

STAMFORD PLANNING BOARD
SPECIAL MEETING MINUTES # 3505
THURSDAY, NOVEMBER 1ST, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Special Meeting:

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Lease between City & Landmark Square for installation of radio communication equipment at One Landmark Square

Mr. Stein described the lease agreement.

Mrs. Dell moved to recommend approval of the agreement. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

Zoning Board Referrals:

ZB 207-49 Michael Molgano, Text change to modify building coverage standards in the R-10 and R-20 Districts by special exception.

Mr. Stein described the history of the application before both the Planning Board and the Zoning Board of Appeals (ZBA). He noted that the applicant has filed a variance application with the ZBA in the event that this application fails. Mr. Stein and Mr. Dumais described the most recent changes to the application.

Several members of the Board felt that the applicant should make every effort to obtain a variance through the ZBA before seeking a text change to the regulations. The Board agreed that since new changes were made to the application, it would not be fair to vote and decided to table the referral application to a future date for consideration.

ZB 207-47 First Presbyterian Church, Special Exception to authorize a child day care center at 1101 Bedford St.

Mr. Stein described the details of the application to the Board.

Mrs. Fishman moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

Zoning Board of Appeals Referrals:

ZBA 089-07 Dariusz Lesniewski, Variances of setbacks and area to add an addition and convert a dwelling into a three family home at 58 Harbor St.

Mr. Dumais described the application to the Board. He noted that the Minimum Yard Dimension variances requested were to permit construction of 2nd and 3rd stories over an existing nonconforming home. Mr. Dumais also noted that the proposed additions and additional density were not out of character with the surrounding neighborhood.

Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

Zoning Board Referrals:

ZB 207-33, LT Propco, LLC & LT Stamford Development, LLC, Zoning Map Clarification & Change, 110 High Ridge Road.

ZB 207-34, LT Propco, LLC & LT Stamford Development, LLC, Six text amendments to: Section 7-S Bonusable amenity in the C-L District; Definition #39.2 regarding parking garages; Section 6-A accessory buildings; Section 10 non-conforming uses in residentially zoned property; Section 7.5 transfer of building area; Section 13 additional signage.

ZB 207-35, LT Propco, LLC & LT Stamford Development, LLC, Special exception to construct a new Lord & Taylor, food market & specialty retail shops totally 300,000 square feet and parking for 1,246 cars.

Mr. Stein described the application to the Board. He began with a short history of the Lord & Taylor site, including the Master Plan change and comprehensive rezoning of the site in 1985. Mr. Stein then described the application's Master Plan issues.

Mr. Michael Cacace, attorney for the applicant, then introduced the development team and briefly outlined each of the three applications.

Mr. Robert Baker, Chairman for National Realty Development, described the positive changes occurring in the Lord & Taylor Company. He described the need to reposition the Lord & Taylor Company and the vision to recreate the Lord & Taylor site in Stamford.

Utilizing a PowerPoint presentation, Mr. Michael Cacace presented a site description and overview of the site, including existing conditions images.

Ken Narva, Urban Design consultant for the applicant, described in great detail the vision and strategy for the site. He covered the physical characteristics of the site; the proposed site layout; the proposed site circulation; and the architecture of the buildings.

Mr. Michael Cacace then described, in detail, each application.

Old Business:

None

New Business:

Mr. Stein reminded that the Board that the next scheduled meeting was November 13th.

There being no further business or comments, the Chairman closed the meeting at 10:30 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.