

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3525
TUESDAY, JUNE 24th, 2008
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. Staff members present were Robin Stein, Todd Dumais and Josh Lecar.

Public Hearing:

Theresa Dell, opened the Public Hearing at 7:10 pm.

MP-397 Antares Gateway SPE LP, Antares Gateway II SPE LP, and Richard W. Redniss Redniss & Mead, Inc. to amend a portion of the Master Plan from Land Use Category 16 – Open Space-Public Parks to Land Use Category 9 – Downtown – Collar, Mixed Use and to amend a portion of the Master Plan from Land use Category 4 – Residential Medium Density Multi-family to Land use Category 9- Downtown – collar, Mixed Use. Located on a block bordered by Connecticut D.O.T. Rippowam River, Henry Street, Washington Boulevard.

Mrs. Grosso read the legal notice into the record. Mr. Dell introduced the members of the Board and staff to the public and explained the Public Hearing procedures.

Mr. Redniss, planner for the applicant, presented the application. He described the area utilizing an orthophotograph and explained that there were two components to the Master Plan Map change: a 19' wide strip to be changed from category 16 to 9 and a right-of-way strip to be changed along the South side of Henry Street. Mr. Redniss focused his discussion on the 5,083 s.f. of land to be changed from category 16 to 9. He stated that this application was modeled on the Dreyfus application and pointed out that the RBS development has virtually no designed greenbelt land along the Mill River but the City got a river-walk. Mr. Redniss added that at its smallest dimension the land remaining in category 16 was still wider than the river-walk land at the RBS site. He then described site constraints, including a 40% grade of land along the Mill River.

Mrs. Dell asked for questions from the Board. Mr. Tepper asked if the strip of land to be changed was flat grade. Mr. Redniss stated not entirely. Mr. Stein wanted to ensure that if a potential parking garage is placed right at the property line there would still be enough visual buffer along the Mill River Green Belt. Mr. Redniss indicated that there would and drew a parallel the design of RBS. Mrs. Grosso stated that she believed that this application was going backwards from the intent of the Greenbelt.

Mrs. Dell then asked is there were members from the public wishing to speak in favor of the application. Arthur Salkawicz, Chairman of the Mill River Collaborative, spoke in favor of the application. He stated that the Antares will incorporate bike paths into the project and assured his that the project will be well landscaped along the river.

Mr. Tony Malkin spoke in favor of the application. He stated that this is the last major parcel for TOD in Stamford and that the Downtown Collar should be extended to it. Mr. Malkin commented that the site would be appropriate for a TCDD zoning designation.

Mrs. Dell asked if there were members of the public wishing to speak in opposition to the application. There were none. Mrs. Dell then asked if there were members of the public wishing to speak neither in favor of or opposition to the application. There were none.

Mr. Stein asked the applicant to respond to the Office of Long Island Sound Protection (OSLIP) request to incorporate a water dependent amenity. Mr. Redniss said that will have to deal with OSLIPs request.

Mrs. Dell closed the public hearing on Master Plan Application #397.

Regular Meeting:

Zoning Board Referral:

Appl. 208-13 Antares Gateway, SPE LP, map amendment to rezone 5.32 acres of property from M-G & R-MF to C-G at the northwest corner of Washington Blvd. & Henry St. Mr. Redniss, planner for the applicant, presented the application to the Board. He framed the application as two separate components: a 19' sliver of land and a strip of land on Henry Street. Mr. Redniss said that the CG District should continue south of I-95 along Washington Boulevard and the zoning change for the parcel would permit the applicant to construct a 323,000 s.f. office building. The rezoning of the 19' strip would account for 11,000 s.f. of this building. After a short discussion, Mrs. Dell announced that the deliberations on this application would be held during the next meeting.

Appl. 208-14 Antares Gateway, SPE LP, text change to amend FAR Amenity #13, to create new FAR Amenity "Transportation Center Improvements", to amend Section 7-S, to amend building height limits. (The applicant requested this application to be deferred to a future date.)

Appl. 208-15 1551 Summer St. LLC, et al, map amendment to rezone 30,412 square feet of property from C-L to C-B & rezone 30,000 square feet from R-MF to C-B located at 1551 Summer St. between 2nd & 3rd streets. (The applicant requested this application to be deferred to a future date.)

Zoning Board of Appeals Referrals:

Appl. 040-08 Sunoco, Inc., special exception to locate a convenience store as part of a gasoline filling station at 908 High Ridge Rd. John Leydon, attorney for the applicant, presented the application to the Board. Following a brief discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

Appl. 042-08 Bethany Church Corp. special exception to add a 4,300 addition to an existing church at 2 Scofieldtown Rd. Mr. Dumais briefly described the details of the application. After a short discussion, Mr. Tepper moved to recommend approval of the application. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

Appl. 043-08 778 Long Ridge Road Assoc., Special exception & variances to allow for the subdivision of property with existing uses at 778 Long Ridge Rd. Mr. Dumais briefly described the details of the application. After a brief discussion, Mrs. Fishman moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously with the members present voting

Appl. 028-08 Tobias Weiss/B&E Properties LLC, variances of coverage & FAR to construct an addition to a shopping center at 27-29 High Ridge Road. Mr. Stein noted that this item was not on the original agenda and required a 2/3 majority to be placed on the agenda. Mrs. Grosso moved to place the item on the agenda, seconded by Mr. Raduazzo and unanimously approved, 5-0. John Leydon, attorney for the applicant, presented the application to the Board. The Board asked several questions and following a brief discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

Old Business

Mr. Stein discussed the recent Springdale and Glenbrook neighborhood meetings with regard to the new Village Commercial District Zoning initiative. He stated that both groups were in unanimous agreement to move forward and take the applications to the Zoning Board.

New Business

Mr. Stein informed the Board that the Board of Representatives Transportation subcommittee voted to reject the Light Rail Feasibility Study. Mr. Stein and Mr. Lecar then explained details of the study and stated that it goes to the full Board of Reps for a vote. The Board agreed to send a letter in support of the Light Rail Feasibility Study.

There being no further business or comments, the Mrs. Dell adjourned the meeting at 9:45 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.