

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3536
TUESDAY, DECEMBER 9th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, Rose Marie Grosso, and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm.

Zoning Board Referrals:

208-31 Garden Homes Office Investors, LP text change to amend Article IV, Section 10(H) regarding conversion of commercial buildings to residential use.

208-32 Garden Homes Office Investors, LP special exception to convert a commercial office building into a 50 unit residential building at 25 Third St. and Second St.

Mr. Stein introduced the applications. He commented that the Board has seen many similar applications in the past few years. Mr. Stein adding that the conversion of nonconforming office buildings into residential units is a double bonus because it reduces office stock while providing housing adjacent to the Downtown.

John Leydon, attorney for the applicant, presented the application to the Board. He described the site plan, stating that they are over-parked by one space and have provided for open space around the periphery of the site. Mr. Leydon added that the project was similar to the office conversion on Prospect Street and presented pictures of that development. He explained that the text change would allow the nonconforming office building to be expanded with a new addition.

Mr. Stein asked if the project was approved would the two lots be merged into one. Mr. Leydon answered that the proposed text required the lots to be consolidated after a certificate of occupancy is granted. Mrs. Dell asked what happens to the existing parking located under the building. Mr. Leydon stated that it will remain. Mr. Rich Friedman, developer and applicant, further explained the parking on the site and explained how the text allows the project to achieve the density proposed.

Mr. Tepper moved to recommend approval of application 208-31. Mrs. Fishman seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

Mrs. Dell moved to recommend approval of application 208-32. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

ZB 208-35 Miller Motors Inc., special exception to construct an 18,625 addition to an existing auto sale; & service establishment at 186 Magee Ave.

Mr. Stein introduced the application. Mrs. Jackie Olschan, attorney for the applicant presented that application. She explained that it is an 18,500 s.f. addition to the former Nissan dealership and is an as-of-right use in the M-G zone. Mrs. Olschan added that

the addition will provide an expanded showroom, office space and dealer bays and corrects an existing site drainage problem.

Mr. Tepper moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

2009/10-2016 Capital Budget & Capital Program Review

Mr. Stein discussed the proposed Capital Budget. He stated that on his first go around, he was surprised to be as close to 50 million. Mr. Stein stated to the Board that he got to the number that he did by examining what was programmed for the previous year and adjusting accordingly. Mr. Stein then stated that since this is the beginning of the Board's budget it would be best to go through page by page. Mr. Stein and the Board then discussed each project in the 53 page proposed Capital Budget. Mrs. Dell stated she was concerned with that in the bundled projects format, whoever gets the money could decide to use it all on a single project in the bundled list and not address the others. Mr. Stein stated that in its transmittal letter the Board may wish to consider changing the priority items of some of the bundled projects.

Old Business:

None

New Business:

Mr. Stein announced that the Board would meet next week and would potentially have to meet on December 23rd.

There being no further business, the meeting was adjourned at 8:50 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.