

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3452 TUESDAY, APRIL 18, 2006  
7<sup>TH</sup> FLOOR CONFERENCE ROOM,  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Claire Fishman; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

**Correspondence:**

**Lease Agreement between City & Antares for leasing of 34 Belden St. for Police Academy Mr.** Callion and the Police Chief reviewed the request for an extension of the lease to house the Police Academy. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

**Zoning Board Referrals:**

**ZB - Appl. 206-16 Richard Redniss**, text change to amend Article III, Section 9, C-D Designed Commercial District to permit residential uses by special exception. The matter was deferred at the request of the applicant.

**ZB - Appl. 206-18 Adam & Jennifer Harper**, special exception under Section 7.3 Historic Bonus to construct an addition to a dwelling at 432 Old Long Ridge Road. Mrs. Fishman moved to recommend approval. Mr. Tepper seconded the motion and it passed with those present voting.

**ZB – 205-46 O & G Industries Inc.** Special exception to construct new barge dock, storage binds & covered structures to transport, store & distribute demolition materials, aggregate, salt/sand; manufacture & storage of concrete block; construct cement mixer rinse out facility; & elimination of 12 existing boat slips. Attorney William Hennessey, Ken Merz and Architect Wes Stout presented the applicant. Mr. Stein reminded the board that the O & G operation was subject to litigation with the Zoning Board. Mr. Tepper moved to recommend approval as to conformance with the Master Plan land use category provided that screening and landscaping were provided. Mrs. Fishman seconded the motion and it passed with those present voting.

**Zoning Board of Appeals Referrals:**

**ZBA - Appl. 042-06 Union Memorial Church**, special exception to continue child care center at 58 Church Street. Mr. Tepper moved to recommend

approval. Mrs. Fishman seconded the motion and it passed with those present voting.

**ZBA - Appl. 044-06 Falgan & Bina Jariwala**, variances of setbacks & coverage to construct addition to a dwelling at 36 Westminster Road. Mrs. Fishman moved to recommend approval. Mr. Tepper seconded the motion and it passed with those present voting.

**ZBA – Appl. 053-06 Darren Ho-Yen** variances of front yard setback & coverage to construct addition to a dwelling at 17 Fairland St. Mrs. Fishman moved to recommend approval. Mr. Tepper seconded the motion and it passed with those present voting.

**ZBA – Appl. 055-06 Robert Kolenberg** variances of accessway width & height to build an addition onto and existing garage at 97 Harvest Hill La. Mrs. Fishman moved to recommend approval with the omission of potential neighborhood impact. Mr. Tepper seconded the motion and it passed with those present voting.

**Minutes of Approval:**

June 28, 2005 Deferred

March 28, 2006 Approved

There being no additional business, the meeting was adjourned.

Respectfully Submitted  
Rose Marie Grosso, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.