

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING #3354
TUESDAY, JANUARY 28, 2003, 4TH FLOOR
CAFETERIA, GOVERNMENT CENTER BUILDING,
888 WASHINGTON BLVD., STAMFORD

Present for the Board were: Duane Hill; Rose Marie Grosso; Theresa Dell; Marggie Laurie; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the public hearing at 7:30 PM.

Subdivision:

Subdivision #3829 Dominick Cavaliere et ux for the subdivision of property into three parcels on the east side of Rapids Road. Mr. Pugliesi presented for the applicant. He stated that all three lots meet the requirements of the R-10 zone. He added that the applicant has no problem meeting the Environment Protection Board proposed conditions.

Richard Meno, 19 Rapids Road, stated that he was opposed to the subdivision, as it would negatively impact his property given the proximity to the proposed new house.

Jeff McLaughlin, Rapids Road, presented a letter from the homeowners of Rapids Road in opposition to the subdivision. He stated that development of proposed lot 2-C might require blasting which the neighborhood opposed. He said that he favored a two-lot subdivision.

Harry Rich and Michael Vakos of Duke Drive expressed concern over the area above the cliffs.

Manuel Castro, 46 Rapids Road, stated that three lots were too intense for the neighborhood.

In response, Mr. Pugliesi stated that the applicant would accept a condition of no blasting. He said that they would consider screening between the proposed new house and the Meno house. Mr. Cavaliere, the applicant, reviewed the history of his property.

There being no further testimony, the Chairman closed the public hearing at 8:20 PM.

The Chairman opened the Regular meeting

Correspondence:

Lease Agreement between City of Stamford & Heyman Properties for purpose of housing police sub-station. Lt. Robert Nivakoff presented the proposal. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were the members present.

Zoning Board of Appeals Referrals:

ZBA referral #022-03 Peter Lyden requesting variances of front yard setback and coverage to construct a 2nd story addition to a one-family house at 51 Knickerbocker Ave. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting were the members present.

ZBA referral #025-03 Rosemary DeLeo requesting variances of area and frontage to subdivide property into 2 lots at 58 St. Charles Ave. Mr. John Leyden presented the application on behalf of the applicant. After discussion, Mrs. Grosso moved to recommend approval with the caveat that the recommendation did not compromise the Board's future review of a subdivision application for the property. Mrs. Fishman seconded the motion and it passed unanimously. Voting were the members present.

ZBA referral #028-03 Robert McCarthy requesting a variance to allow a residential use on the ground floor at 275 West Main St. in a C-B District. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

ZBA referral #014-03 Peter & Katherine Sachs Trust requesting variance of height regulations to allow construction of a garage & storage building at 443 Webbs Hill Rd. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

The Board then took up Minutes for Approval:

#3342 October 8, 2002 were approved as presented.

#3343 October 22, 2002 were approved as presented.

There being no further business, the meeting was adjourned at 9:10 PM.

Respectfully submitted,
Duane Hill Chairman, Stamford Planning Board

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

