

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, JANUARY 7, 2014
7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Zbigniew Naumowicz, Roger Quick, Jay Tepper, and Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner, and Anthony Romano, OPM.

Ms. Dell called the regular meeting to order at 6:03 p.m.

Regular Meeting

Zoning Board of Appeals Referrals:

- a) **ZBA Appl. 001-14 63 St. George Avenue**, a variance of front street line setback of 13.8 feet in lieu of the 30 feet required, as well as a street centerline setback of 38.8 feet instead of the required 55 feet. The Board had no items to discuss so Ms. Fishman moved to recommend approval of ZBA Appl. 001-14; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
- b) **ZBA Appl. 002-14 224 Soundview Avenue**, the applicant is requesting the following variances to build a second story addition over the existing dwelling variances are needed to provide 16.8 feet street line setback instead of 40 feet required; a 41.3 foot street centerline setback instead of the 65 feet required. For the proposed new roof over the existing garage, variances are required as such: .5 feet side yard setback in lieu of the 10 feet minimum; a 20.9 street line setback instead of the 40 foot minimum; and a 45.9 foot street center setback instead of the 65 feet required. The Board had no items to discuss so Mr. Naumowicz moved to recommend approval of ZBA Appl. 002-14; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).
- c) **ZBA Appl. 003-14 56 Hickory Way**, the applicant is requesting the following variances to build a proposed addition to the existing dwelling: variances are needed to provide 28.6 feet street line setback instead of 40 feet required; a 53.6 foot street centerline setback instead of the 65 feet required. The Board had no items to discuss so Ms. Fishman moved to recommend approval of ZBA Appl. 003-14; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
- d) **ZBA Appl. 005-14 51 Grove Street**, the applicant is requesting a variance of Section 6-A to allow an accessory structure in the front yard, as well as a variance of Section 6-E to allow the accessory structure to be 5 feet instead of 10 feet from the building. After a brief presentation by Ray Mazzeo, Associate with Redness & Mead, the Board discussed the issue of the color of the generator, which was shown as white, and recommended that the ZBA require that the applicant camouflage this outside generator unit, either green to blend with the landscaping, or the color of the building; Mr. Totilo moved to recommend approval of ZBA Appl. 005-14; Mr. Naumowicz seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).

- e) **ZBA Appl. 006-14 92 Lindale Street**, the applicant is requesting the following variances to build a second story addition over the existing flat roof: variances are needed to provide 20.4 feet street line setback instead of 30 feet required; a 42.4 feet street centerline setback instead of the 55 feet required. The Board had no items to discuss so Mr. Quick moved to recommend approval of ZBA Appl. 006-14; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

1. Meeting of 12/19/13: after a brief discussion, Mr. Quick moved to recommend approval of the minutes of the 12/19/13 Planning Board Meeting; Mr. Naumowicz seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).
2. Meeting of 12/30/13: after a brief discussion, Mr. Totilo moved to recommend approval of the minutes of the 12/30/13 Planning Board Meeting; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Mr. Totilo made a motion to move the Old Business agenda item ahead of the continued discussion of the Capital Budget; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Quick, and Totilo).

Old Business

Request for Extension: Cytec Industries, 1937 West Main Street, Subdivision Approval #3981. Ms. Lisa L. Feinberg, Esq. with Carmody, Torrance, Sandak & Hennessey made a brief presentation requesting an extension for Cytec Industries for an additional five years. After a short discussion, Mr. Totilo moved to grant the five year extension to Cytec Industries; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Capital Budget FY 2014/15& Capital Plan 2016-2021: The Board deliberated on the Capital Budget, reducing the recommended budget to \$34.8 million.

New Business

Ms. Dell announced that she received a letter from Michael Handler, Director of Administration requesting the Board of Finance set the Safe Debt Limit at \$30 million.

There being no further business to come before the Board, Mrs. Dell adjourned the meeting at 9:20 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.