

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 26, 2017
REGULAR MEETING - 6:30 P.M. / PUBLIC HEARING - 7:00 P.M.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #036-17 - EIGHT 77 LONG RIDGE ROAD, LLC - 877 LONG RIDGE ROAD (REVISED) - Special Exception & Variance of Section 19.3.2.e(5):** Applicant owns this property with a residential dwelling (approximately 5,120 sq. ft. gross area) and associated improvements, including a paved parking area, walkway, deck, and attached garage. Applicant is proposing to use the existing building as a Child Day Care Center (the "Center"), a permitted use in the R-10 Zone with Special Exception approval from the Zoning Board of Appeals. The Center will operate Monday through Friday and will be closed on the weekends. Interior and exterior renovations are proposed to accommodate this use, as well as new outdoor fencing and the installation of play area equipment. The garage will be converted to classroom space, handicap access will be provided and new windows and doors will be installed for additional safety and light. No physical expansion of the building footprint or square footage is proposed. The Center operator will not reside on the premises. The applicant is seeking relief from Section 19.3.2.e(5) [Special Exception Standards for Single-Family Districts; Landscape Buffers] to permit a front yard landscaped buffer area of as few as 9.9 ft. from the property line in lieu of the 20 ft. required.
2. **ZBA APPLICATION #035-17 - RYAN ANNE I REVOCABLE TRUST - 0 SHIPPAN AVENUE (UPDATED) - Variance of Table III, Appendix B:** Applicant owns an existing vacant lot and would like to construct a new 2½-story residence approximately 71 ft. x 36 ft. Applicant is requesting: (1) a front yard setback of 16 ft. in lieu of the 30 ft. required from street line; and (2) a 41 ft. setback from center of street in lieu of 55 ft. required.
3. **ZBA APPLICATION #041-17 - RAMON & GRACIELA HERNANDEZ - 19 ALBIN ROAD - Variance of Table III, Appendix B:** Applicant owns a 2-story single-family dwelling with 3 bedrooms and 2 bathrooms and would like to add a front porch and portico to the existing approved plans that would go over the setback line towards the street at a distance of 21 ft. from point-to-point. Applicant is requesting: (1) an amendment to plan to construct an open porch and portico in the front of the house which was not previously approved; and (2) a front street setback of 20.76 ft. in lieu of 24 ft. allowed for an open porch as per Section 7C.
4. **ZBA APPLICATION #042-17 - MICHAEL COVINO - 195 TOMS ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family dwelling with a 3-car detached garage which was destroyed by a fire. Applicant is requesting a height of 18.3 ft. in lieu of the 15 ft. allowed for an accessory structure.
5. **ZBA APPLICATION #043-17 - RACKSON RESTAURANT, LLC (d/b/a BURGER KING) - 1058 HIGH RIDGE ROAD & 54 SQUARE ACRE DRIVE - Variance of Table III, Appendix A:** Applicant owns and operates an existing Burger King on this property that was built in 1977. Applicant would like to demolish the existing structure and construct a new building which would include a drive-thru window. Applicant is requesting: (1) a front yard of 45 ft. in lieu of the 50 ft. required; (2) building from property line at 29 ft. 11 in. in lieu of 40 ft. required; and (3) building from residence zone boundary at 0 ft. in lieu of 75 ft. required. **Variance of Table III, Section 10:** Expand existing non-conforming fast food restaurant (demolition and build).

PUBLIC HEARING (7:00 P.M.)

MASTER PLAN AMENDMENT #428 - RICHARD W. REDNISS - 22 FIRST CORP. - 523 CANAL STREET - Text Change to amend Section 8.2 (2025 Master Plan Land Use Categories), Subsection #9 (Urban Mixed-Use): Applicant owns a 46,638 sq. ft. parcel located south of Dock Street and on the east side of John Street with an address of 523 Canal Street. Applicant would like to construct a hi-rise building with ground floor retail and community space for use by the South End neighborhood, a concealed and landscaped garage podium and stepped back residential tower containing 177 studio apartments and residential amenities. The potential development, as currently designed, will require a zone change to one of the designed districts as well as this Master Plan change to the definition of Category #9 (Urban Mixed-Use); relating to height and bulk elsewhere and in the South End.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

STREET PATCH & RESURFACING - PROJECT #C56182: RMS Construction reimbursement of \$9,600.00 for work done at 900 Washington Boulevard.

ZONING BOARD REFERRALS:

ZB #217-41 - SUNRISE CHILD DEVELOPMENT CENTER, LLC - 35 HOYT STREET & 0 DOLSEN PLACE - Site & Architectural Plans and/or Requested Uses and Special Exception: Applicant is proposing to operate a Child Day Care Center for up to 40 children with a fenced in playground area and 25 parking spaces. These properties are located within the RM-F Zone.

PLANNING BOARD MEETING MINUTES:

09/12/17

OLD BUSINESS:

NEW BUSINESS:

RIVER OAKS CONDOMINIUM ASSOCIATION - APPLICATION FOR ADOPTING STREET NAMES: River Oaks is a private condominium community with fifty-seven (57) single homes plus the original dwelling that was renovated and contains two (2) homes. All properties share the same address plus a unit number (i.e. 631 Long Ridge Road, Unit XX, Stamford, CT 06902.) The community has five (5) separate streets; the “main drag” stretches from Long Ridge Road to the farthest end of the property (near Unit #49) along with four (4) distinct side roads, two (2) to the left and two (2) to the right.

Next regularly scheduled Planning Board meetings are:

10/03/17 - Regular Meeting (If Needed)

10/17/17 - Capital Budget (Starts at 6:00 p.m.)

10/18/17 - Special Meeting (6th Floor Small Conference Room)