

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, JUNE 3, 2013, AT 7:00 P.M., 4th FLOOR,
CAFETERIA, GOVERNMENT CENTER BUILDING,
888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 213-12 – Richard Redniss – Reckson Signage, Text change**, to Amend Article III, Section 13, Paragraph G-6 and H-6 to authorize one ground sign per street frontage in the C-L, C-J, C-G, C-S, CC-N and CC-S districts.
2. **Application 213-13 – Richard Redniss – Edgehill Sr Housing, Text change**, to Amend Article II, Section 3-A, definition #92.1 regarding building height and floor area ratio for Senior Housing and a Nursing Home Facility Complex.
3. **Application 213-14 – EDGEHILL PROPERTY CORP, 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans** requesting Special Exception Approval and Site & Architectural Plan Approval to facilitate the addition of approximately 33,000 square feet primarily for a new memory care unit and 50 additional parking spaces for their existing 333,000± square foot Senior Housing and Nursing Home Facility Complex on a 22.4± acre site in the R-10 zoning district. The properties subject to the applications are commonly referred to as 62 and 122 Palmers Hill Road.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: May 6, 2013

PENDING APPLICATIONS:

1. **CSPR-928 – DELANEY, 389 Ocean Drive West**, requesting approval to construct a 1,470 s.f. garage, modify existing driveway and install drainage improvements to an existing residence in an R-20 coastal flood area.
2. **CSPR-907 – FOSTER, 77 Weed Avenue**, demolish existing dwelling and construct a new two family residence in an R-5 district in a coastal flood hazard area zone at 77 Weed Avenue.
3. Application 213-12 – Richard Redniss – Reckson Signage, Text change
4. Application 213-13 – Richard Redniss – Edgehill Sr Housing, Text change
5. Application 213-14 – EDGEHILL PROPERTY CORP, 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans

OLD BUSINESS

1. **APPL. 208-05 ANTARES HARBOR POINT**, General Development Plan, Condition #7, 14 Acre Working Boatyard and Full Service Marina status updates, Cease & Desist Order and requested items.
2. **APPL. 212-06 THE HOUSING AUTHORITY OF THE CITY OF STAMFORD**, Merrell Avenue; approval of exterior architectural materials.
3. **APPL. 211-15 – RMS FRANKLIN, LLC & JFFS REALTY, LLC**, change in exterior architectural materials.

NEW BUSINESS

Presentation of materials related to the Bridgewater Headquarter applications (*cont'd from May 20, 2013*)

Discussion of Public Hearing notice for Commercial development projects.