

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES# 3521
TUESDAY, APRIL 22nd, 2008
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, John Garnjost, Theresa Dell, Claire Fishman, Jay Tepper & Michael Raduazzo, Robin Stein for staff.

Public Hearing:

The Chairman, Mr. Hill, opened the public hearing at 7:35 PM.

Subdivision Application #3973 of Eleanor and Salvatore Colletti, Alice Kaladjian, Sarah Liguori and Vincent Liguori. For the subdivision of property into 4 parcels. Property is located at northwestern corner the intersection of Theresa Court and Twin Brook Drive; having an address of 3 Twin Brook Drive, 19 Twin Brook Drive and 39 Theresa Court.

Attorney John Leydon and Engineer John Pugliesi presented the application. They stated that only one additional dwelling would be constructed and that 46% of the property would be controlled by a conservation easement. They requested that the bond be issued prior to obtaining an EPB permit as opposed to prior to the filing of the final map. No one spoke in opposition. Mrs. Connolly spoke regarding the impact on wildlife. Mr. Leydon responded that the conservation area would maintain areas used by wildlife.

The public hearing was closed at 8:15 PM.

Regular Meeting:

Ferry Boat Feasibility Study. Transportation Planner, Josh Lecar presented the completed ferry study and responded to questions from Board members.

Local Historic Property designation, "Orient Lodge" 247 Old Long Ridge Road. Judy Brewton of the Historic Commission presented the application. Mrs. Dell moved to recommend approval of the Historic Property designation. Mrs. Fishman seconded the motion and it passed with the regular members and Jay Tepper voting.

Zoning Board Referrals:

Appl. 208-07 Rick Redniss, text change to amend C-G, General Commercial District regulations. Mr. Redniss reviewed the application proposal. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members and Michael Raduazzo voting.

Appl. 208-12 Richard Redniss, text change to amend Section 9-A, R-D District to permit the designation of named service drives and addresses to individual units within condominium developments. Mr. Stein explained that this application had been previously before the planning Board on referral. Mr. Tepper moved to recommend approval with the addition that the Planning Board also approve the street names. Mrs. Fishman seconded the motion and it passed with the regular members and Jay Tepper voting.

Supplemental Capital Appropriations:

Springdale School playground improvements, \$100,000. Mr. Garnjost moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members and Jay Raduazzo voting.

Traffic Management Studies \$100,000. Mrs. Fishman moved to recommend approval. Mr. Garnjost seconded the motion and it passed with the regular members and Jay Tepper voting.

Mill River Corridor Development \$44,595. Mr. Garnjost moved to recommend approval. Mr. Raduazzo seconded the motion and it passed with the regular members and Michael Raduazzo voting.

Zoning Board of Appeals Referrals:

Appl. 025-08 Natalia Javorskaia, height & setback variances to construct a 3rd story addition to a dwelling at 80 Leonard Street. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Jay Tepper voting.

Appl. 028-08 Tobias Weiss/B&E Properties LLC variances of coverage & FAR to construct an addition to a shopping center at 27-29 High Ridge Road. Mr. Leydon presented the application. After discussion and concern expressed over the lack of landscaping, the applicant agreed to postpone the ZBA hearing and the Board tabled the matter.

Appl. 031-08 MICA Inc. modification of special exception to convert service bays into a convenience store at a gas station located at 224 Magee Avenue. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members and Michael Raduazzo voting.

Appl. 032-08 YMCA variance of parking to permit a combined YMCA/hotel at 909 Washington Boulevard. Mr. Hennessey presented the application. Mrs. Fishman moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Jay Tepper voting. (Mr. Raduazzo recused himself)

The Board agreed to hold the next meeting on May 13.

The meeting was adjourned at 10:20 PM.

Respectfully Submitted,
Duane Hill, Chairman

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.