

MINUTES OF PLANNING BOARD
REGULAR MEETING #3294 - MAY 29, 2001
7TH FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were Duane Hill, Chairman; John Garnjost; Donna Loglisci; Rose Grosso; Marggie Laurie; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 P.M.

Correspondence from Mayor Malloy regarding Lease between Reckson Operating Partnership and the Stamford Police Department at Two Landmark Square.

Sybil Richards of the Law Department presented the lease agreement explaining that this will allow the police substation to remain open in July. Mrs. Laurie questioned the prohibition of bicycles and dogs in condition #8.

On a motion by Mr. Garnjost, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval.

Correspondence from Mayor Malloy regarding Lease Agreement between St. John's Roman Catholic Church, Pro Park and the City of Stamford.

Ms. Richards explained that this lease has been delayed due to protracted negotiations between the three parties. On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

Pending Subdivision

Subdivision Appl. #3791 - North Ridge Associates, Inc. for subdivision of property into 7 parcels on the west side of Cascade Road in the RA-1 Single Family Residence District.

The board discussed the subdivision and agreed to defer a decision, pending receipt of additional information.

Zoning Board referrals:

Appl. 201-12 Richard W. Redniss requesting Text Change to amend (1) Article II, Section 3 by adding #48.1 Hotel-Infill; (2) Table IV, Appendix B, CC-N Add Footnote 5; and (3) Appendix A by adding #27.1 – Hotel Infill (48.1).

Appl. 201-13 T.R. Summer, LLC requesting Special Exception to allow Hotel-Infill at 71-79 Broad Street in The CC-N Central City North Zoning District.

Richard Redniss presented the applications. He explained that there are relatively few potential sites for additional infill hotels. He said the proposed site is underdeveloped at 0.5 FAR and that there is potential for greater intensity of commercial/residential uses. He said hotels are desirable uses for downtown. He emphasized the need for sidewalk treatment on a key pedestrian corner and explained that the text only applies to parcels in the CC-N District of less than 30,000 sq. ft. He said the intention is not to lose any retail space. In regard to parking reductions he explained that they are due to the location of the hotel in the CBD and the lack of conference facilities. He said valet parking is working at Landmark, that real parking demand is estimated to be between 0.5 and 0.6 spaces per room and that there will be enough stacking of cars to prevent any queuing on Summer Street. He said the applicants prefer an inaccessible roof deck for security reasons. He reported that the applicant is helping to relocate existing tenants. It was agreed that signage must be consistent with the new regulations and need to be addressed.

The Board deferred this item to a future meeting.

5) Zoning Board of Appeals referrals:

ZBA Appl. #102-01 Charles Pia requesting Variances of Table IV, Appendix B (side yard, 3.8 feet and 4.7 feet in lieu of 6.0 feet, both sides 8.5 feet in lieu of 12.0 feet, and building coverage 35.7% in lieu of 30%) to construct a warehouse addition at 800-816 East Main Street in the C-N Neighborhood Business District.

On a motion by Mrs. Loglisci , seconded by Mrs. Grosso, the Board voted unanimously to recommend approval finding that there is no impact on the adjacent properties.

ZBA Appl. #099-01 Felix Callari, Inc. d/b/a Mini For Fairfield County requesting Certificate of Approval of Location for DMV Licensure. The property is located at 1259 East Main Street in the C-N Neighborhood Business District.

This matter was deferred.

Minutes for Approval:

#3292 - May 8, 2001 – unanimously approved

Old Business

Mr. Stein reported that the Board of Education Facilities Committee is reviewing potential sites for a new middle school.

New Business

The Board discussed John Shapiro's May 14th memo regarding the Master Plan schedule and final products. It was agreed that the meeting schedule should be firmed up to regain the momentum of public interest and that the final report should be completed by the end of the year. The Board was in support of the proposed additional work products and outreach activities, provided funding can be obtained and the schedule for completion is not adversely affected. It was agreed that fund raising efforts should begin immediately. The Board recommended that the neighborhood meetings begin at 6:00 to allow for commuters and that the agenda schedule be rearranged accordingly. A meeting with the consultants prior to September was considered.

The meeting was adjourned at 9:50 PM.

Respectfully submitted,

Marggie Laurie, Secretary
Stamford Planning Board

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