

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
7th FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MAY 21, 2013
7:00 PM

Zoning Board Referrals:

1. **ZB Appl. 213-04 – City Realty, LLC – 336 Courtland Ave.,** requesting approval of a special exception to expand an existing recycling use by reconfiguring the site, adding 32,347 sf in a remodel of the existing building and adding 3 additional buildings on 3.8 acres in an M-L Zone.
2. **ZB Appl. 213-13 – Richard W. Redniss – Edgehill Senior Housing, Text change,** to Amend Article II, Section 3-A, definition #92.1 regarding building height and floor area ratio for Senior Housing and a Nursing Home Facility Complex.
3. **ZB Appl. 213-14 – Edgehill Property Corp. & Benchmark Investments IX, 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans** requesting approval of special exceptions and site plans to consolidate two adjoining parcels into a 22.4 acre site in an R-10 zoned Senior Housing and Nursing Home Facility Complex in order to construct a new 22-bed suite extension to an existing retirement home building, renovation of a Wellness Center consisting of exercise room, pool, spa and physical therapy area, new entry area for passenger drop-off, renovations and modernization of existing independent living units, and 50 additional staff and visitor parking spaces. Special Exceptions would increase the height of the building to 45' and the Floor Area Ratio from 0.35 to 0.4.

Zoning Board of Appeals Referrals:

4. **ZBA Appl. 037-13 – 119 Carter Dr.,** requesting a variance to install a generator with a 0.7' setback in lieu of the 10.0' required, and a variance of Section 6, Paragraph A to install propane tanks in the front yard with vegetation and lattice screening.
5. **ZBA Appl. 038-13 – 60 Ocean Drive East,** requesting a variance to install a generator with a 2.0' side yard setback in lieu of the 10.0' required.
6. **ZBA Appl. 039-13 – 121 Old Mill Lane,** requesting a variance of Section 7, Area and Supplemental Regulations, Paragraph O to install a shed with a side yard setback of 15.5' in lieu of the 30.0' required.

Planning Board Meeting Minutes:

7. Meeting of 5/7/13

Old Business

New Business