

MINUTES OF PLANNING BOARD - PUBLIC HEARING, #3334
TUESDAY, JULY 8, 2002 - 7:30 PM
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present: Planning Board: Duane Hill, Chairman; Rose Grosso; John Garnjost; Marggie Laurie; Teri Dell; and Helane Rheingold. Staff: Robin Stein, Land Use Bureau Chief; Rob Lane, consultant from RPA.

Mr. Hill opened the public hearing at 7:10 PM. Mrs. Laurie read the legal notice and Mr. Stein read the staff report. Mr. Stein said that a notice was sent in the tax bills and an affidavit of mailing is a part of the record.

Mr. Hill introduced the Board members and Mr. Lane. He said while speakers would be limited to five minutes, additional comments in writing would be accepted. Speakers made the following comments:

Michael Pansini, 76 Lawrence Hill Rd., in reference to the Neighborhood Plan 3A1, said he did not want any higher density in North Stamford. In reference to 3A2 he said there should be no accessory apartments since they will cause wells to dry up.

John Swenson of Cedar Heights Road, spoke in favor of accessory apartments stating that they would provide more affordable housing and help homeowners with property taxes.

David Cooper who lives in Springdale said a car wash is being built in a residential area and homes are going into industrial areas. He asked how neighborhoods can rectify this situation.

Dominick Musilli of 21 Leonard Street requested that Belltown Master Plan Categories remain as is – no changes to commercial.

Enrico Imbrogno said he owns property at 164-172 Selleck Street. He said this has been changed to residential and asked that the property remain in a commercial category.

Jack Halpert, 77 Cricket Lane, spoke in opposition to affordable housing and accessory apartments in North Stamford.

Carol Scott, East Middle Patent Road, spoke as secretary of the Residents for Appropriate Development. She recommended that schools, museums and institutions be removed from uses permitted in the open space overlay. She also asked for a separate section dealing with protection of drinking water. She submitted a written statement.

Al Koproski, representing Holy Name Athletic Club, requested that the club be zoned R-5 not placed in an industrial category. He said the club has plans to build affordable housing on the property.

Margaret Wirtenberg, representing SWRPA, spoke in support of the plan particularly the proposals for tighter restrictions on environmentally sensitive land, affordable housing and traffic reductions.

Percy Lee Langstaff, president of the Stamford Land Conservation Trust, and Harriet Gayle, member of the Land Trust, spoke in favor of preserving open space and supported the greenbelt concept.

Richard Nickson, Secretary of the Fairfield Woods Association and member of the North Stamford Association, stressed the importance of implementing the plan and submitted a written statement.

Renee Kahn said in regard to quality of life issues on page 24, the proposal to allow 25% expansion of non conforming uses should be removed. She recommended that members of district review boards should be qualified professionals. She also said that some neighborhoods were doomed, especially between Bedford and Summer Streets and West Washington Ave. if the category is changed to Downtown Collar.

Jennifer Freeda asked to remove the area west of Bedford Street from the Downtown Collar.

Joe Pgott said the area between Hoyt and 6th Streets west of Bedford should remain residential.

Mr. Oranek said there is no need for busses or parking lots on Scofieldtown Road. He complained about too much traffic.

Mrs. Fallon of 351 Weed Avenue asked for traffic calming near Cove Island Park and asked for a park closing time.

Bill Ries, representing the Coalition of Neighborhood Associations, said special exception uses can impact low density single family neighborhoods. He said they should be limited. He recommended that under Section 3B3 of the Neighborhood Plan regarding protection of water quality the word "consider" should be replaced by "require".

Mark Beaudry submitted a list of available industrial space and explained that the new plan removes land formerly in the industrial category. He said non-conformities will be increased and this will hit small businesses. He said changing from industrial to residential will not provide affordable housing. He said industrial property owners were not informed as to what these changes will do to them.

Frank Macchio, owner of property at 780-784 Pacific Street, said his property has been changed from industrial to multi family and should remain industrial.

Erica Stech from East Hunting Ridge Road expressed concern about the effect of development on well water and objected to accessory apartments.

Art Gelston, 70 Mohawk Trail, referring to 3C1 in the Neighborhood Plan, said the text should read "prohibit" commercial uses in North Stamford. Regarding 3A2 he said accessory apartments are a form of commercialism which should not be allowed and urged enforcement of the prohibition. He opposed conservation subdivisions (3B4) saying that they would allow higher densities but supported open space preservation.

Thomas Lombardo spoke in favor of tree preservation. He objected to accessory apartments.

Maurice Nizzardo of 53 Hardesty Road said he owns properties on West Avenue which are zoned C-N. He said they are proposed to be industrial and should remain in Category 6.

David Deming of Long Ridge Road asked that the Board reconsider the east side of Long Ridge Road. He suggested that commercial uses should be permitted so long as the buildings retain their residential appearance.

Larry Davidoff said small businessmen need more industrial zoning. He suggested creation of an administrative review committee for small variances to free up the Zoning Board and Zoning Board of Appeals.

Dorothy Romano said the South End should not be made residential, especially Harbor and Manor Roads.

Sandra Goldstein, DSSD, generally favored the plan. She said 0.5 FAR for offices in industrial zones needs to be changed. She said housing should not count as extra FAR in the downtown and as of right should not be lowered.

Christian Miller, a resident of Springdale, said the strategies should be prioritized. He recommended that industrial categories on Camp Avenue should be changed and commented that design review and PPD's would be an asset.

Karen Mikovitz of 2700 Bedford Street asked why these condos should be changed to Commercial Arterial.

Arthur Layton of Glenbrook said the City should buy up brownfields because the Federal government will not fund remediation. He said live-work is hard to manage. He expressed concern for pedestrians and suggested that busses should be free during rush hours.

Murray Goldblum asked that 330 Fairfield Avenue remain industrial. He said this space is currently leased to industry and he plans to build another industrial building.

Anthony Truglia who owns an HVAC business on Atlantic and Henry Streets would like to expand and asked that the existing land use category remain.

Marilyn Beede asked that the plan respect private roads and questioned if Soundview Court and George Street are continuous.

Marek Lewanda spoke in favor of C1.8 and C2.6 of the Policy Plan. He opposed 3A1 and 3A2 of the Neighborhood Plans. He spoke against speed bumps and transit nodes.

Annalisa DiNucci asked that the east side of Hope Street between Howes Ave. and Frisbie Street remain in Category 2.

Carl Lupinacci said the Downtown Collar provides insufficient density. He said north of Henry Street should not be multifamily. He said high density development (Category 10 or 11) should be allowed north of Henry and south of Henry should be Category 10. He said industrial development in the South End should be as of right.

Ben Zinbarg who owns 48 Union Street said this building is occupied by small industries and should remain industrial.

There was a 10 minute break at 9:30 PM.

Erik Van Dyk said his industrial property on Halloween Boulevard should not be changed.

John Savage who owns 184 Selleck Street opposed the change from industrial to residential in this neighborhood.

Danielle Mangini representing Victor DeYulio, asked that the recycling business at Woodland Avenue remain industrial.

Robert Sayer whose business is at 60 Bonner Street said he had been lured to Stamford by Economic Development and the change to residential is not right. He also said the South End should not be changed to residential.

Dean Montgomery said his clients on June Road and Riverbank Road object to Category 17. He said the text for this category is inconsistent. He also said that 490 land is not environmentally sensitive and should be excluded from Category 17. He recommended deleting this category.

Richard Stowe, commenting on the Policy Plan suggested in C5.3 add double tracking of the New Canaan branch. In C5.4 he proposed the possibility of a MetroNorth rail station for the main line and New Canaan line at East Main Street. He would add "the Cove and employees" to this sentence: "This rail station would serve Downtown as well as south Glenbrook residents."

Paul Daddona asked that Vincent Island be placed in Category 2.

Joanne Carriero of Perry Road objected to accessory apartments.

Lou Buccheri, property owner at the railroad overpass on East Main Street asked that this area remain industrial.

Rochelle Reid was opposed to a sidewalk on Weed Avenue. She suggested that the beach be closed at 10 PM.

Ed Czescik who owns a South End excavating company asked that his property in the Atlantic, Garden Manhattan neighborhood remain industrial or else he will need a relocation spot.

Atty. William Hennessey said 205 Magee Avenue deal has not been closed and should not be changed. He asked for a text change in Category 3 and 5. He said Strawberry Hill Court should be in Category 5. He said Categories 3, 4, and 5 should have language to allow bonus density for conversion from non conforming to conforming uses. He also commented on the split zone for the Strand and the overlay zone proposed for Pipers Hill. He submitted his comments in writing.

Fulvia Tamburro who has an auto repair shop at 780-788 Pacific Street asked that it remain industrial.

Richard Redniss submitted written comments and a letter from Atty. Joseph Richichi.

Neal Laughlin asked that Union Street and Myrtle Avenue remain industrial.

Diane Daddona of Dolphin Cove asked that the business categories not be changed.

Larry Davidoff said accessory apartments are needed and should be allowed in areas with sewers and city water.

Mr. Daddona spoke about Vincent Island again.

There being no other comments the public hearing was closed at 10:30 PM.

Respectfully submitted,
Maggie Laurie, Secretary