

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & CAPITAL BUDGET DELIBERATIONS
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, DECEMBER 6, 2016
6:30 P.M.

CAPITAL BUDGET DELIBERATIONS WILL START AT APPROXIMATELY 7:00 P.M.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION AMENDED REQUEST:

1. **ENERGY IMPROVEMENT PROJECTS - AMENDED REQUEST:** The Department of Economic Development, on behalf of the Mayor's Office and the Energy Improvement District (EID) Board submitted for approval to the Board of Representatives, Board of Finance and the Planning board for a capital appropriation in the gross amount of \$11,246,852.00 to complete the energy efficiency capital projects outlined in the August 31, 2016 memo to these Boards. At the Board of Finance meeting on September 27, 2016, the total requested gross project amount was amended from \$11,256,852.00 to \$9,186,717.00, as to not include the Phase II Street Lighting proposal.

REQUEST FOR AUTHORIZATION:

1. **USE OF CITY PROPERTY - STATE PROJECT NOS. 135-301 & 301-163 - ATLANTIC STREET METRO-NORTH RAILROAD BRIDGE REPLACEMENT - PHASE II:** This agreement will allow the State of Connecticut to use City property, located at the corner of John and Dock Streets during project construction of the Metro-North Bridge, Phase II, which includes replacement of the bridge and the lowering of Atlantic Street.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #216-43 - 45 CHURCH STREET PROPERTIES, LLC c/o CARMODY TORRANCE SANDAK & HENNESSEY, LLP - 707 SUMMER STREET - Text Change:** Applicant is proposing a Text Change to amend Subsection of Article III, Section 4-AA-11.4(g) V-C Village Commercial District regulations by adding "within any 5-year period, which in the aggregate, comprises 5,000 sq. ft. or less of floor area of a building or structure to a permitted V-C District use," and deleting "requiring no change to the building exterior or site not otherwise exempt."

CAPITAL BUDGET DELIBERATIONS

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #070-16 - ITALIAN CENTER OF STAMFORD - 1620 NEWFIELD AVENUE - Variance of Article III, Section 6-D (Districts & District Regulations Requirements) and Table II, Appendix B (Schedule of Requirements for Area, Height & Bulk of Buildings) & Special Exception:** Applicant would like to construct an accessory building which will be used as a tennis facility. Applicant is requesting a building height of 45 ft. in an RA-1 Zone. The Planning Board previously granted this variance request under ZBA Application #002-16 on March 10, 2016 but the applicant has modified the site plan and has renewed its variance request in connection with the modifications.

2. **ZBA APPLICATION #071-16 - ANTHONY CHANG - 88 SEA BEACH DRIVE - Variance of Section 6, Paragraph D (Accessory Building Height) & Table III, Appendix B (Minimum Side Yard, Minimum Combined Side Yard & Maximum Building Coverage):** Applicant owns an existing 2½ story dwelling and existing one (1) story accessory building located in the front yard. Applicant would like to raise the accessory building 8 ft. to bring into FEMA conformance and add 50 sq. ft. to the ground floor to create a functional garage area. Applicant is requesting: (1) a building height of 19.2 ft. in lieu of the 15 ft. maximum; (2) a side yard of 8.8 ft. in lieu of 15 ft.; (3) a combined side yard of 28.1 ft. in lieu of 35 ft.; and (4) existing and proposed buildings to cover 16.3% of lot area in lieu of the 15% minimum allowed.
3. **ZBA APPLICATION #072-16 - DARIO PALLIDINO - 107 WEST AVENUE - Variance of Table I, Appendix A & Table II:** Applicant owns an existing 2½ story commercial building in the R-5 Zone. Applicant is seeking allowance for the second story of this building to have the uses of the C-N Zone as defined under Table I, Appendix A and also the option of those specific items of the C-N Zone as defined under Table II as follows:
 - 44 - Agencies - Real Estate, Insurance, Employment
 - 88 - Custom Tailor, Dressmaker, Milliner
 - 99 - Floor Covering Shop, Retail (40)
 - 100 - Florist Shop
 - 136 - Music Store
 - 145 - Pawn Shop, Second-Hand Store, Auction Store
 - 149 - Photographic Studio
 - 167 - Shoe Repair Shop
 - 175 - Tailor Shop
4. **ZBA APPLICATION #073-16 - LINDA & JOSEPH KIPP - 740 WESTOVER ROAD - Variance of Table III, Appendix B:** Applicant would like to build a 26 ft. x 24 ft. addition to an existing single family residence. Applicant is requesting a side yard of 8 ft. in lieu of the 15 ft. minimum allowed.
5. **ZBA APPLICATION #074-16 - ANGEL ACHUPAILLE - 8 OAK HILL STREET - Variance of Article III, Section 9F5c:** Applicant is seeking a rear yard setback of 15.4 ft. on the east side in lieu of 30 ft. required and building coverage of 37.7% in lieu of 30% required.
6. **ZBA APPLICATION #075-16 - DAVID VIERA - 159 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant would like to add an additional bedroom to an existing two bedroom, single occupancy, Colonial dwelling. Applicant is asking for a side yard setback of 2.1 ft. in lieu of 6 ft. required and a rear yard setback of 20.7 ft. in lieu of 30 ft. required.

PLANNING BOARD MEETING MINUTES:

Meeting of 11/15/16

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

12/13/16 - Regular Meeting - 4th Floor Cafeteria
12/14/14 - Special Meeting - 6th Floor Safety Training Room
12/20/16 - Cancelled - Holiday Party @ Villa Italia
01/03/17 - If Needed
01/10/17