

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 5, 2023, AT 6:30
PM ET **THROUGH A WEB AND PHONE MEETING****

The Zoning Board Meeting on June 5, 2023, at 6:30 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:

https://us02web.zoom.us/webinar/register/WN_FkgM1JEbTsWU0EiIOyThHg

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

One-tap mobile:

US: +16465588656,,89307915826#,,,,*051229# or +16469313860,,89307915826#,,,,*051229#

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 646 931 3860 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 or +1 305 224 1968 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 893 0791 5826

Password: 051229

International numbers available:

https://us02web.zoom.us/join?m=ODkzMDc5MTU4MjY.iirW-Qg2bP875mMA_ZzXyHS58V4uaEA6

The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/zoning>

Web meeting ground rules:

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8*
- *The Zoning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Zoning Board members.*
- *Applicants will have 20 minutes to make their presentation.*
- *Speakers from the public will have 3 minutes each to speak.*
- *Any applicant/public speaker wishing to submit written testimony can send it prior to the meeting to vmathur@stamfordct.gov.*

- Please do not send messages addressed to 'Everyone' in the Q&A because it is distracting for all attendees.
- Any applicant/public speaker wishing to speak shall send a Q&A message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- If you are dialing in through the phone, use *9 to raise your hand and *6 to unmute when called upon.
- Any applicant/public speaker shall announce their name and address clearly for the record prior to speaking.

Zoom resources for attendees:

Web attendees

<https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar>

Phone attendees

<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-Zoom-meeting-by-phone>

Please Note: Start times are approximate and subject to change*

PUBLIC HEARING CONTINUED FROM MAY 22, 2023

Start Time

6:30pm

1. **Application 223-13– Raymond Mazzeo, (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change –** Proposing to Amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts), by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.
2. **Application 223-14 – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit** -Proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

PUBLIC HEARING CONTINUED FROM MAY 18, 2023

Start Time

7:10pm

1. **Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford CT., - Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing Critical Reconstruction of a historic house and constructing two new townhouses attached to the rear along with associated parking pursuant to Section 7.3.

PUBLIC HEARING

Start Time

7:50pm

1. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site &**

Architectural Plans and/or Requested Uses and a Special Permit – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space.

REGULAR MEETING

Start Time

8:30pm

1. Approval of Minutes: **May 18, 2023**
2. Approval of Minutes: **May 22, 2023**

PENDING APPLICATIONS

Start Time

8:40pm

1. Application **223-04** – Dariusz Lesniewski, 16 Remington Street, Stamford CT., - Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).
2. Application **223-13**– Raymond Mazzeo, (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.
3. Application **223-14** – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit.
4. Application **223-12**- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit.
5. Application **223-15** – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit.

ADMINISTRATIVE REVIEW

Start Time

9:30pm

1. Application **220-21** – 492 Glenbrook Road LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit –(***Requesting an extension of time per condition 4 of modification approval***).
2. **245 Atlantic Street** – Approval of a blade sign pursuant to Section 13.H.1

ADJOURNMENT