

**AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
TUESDAY, FEBRUARY 27, 2024  
6:30 P.M.**

**JOIN ZOOM WEBINAR**

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**Web & Phone Meeting Instructions:**

- If your computer/smartphone has mic and speaker then:  
Type in, paste or click the following link: <https://us02web.zoom.us/j/81316986061>; **OR**
- If not, then **Call-in** using the **Phone Number & Passcode** provided above.
- Sign-up for Planning Board meeting updates by emailing [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov).

**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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Applicants will have 20 minutes to make their presentation.
- Public testimony on Public Hearing agenda items will be limited to 3 minutes per speaker.
- Any applicant/public speaker wishing to submit written testimony on Public Hearing agenda items can send it prior to the meeting to [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov).

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**PLANNING BOARD MEETING MINUTES:**

February 13, 2024

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #224-08 - SUMMER STREET EQUITY, LLC - 1600 SUMMER STREET - Map Change:** Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) and C-L (Limited Business) to the proposed C-G (General Commercial).
2. **ZB APPLICATION #224-05 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Change seeking to better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes. Section 8-2 was amended by Public Act 21-29, which was approved on June 10, 2021.

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #046-23 - FRANK WAYNE RANHOSKY - 35 TERRACE AVENUE - Variance of Table III, Appendix B:** Applicant owns this one (1) acre parcel improved with a single-family dwelling and is seeking to subdivide into two (2) one-half (½) acre lots. Proposed Lot #1 will have 85 ft. frontage and proposed Lot #2 will have 35 ft. frontage. Applicant is requesting allowance for a lot to be created with a 30 ft. street frontage in lieu of the 75 ft. required.
2. **ZBA APPLICATION #006-24 - LUZ CASTRO - 45 NICHOLS AVENUE - Variance of Table II, Appendix B:** Applicant owns a two-story single-family dwelling and is proposing a 222 sq. ft. second floor addition to create a bedroom and balcony. Applicant is requesting: [*a*] a front yard street line setback of 36 ft. in lieu of the 40 ft. required; [*b*] a front yard street center setback of 61 ft. in lieu of 65 ft. required; [*c*] a side yard setback of 4.6 ft. in lieu of the 10 ft. required; and [*d*] a side yard setback for both sides of 14.6 ft. in lieu of the 20 ft. required.
3. **ZBA APPLICATION #007-24 - JACQUELINE KAUFMAN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing KING SCHOOL, INC. - 1450 NEWFIELD AVENUE - Special Permit:** The Property is used as a School, Non-Public Use, and is improved with lower, middle, and upper school buildings, a performing arts center building, administrative buildings, athletic fields and associated improvements, tennis courts, child play areas and associated recreational equipment, barns and storage structures, staff housing, driveways and parking areas, and landscaping and lighting. The Applicant proposes to renovate two (2) pre-kindergarten and two (2) kindergarten classrooms and enclose an existing 1,152 sq. ft. roofed walkway along the south wing of the lower school building. The proposed enclosed walkway will have a new 155 sq. ft. vestibule and an entrance from the central courtyard. The Applicant further proposes to renovate the existing playground area to the south of these classrooms. Specifically, the Applicant proposes to add new walkways, a synthetic turf play surface, seating, and landscaping. This area is dedicated for use by pre-kindergarten and kindergarten students and is separated by fencing from the larger playground that was constructed in 2012. No increase to the existing student enrollment is proposed.
4. **ZBA APPLICATION #008-24 - JOHNNY CLARIZIO and DENA GARDELLA - 18 FOWLER STREET - Variance of Table II, Appendix B:** Applicant owns a two (2) bedroom, 2½-story wood frame single-family dwelling and is proposing a second-floor addition over the existing sunroom. Applicant is requesting a side yard setback of 4.6 ft. in lieu of the 6 ft. required.

Next regularly scheduled Planning Board meetings are:

- March 4, 2024 (Special Meeting-Site Visit - ZB #223-38 - 800 Long Ridge Road)
- March 12, 2024 (Regular Meeting)
- March 26, 2024 (Regular Meeting)

*All items on this agenda are noticed for discussion and possible action.*