

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, MAY 19, 2014, AT 7:00 P.M., 4th FLOOR,
CAFETERIA, GOVERNMENT CENTER BUILDING,
888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 213-43 – RICHARD REDNISS, Text change**, to Amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-use projects in the C-G or CC-N Districts (*continued from May 5, 2014*).
2. **Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Streets, acquisition and historic preservation of the Post Office at 421 Atlantic Street, over 41,000 sf of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear yard, partial waiver of open space and fee-in-lieu for BMR. Simultaneous application with St. John's Parcel to authorize transfer of 240 residential units and parking (*continued from May 5, 2014*).
3. **Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Streets in a CC-N district (*continued from May 5, 2014*).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: May 12, 2014

PENDING APPLICATIONS:

1. Application 213-28 – THE FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, REVISED Text change
2. Application 213-29 – FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, 1101 Bedford Street, REVISED Special Exception and Site and Architectural Plans
3. Application 213-43 – RICHARD REDNISS, Text change
4. Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review

5. Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception

OLD BUSINESS

1. Application 212-02 – STAMFORD EXIT 9, LLC, Site & Architectural Plan, 1 Blachley Road, construction of a multi-level parking structure in the northern parking lot, and a reconfiguration of the easterly entrance to the former administrative building, that will provide up to 541 additional parking spaces on a 32.7± acre property in the M-D zoning district (*modification of approved plans*).

NEW BUSINESS

ADJOURNMENT

Agenda 05/19/14