP GATEWAY LAND I, LLC - 400 & 440 WASHINGTON BLVD. - Amendment to Final site Plan, Coastal site Plan Review, General Development Plan & Special Exception:** Applicant would like to modify (ZB Application #210-15 & #210-16) approvals pursuant to the TCDD Zoning Regulations for a mixed use transit-oriented development of a 6.27 acre property bounded by Washington Boulevard, Pulaski Street, the Rippowam River and Metro North Railroad/Transportation Center, comprised of two (2) office towers, ground floor retail and commuter amenity space and a below-grade parking garage.
3. **ZB APPLICATION #217-19 - RICHARD W. REDNISS - 22 1ST CORP. - 22 FIRST STREET - Text Change:** Applicant would like to amend Article IV, Section 12 (Automobile Parking & Loading Space) by adding a sentence to Paragraph 12-A-6 to read as follows:

“When the total amount of parking required by Zoning is in excess of forty-nine (49) spaces, the access driveways or roadways provided for access to a required off-street parking area shall be not less than twenty-four feet (24 ft.) in width between curbs for two-way operation and fifteen feet (15 ft.) in width for one-way operation, provided further that in no case shall parking be permitted within the required minimum width of any such driveway. When the required parking is from eleven (11) to and including forty-nine (49) spaces, the two way dimension may be reduced to twenty feet (20 ft.) and the one-way dimension to twelve feet (12 ft.). Access to parking areas serving ten (10) and fewer spaces shall be not less than ten feet (10 ft.) in width for either one-way or two-way operation. Subject to a Special Exception approval of the Zoning Board for a valet-only parking operation, access driveways shall not be less than sixteen feet (16 ft.) for two-way access and not less than nine feet (9 ft.) for one-way access”; and

to amend Appendix B, Footnote #23 to be amended as follows:

(6) parking may be provided at a rate of 0.5 spaces per hotel room for hotels and ~~0.75 spaces per hotel room for~~ extended stay hotels within five hundred (500) feet of a public garage, where 24-hour shuttle services are provided, the terms of which are determined by the Zoning Board, and hotel conferencing and/or banquet facilities does not exceed 0.10 FAR.

(7) access driveways shall be subject to Section 12-A-6 of the Zoning Regulations ~~not less than twenty (20) feet in width between curbs for two-way operation;~~

4. **ZB APPLICATION #217-20 - ANNEMID RI, LLC - LOT 3-5 ATLANTIC STREET - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is requesting approval to complete the construction of a 156 room extended stay hotel with a parking requirement of 0.5 spaces per guest room and primary vehicular access to/from Summer Street through the Courtyard property. The vehicular access, proposed garage entry/exit points and associated hardscape/landscape design are depicted on the attached First Floor Plan prepared by Jonathan Nehmer & Associates, dated March 30, 2017.
5. **ZB APPLICATION #217-21 - ANNEMID CY, LLC - 275 SUMMER STREET - Special Exception Plan Review:** Applicant is requesting a revision to the previously approved vehicle access location.
6. **ZB APPLICATION #217-26 - RMS RIPPOWAM, LLC - 900 WASHINGTON BOULEVARD - Special Exception Plan Review:** The applicant is requesting modification of Special Exception Application Nos. 214-29 and 216-23 to permit the “College and Universities” use on the ground floor of the existing dormitory building in addition to the previously approved retail/restaurant uses. Related changes to the parking Management Plan are also proposed. Property is within the MRD-D Zoning District.

#### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #021-17 - 163 HARVARD AVENUE, LLC - 163 HARVARD AVENUE - Variance of Table IV, Appendix B:** Applicant owns an existing one-story structure with partial basement which was previously used for manufacturing. Building is ±16,643 sq. ft. with a footprint of 15,652 sq. ft.; lot area is 39,515 sq. ft. with 40% lot coverage. Building is under construction for use as an automotive dealership. This property has three (3) front yards and one (1) side yard as it is a corner lot. Section 13-I-7 stipulates that signs in an M-G zone are required to be placed to the rear of the setback line. Due to site constraints the Applicant is seeking relief from this requirement in order to locate the dealership pylon sign in the front yard. Applicant is also requesting: (1) a front streetline setback of 0 ft. in lieu of the 10 ft. required; and (2) a street centerline setback of 25 ft. in lieu of 35 ft. required.
2. **ZBA APPLICATION #024-17 - 250 HOPE STREET, LLC - 250 HOPE STREET - Variance of Table IV, Appendix B & Section 12D9:** Applicant owns an existing four (4) bay automotive service station and convenience store with two (2) gas pumps with a canopy. Applicant would like to reduce the existing 2,253 sq. ft. garage and convenience store to 1,602 sq. ft. and increase the length of the canopy to accommodate one (1) additional gas pump. Applicant is requesting: [1] a front setback of 7 ft. in lieu of 15 ft. required; [2] four (4) spaces per 1,000 ft. in lieu of 6 required; four (4) provided; and [3] street centerline setback of 32 ft. in lieu of 40 ft. required.
3. **ZBA APPLICATION #025-17 - KEITH O'BRIEN - 51 LEWELYN ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family resident with a one (1) car garage on a corner lot. Applicant would like to increase the living space by adding an 8 ft. x 11 ft. stairwell to the first floor and a second story addition with walk-up attic. Applicant is requesting: (1) front street line setback of 20.9 ft. in lieu of 30 ft. required; (2) second front street line setback of 17.5 ft. in lieu of 30 ft. required; (3) front street centerline setback of 42.5 ft. in lieu of 55 ft. required; (4) second front street centerline setback of 45.9 ft. in lieu of 55 ft. required; and (5) building coverage of 27.42% in lieu of 25% required.

4. **ZBA APPLICATION #026-17 - DEBORAH D. & CHRISTOPHER KNIFFIN - 172 FAIRVIEW AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family home recently damaged by fire. Applicant would like to enclose a covered entryway attached to an existing bumped out area of the kitchen on the east side of the house and expand the second floor over the same existing covered entryway and kitchen bump-out. The area to be enclosed is approximately 5.5 ft. x 8.5 ft. and encroaches on the side yard setback by 2.6 ft. Applicant is requesting a side yard setback of 12.4 ft. in lieu of the 15 ft. required.
5. **ZBA APPLICATION #027-17 - WAI MING AU YEUNG - 22 VICTORY STREET - Variance of Table III, Appendix B:** Applicant owns an existing two-family, two-story residence with a concrete patio, grape arbor/pergola, garage and car port. Applicant would like to construct a second story deck to the rear of the existing residence over the concrete patio and remove the grape arbor/pergola. Applicant is requesting building coverage of 46.9% in lieu of the 25% maximum allowed.
6. **ZBA APPLICATION #028-17 - CORD OHLENBUSCH - 0 HOBSON STREET (AT CORNER OF ROCKLEDGE DRIVE) - Variance of Table III, Appendix B:** Applicant owns this vacant lot and would like to construct a new single-family residence of approximately 3,400 sq. ft. along with associated improvements; i.e. terrace, walkways, driveway, drainage, etc. Applicant is requesting: (1) front yard setback along Rockledge Drive of 19.5 ft. in lieu of the 40 ft. required; and (2) street centerline setback along Rockledge Drive of 29.5 ft. in lieu of the 65 ft. required.

**PLANNING BOARD MEETING MINUTES:**

Meeting of 04/25/17

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meeting is:

05/23/17 - If Needed

06/13/17 - If Needed

06/27/17 - Regular Meeting & Public Hearing