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MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY JULY 8, 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, & 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 6:37 pm.

Chair Stein noted that Gerald Bosak is absent from the meeting.

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 website www.stamfordct.gov/zoning.

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

A motion was made by Mr. Morris to take the agenda out of order to hear Application 224-11, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

PUBLIC HEARING

1. **Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change,** River Bend Center, LLC, is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

Chairman Stein read applications **224-11** into the record.

Ms. McManus read the Planning Board's referral letter for application **224-11** dated, June 17, 2024 into the record.

Rick Redniss with Redniss & Mead representing the applicant, agreed to continue application **224-11** to the July 22, 2024 meeting.

Chairman Stein stated that the public hearing for application **224-11** will be continued to the **July 22, 2024**, Zoning Board meeting at 6:30pm via Zoom video conference.

A motion was made by Ms. McManus to return the agenda to order, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus, & Smith-Anderson).

PUBLIC HEARING CONTINUED FROM JUNE 24, 2024

1. **Application 223-38 -800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit** - Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 square feet of commercial space along with associated landscaping and site improvements.

Chairman Stein read applications **223-38** into the record.

Attorney Lisa Feinberg with Carmody Torrance Sandak & Hennessy representing the applicant, introduced her team, gave a detailed presentation on the requested items and answered questions from the Board.

PUBLIC SPEAKERS

- Megan Athnos – 63 Roxbury Road – Opposed
- Patrick Kazley – Vineyard Lane - Opposed
- Susan Bach – Green Circle – Opposed
- Martin Munitz – 3 River Oaks – Opposed
- Julie Vasile – 29 Vineyard Lane – Opposed
- Helen Koven – 56 Wire Mill Road – Opposed
- Jordan Force – 2350 Washington Blvd – In Favor
- David Rusch – 29 Vineyard Lane – Opposed
- Joanne Mangione – Loughran Avenue – Opposed
- Madge Kellick – 4 Hunting Lane – Opposed
- Michael Kellick – 4 Hunting Lane – Opposed
- Susan Bell – Hope Street – Opposed
- Tara LoRusso – 33 Constance Lane – Opposed
- Annie Kazley – 23 Vineyard Lane – Opposed

- Adele Langie – 16 Hunting Lane – Opposed
- Joe Dippolito – 881 Long Ridge Road – Opposed
- Andrew Schrichte – 1145 Riverbank Road – Opposed
- Lisa Athnos - 46 Laurel Ledge Road – Opposed
- Lori Tamburro – 79 Vineyard Lane – Opposed
- Gus Papademetriou – 61 Wire Mill Road – Opposed
- Monika Twal – 37 Hanrahan Street – Opposed

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

Attorney Feinberg replied to the public speaker’s comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-38** has been closed.

PUBLIC HEARING CONTINUED FROM JUNE 10, 2024

1. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT - Map Change** –Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) & C-L (Limited Business) to proposed C-G (General Commercial)

Chairman Stein read applications **224-08** into the record.

PUBLIC HEARING

Application 224-26- Richard W. Redniss (22-1st Corp), c/o 22 First Street, Stamford, CT, - Text Change, - The purpose of this text change is to limit the intensity of certain C-G uses north of Downtown to help keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to downtown.

Chairman Stein read application **224-26** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-26** dated, June 27, 2024 into the record.

Raymond Mazzeo from Redniss & Mead, representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Michael Moore – DSSD – In Favor
- Monika Twal – 37 Hanrahan Street – Opposed
- Zachary Oberholtzer – 2475 Summer Street – In Favor

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

Raymond Mazzeo replied to the public speaker’s comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **224-08** and **224-26** will be continued to the **July 22, 2024**, Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein called for a recess at 9:34pm, meeting resumed at 9:41pm.

PUBLIC HEARING CONTINUED FROM JUNE 24, 2024

1. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change:**
Applicant is proposing to rezone 91 Hope Street from the present R-7 ½ (Single Family, Low Density) to proposed RM-1 (Multiple Family, Low Density Design District).

Chairman Stein read application **223-23** into the record.

2. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses** - Applicant is proposing to construct 26 new townhouses along with on-site parking and associated landscaping. The existing single family dwelling unit on the site will remain and the existing 6,400 sf structure formerly used as a community center will be demolished.

Chairman Stein read application **224-04** into the record.

Attorney Joseph Capalbo, representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Hillel Disraelly – 3 Nash Place - Opposed
- Patricia Romano – Opposed
- Carolyn Roth – 4 Howes Avenue – Concerns

- Evelyn Simpson - Howes Avenue – Opposed
- Sam Disraelly – 3 Nash Place – Opposed
- Lori Constantine - 3 Howes Avenue – Opposed
- Johanna Kornacki – 2 Howes Avenue – Concerns
- Monika Twal – 37 Hanrahan – Opposed
- Pete Persampieri – 16 Pierce Place - Concerns

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

Attorney Joseph Capalbo replied to the public speaker’s comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-23** and **224-04** will be continued to the **July 22, 2024**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **June 24, 2024**: Following a brief discussion, a motion was made by Ms. McManus for approval as presented tonight, seconded by Ms. Smith-Anderson and carried on a vote 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

PENDING APPLICATIONS

1. **CSPR 1191 – Robert Maiorano, 45 Ocean Drive North, Stamford, CT** -Applicant is proposing small additions to the basement, first and second floor of the existing structure. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1191** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1191** with conditions prepared by EPB Staff dated June 7, 2024, conditions prepared by Engineering Staff dated March 7, 2024, conditions prepared by DEEP dated March 7, 2024 and conditions prepared by Stamford Harbor Management Commission dated April 6, 2024, Seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Morris, & Smith-Anderson).

2. **CSPR-1193 – Jerry and Paulette Firestone, 199 Dolphin Cove Quay, Stamford, CT**
Applicant is proposing to demolish existing dwelling and driveway, construction of a new dwelling along with grading, landscaping, and the installation of stormwater runoff controls. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1193** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1193** with conditions prepared by EPB Staff dated June 20, 2024, conditions prepared by Engineering Staff dated March 28, 2024, and May 24, 2024, conditions prepared by DEEP dated April 23, 2024 and conditions prepared by Stamford Harbor Management Commission dated April 27, 2024, Seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Morris, & Smith-Anderson).

3. **CSPR-1198 – Tamara & David Dyckman, 46 Ocean Drive North, Stamford, CT –**
Proposing to demolish the existing dwelling and construct a new dwelling and additional improvements including driveway, walks and patios, walls, landscaping, utilities, and storm drain management. The property is within the CAM boundary.

Chairman Stein read application **CSPR 1198** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board

Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of application **CSPR 1198** with conditions prepared by EPB Staff dated July 3, 2024, conditions prepared by Engineering Staff dated June 13, 2024 and July 2, 2024, conditions prepared by DEEP dated June 18, 2024 and conditions prepared by Stamford Harbor Management Commission dated July 5, 2024, Seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Morris, & Smith-Anderson).

4. **CSPR-1197 – Aleksandra Moch, 1285 Shippan Avenue, Stamford, CT -**
Proposing a new single-family residence, driveway, storm water management system, grading, and tree removal. The property is within the CAM boundary.

Chairman Stein read application **CSPR 1197** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1197** with conditions prepared by EPB Staff dated June 21, 2024, conditions prepared by Engineering Staff dated June 13, 2024 conditions prepared by

DEEP dated June 6, 2024 and conditions prepared by Stamford Harbor Management Commission dated June 24, 2024. Seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, McManus, Morris, & Smith-Anderson).

5. Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change

***NOTE:** Application 223-23 is being continued to July 22, 2024 Zoning Board meeting.*

6. Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses

***NOTE:** Application 224-04 is being continued to July 22, 2024 Zoning Board meeting.*

7. Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford,CT -Map Change

***NOTE:** Application 224-08 is being continued to July 22, 2024 Zoning Board meeting.*

8. Application 224-26- Richard W. Redniss (22-1st Corp), c/o 22 First Street, Stamford, CT, - Text Change

***NOTE:** Application 224-26 is being continued to July 22, 2024 Zoning Board meeting.*

9. Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change

***NOTE:** Application 224-11 is being continued to July 22, 2024 Zoning Board meeting.*

ADMINISTRATIVE REVIEW

1. **Application 222-25 – Walton Place LLC & 80 Prospect Partners LLC, 0 Walton Place & 80 Prospect Street, Stamford, CT., - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of the site including repurposing of a 1900s church building, removal of a 1960s addition and the former retail building and addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking. ***(Requesting an extension of time).***

Chairman Stein read the request into the record.

Following a brief discussion, a motion for extension of time was made by Ms. McManus , seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

UPDATES AND DISCUSSIONS

ADJOURNMNET

Mr. Morris made a motion to adjourn the meeting at 11:18pm, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 06242024