

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING - 4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 29, 2016
6:30 PM

REQUEST FOR AUTHORIZATION:

1. **STAMFORD POLICE HARBOR UNIT SUBSTATION LICENSE AGREEMENT AND CONSENT TO LICENSE CITY OF STAMFORD AND VINEYARD VINES RETAIL, LLC** - The City of Stamford is proposing (1) License Agreement with Vineyard Vines Retail for office space that will be utilized as the Stamford Police Harbor Unit Substation; and (2) Consent to License Agreement with AG-GCS Shippan Landing Owner, LLC as "Prime Landlord" to lease approximately 330 sq. ft. on a non-exclusive basis.
2. **ENVIRONMENTAL COMPLIANCE - PROJECT #CP0211:** The City of Stamford Stormwater Management Department is required to comply with NPDES Permit #CT0030279 (the Permit), issued by the State of Connecticut Department of Energy and Environmental Protection (DEEP) under the authority of the Clean Water Act, administered by the United States Environmental Protection Agency (EPA). On September 30, 2015 the EPA issued the City of Stamford an Administrative Order for Compliance with the Clean Water Act (the Order). The Order requires significant action on the part of the City, including screening and monitoring work occurring at nearly 700 stormwater discharge pipes located throughout the City. The Order also requires the City to conduct sampling and lab processing work and to commence field investigation protocols in an effort to locate and eliminate illicit discharges of sanitary water contained in the stormwater drainage piping. The capital funds will be used for compliance efforts required by the Permit and the Order and non-compliance will result in significant penalties and further legal action for the City.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #017-16 - DAMIEN & RACHEL DRAKE - 167 OLD NORTH STAMFORD ROAD** - Variance of Table III-Appendix B - Section 4(AA)(2.4): Property is located in an R-20 Zone requiring a minimum lot size of 20,000 sq. ft. The property currently has 17,859 sq. ft. which will be further reduced to 17,005 sq. ft. as a result of the State's acquisition (854 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
2. **ZBA APPLICATION #018-16 - MICHAEL K. APOSTOLIDES ET AL - 322 OAKLAWN AVENUE** - Variance of Table III-Appendix B - Section 4(AA)(2.4): Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,276 sq. ft. as a result of the State's acquisition (742 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
3. **ZBA APPLICATION #019-16 - MARCIA DAVIS - 326 OAKLAWN AVENUE** - Variance of Table III-Appendix B - Section 4(AA)(2.4): Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,379 sq. ft. as a result of the State's acquisition (639 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.

4. **ZBA APPLICATION #020-16 - VASYL SLIPYY & YURI SARAK - 8 NORTHWOODS ROAD - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-20 Zone requiring a minimum lot size of 20,000 sq. ft. The property currently has 13,068 sq. ft. which will be further reduced to 11,273 sq. ft. as a result of the State's acquisition (1,795 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
5. **ZBA APPLICATION #021-16 - HECTOR VELASQUES & RAQUEL CUEVAS - 363 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-75 Zone requiring a minimum lot size of 7,500 sq. ft. The property currently has 6,098 sq. ft. which will be reduced to 6,058 sq. ft. as a result of the State's acquisition (40 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
6. **ZBA APPLICATION #022-16 - RICHARD G. & JOANNE L. KULIS - 7 CANTWELL AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-75 Zone requiring a minimum lot size of 7,500 sq. ft. The property currently has 7,405 sq. ft. which will be reduced to 5,612 sq. ft. as a result of the State's acquisition (1,793 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
7. **ZBA APPLICATION #023-16 - GUY R. & WINIFRID B. FRANCOIS - 316 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,751 sq. ft. as a result of the State's acquisition (447 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24.
8. **ZBA APPLICATION #024-16 - GINA K. DODGE - 103 WESTOVER AVENUE (aka 700 RIVER ROAD, COS COB) - Variance of Table III, Appendix B:** Applicant is adding a family room and extending the kitchen which is bisected by the Stamford/Greenwich border. Applicant is requesting: (1) 0 ft. side yard in lieu of the minimum 15 ft. allowed, and (2) a 9.8 ft. combined side yard in lieu of 35 ft. minimum allowed. Both requests are for the Stamford portion of the property only.
9. **ZBA APPLICATION #025-16 - JOSEPH & ALISON MILLER - 5 CRESTHILL PLACE - Variance of Table III-Appendix B:** Applicant is upgrading the kitchen, master bedroom and garage. Requesting: (1) building coverage of 20% in lieu of 15% required; (2) front/centerline set back of 42.03 ft. in lieu of 65 ft. required; (3) front set back of 16.91 ft. in lieu of 40 ft. required; and (4) to exceed half-story with 56% of 2nd floor in lieu of 33% allowed. Maximum allowed is 635 sq. ft. (7 ft. 4 in.) at 7½ ft. above finished floor proposed plus existing 1,070 sq. ft.
10. **ZBA APPLICATION #026-16 - VINCENZO & MELISSA MALLOZZI - 72 GLENDALE DRIVE - Variance of Table III-Appendix B:** Applicant is requesting: (1) front yard setback of 8 ft. in lieu of 30 ft. from street line required; and (2) 33 ft. from center of street in lieu of 55 ft. required.
11. **ZBA APPLICATION #027-16 - JOSEPH N. BERNADINO & NANCY JO SEATON - 8 OCEAN DRIVE WEST - Variance of Section 4(AA) 2.4(c) and Table III-Appendix B:** Applicant is requesting total building coverage of 16.83% in lieu of 15% required.

- 12. ZBA APPLICATION #028-16 - CHURCH OF GOD OF STAMFORD - 724 PACIFIC STREET & 5 WOODLAND PLACE - Variance of Table III-Appendix B (Schedule of Requirements for Area, Height & Bulk of Buildings):** Applicant is requesting: (1) Building coverage of 39.92% in lieu of 30% allowed; (2) Front yard (at Woodland Place) of 8.8 ft. in lieu of 15 ft. required; (3) Section 10A - Expand a non-conforming use; and (4) Section 12-Parking, Article D(2) to allow an existing church to increase its seating by 20 seats without increasing available parking on site.
- 13. ZBA APPLICATION #029-16 - CLUB ROAD PARTNERS, LLC-14 WOODLEDGE ROAD - Variance of Table III-Appendix B:** Applicant would like to install two (2) 30" x 30" air-conditioning units in the side yard and is requesting 3.2 ft. for the proposed units in lieu of the 6 ft. minimum required.
- 14. ZBA APPLICATION #030-16 - ANGEL P. UCHUPAILLA - 8 OAK HILL STREET - Variance of Table III-Appendix B:** Applicant is requesting: (1) a rear setback of 17 ft. in lieu of the 30 ft. required; and (2) Building coverage of 36.2% in lieu of the 30% required.

PLANNING BOARD MEETING MINUTES:

Meeting of 2/23/16.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

4/5/16 - CANCELLED

4/12/16

4/19/16