

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MARCH 4, 2024, AT 6:30  
PM ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Gerald Bosak & Racquel Smith-Anderson.

Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Principal Planner.

Chair Stein called the meeting to order at 6:30pm.

Chair Stein stated that this meeting is being conducted through “Zoom” video conference. He then gave detailed instructions on how the meeting will be run including how to send in messages and when to speak. Attendees were instructed to use either the raise hand, question box, text message, email or phone call option to let the board know they would like to speak.

Chair Stein stated that tonight’s meeting will be recorded, and that the agenda and all the meeting materials can be found on the city web site [www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning).

---

Chairman Stein stated that Ms. Smith-Anderson (Alternate) will be seated as a voting member.

**UPDATES AND DISCUSSIONS**

1. Presentation on the proposed Work Live Ride legislation by Desegregate CT.

Peter Harrison with Desegregate CT gave a detailed presentation and answered questions from the Board.

**PENDING LITIGATION**

1. Discussion regarding pending litigation in the matter of Bucaj v. City of Stamford (Application 220-22 - NGUYEN REALTY LLC, 302-312 Shippan Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit). Potential Executive session. Possible action to approve settlement.

Chairman Stein read the pending litigation (application **220-22**) item into the record.

Attorneys Brenden Leydon and John Leydon representing applicant, Nguyen Realty gave a detailed presentation on the terms of the agreed upon settlement and answered questions from the Board.

Joseph Maker and Daniel McCabe representing the neighbor/appellant also stated that they are all in agreement with the terms.

## PUBLIC COMMENTS

- Patrick Kazley, Vinyard Lane – Stated that he feels that when there is a settlement, that there should be another public hearing.

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

A motion was made by Ms. McManus to go into Executive Session, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Chairman Stein stated that going into Executive Session will be members of the Board, Staff and Cindy Anger – Assistant Corporation Counsel for City of Stamford.

Executive Session stated at 7:13pm  
The Board came out of Executive Session at 7:33pm

Chairman Stein stated that while in Executive Session no votes were taken and that along with previous stated attendees was also John Harness – Assistant Corporation Counsel for City of Stamford.

A motion was made by Ms. McManus to approve the settlement, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

2. Discussion regarding pending litigation in the matter of 900 Long Ridge Road Property Owner, LLC v. City of Stamford Zoning Board (Application 223-34) -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit).

Chairman Stein read the pending litigation (application **223--34**) item into the record.

A motion was made by Mr. Bosak to go into Executive Session, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Chairman Stein stated that going into Executive Session will be members of the Board, Staff, Cindy Anger and John Harness – Assistant Corporation Counsels for City of Stamford.

Executive Session stated at 7:36pm  
The Board came out of Executive Session at 8:38pm

Chairman Stein stated while in Executive Session no votes were taken, and he also apologized to the public for the long wait.

1. **Application 223-39 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT - Text Change** – Applicant is proposing amendments to Section 7.3 of the Zoning Regulations to facilitate the construction of residential uses located on corner lots, to grant the Zoning Board the authority to reduce setbacks applicable to on-site parking areas and to reduce the Usable Open Space standard.
2. **Application 223-40 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** – Applicant is proposing the renovation of a historic house and constructing 4 new townhouses attached to the rear along with landscaping an on-site parking.

**NOTE:** The Certificate of Mailing for application **223-40** was submitted to staff on **February 22, 2024**.

**NOTE:** The Affidavit for Posting the Public Hearing signage for application **223-40** was submitted to staff on **February 16, 2024**.

Chairman Stein read applications **223-39 & 223-40** into the record.

Ms. McManus read the Planning Board’s referral letters for applications **223-39 & 223-40**, both dated **February 15, 2024**, into the record.

Jason Klein with Carmody Torrance Sandak Hennessey representing the applicant, introduced his team, gave a detailed presentation, and answered questions from the Board.

**The Board requested the following items for the next meeting from the applicant:**

- Bike Rack storage.
- Elevations in color.
- Three-dimensional color on all four sides.
- Correct the unit numbers on drawing -A-103.
- Photo from the southside and eastside depicting how close the adjacent properties will be should the text change setback request be approved.

**PUBLIC SPEAKERS**

- Judy Norinsky, President Historic Neighborhood Presentation – In Favor
- Barry Michelson – Idlewood Drive – Stamford Neighborhood Coalition - Opposed
- Paul Arvoy – 59 Lancer Lane – Made Comments

Chairman Stein asked if there any other public speakers through chat/text message/ email/raised hands – there were none.

Mr. Klein gave a brief statement and stated he will be prepared to answer all of the questions presented tonight and also if there are any additional questions to please let him know and he will be prepared to answer.

Chairman Stein stated that the public hearing for applications **223-39 & 223-40** will be continued to the **March 25, 2024**, Zoning Board meeting at 6:30pm via Zoom video conference.

### **REGULAR MEETING**

- 1.. Approval of Minuets: **February 26, 2024:** Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

**NOTE:** Mr. Bosak was absent from the February 26, 2024, meeting and therefore unable to participate in the discussion and vote.

2. Approval of Minutes: **February 5, 2024:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, McManus & Bosak).

**NOTE:** Mr. Morris and Ms. Smith-Anderson were both absent from the February 5, 2024, meeting and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. Application 223-39 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT - Text Change.
2. Application 223-40 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

**NOTE:** *Applications 223-39 & 223-40 are being continued to the March 25, 2024 Zoning Board meeting.*

### **ADJOURNMENT**

Ms. Smith-Anderson made a motion to adjourn the meeting at 10:10pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 03042024