

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3509
TUESDAY, DECEMBER 4th, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

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

Zoning Board of Appeals Referrals:

ZBA 078-07, Highview Avenue Associates, variance of area to permit construction of a 3-unit building at 172 Highview Avenue. (Request by Atty. Fox for Board to reconsider prior recommendation)

Mr. Stein informed the Board that on August 21, 2007, it recommended denial of the application stating concerns that the application was out of character with the neighborhood and left virtually no green / open space. He went on to say that the applicant's attorney requested the Board to reconsider its decision in lieu of the project being redesigned.

Mr. Fox, attorney for the applicant, described the new changes to the application and presented the Board with a letter from Renee Kahn stating that the existing building's historic asset to the streetscape of the neighborhood.

The Board discussed the new changes and agreed that the new duplex structure in the rear provided more green / open space and was more in character with the neighborhood. The Board also recommended that the two parking spaces in the rear of the property be removed to further provide for additional green / open space.

Mr. Tepper moved to reverse the Board's previous decision on the application and recommend approval with the conditions outlined in Renee Kahn's letter and on the elimination of the two extra parking spaces in the rear. Mrs. Fishman seconded the motion and it passed with a 4-1 vote with the members present.

ZBA 101-07, John & Rosanna Servidio, variance of Section 10 to allow existing non-conforming use for utility space to be used for parking / storage of commercial vehicles at 800 Cove Road.

Mr. Dumais described the variance request to the Board. He noted that the applicant's stated previous non-conforming use was 37: Public Utility Buildings and 38: Public Utility Transformer & Pump Stations and that the proposed expanded use was 87: Contractor's Material & Equipment Storage Yard & Building. Mr. Dumais stated that the proposed use is more intensive and allowed in fewer zones, "as-of-right" than the existing non-conforming use.

Mrs. Dell moved to recommend denial of the application. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

ZBA 102-07, Muhammad Mammon & Pares Selim, variance of area to subdivide property into 2 parcels, each with a 2-family dwelling at 63 Scofield Avenue.

Mr. Dumais described the application to the Board. He noted that the proposed subdivision would create two 5,000 square foot lots, each of which would be 1,000 square feet short of supporting a two families as-of-right.

Several members of the Board stated that concerns that this application was completed out of character with the neighborhood.

Mr. Garnjost moved to recommend denial of the application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Capital Budget FY 2008/09-2015

Mr. Stein presented a Capital Budget Comparison to the Board. The comparison graphically depicted the relative percentages of each Office for the Capital Budget for fiscal years 2004-2005, 2005-2006, 2006-2007, and 2007-2008. The Board then discussed the 2008/2009 Capital Budget department requests.

Old Business:

None

New Business

None

There being no further business or comments, the Chairman closed the meeting at 10:00 PM.

Respectfully Submitted,
John T. Garnjost, Vice Chairman

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.