

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, SEPTEMBER 28, 2015, AT 7:00 P.M., ON THE
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

REVISED SEPTEMBER 28, 2015

PUBLIC HEARING

1. **Application 215-26 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change**, propose to amend Article III, Section 4-AA-11.3-h for the Village Commercial District by adding language to exclude basement space for ground floor commercial use not exceeding FAR of .1 from maximum floor area ratio calculation (*continued from September 21, 2015*).
2. **Application 215-27 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Site & Architectural Plans to construct a mixed-use building with 2,251 sf of ground floor commercial space and 44 residential units with site and parking improvements and 5 BMR units, in a Village Commercial District (*continued from September 21, 2015*).

REGULAR MEETING

PENDING APPLICATIONS:

1. Application 215-22 – ORCHARD K&G ASSOCIATES, LLC and CNT ASSOCIATES, Map Change
2. Application 215-23 – ORCHARD K&G ASSOCIATES, LLC, 17 Belltown Road, Special Exception and Final Site & Architectural Plans
3. Application 215-24 – GRADE A MARKET COMMERCE ROAD LLC AND TWO HUNDRED – 240 SHIPPAN AVENUE, LLC, Text change
4. Application 215-25 – CORNERSTONE APARTMENTS PROPERTY OWNER, LLC, 1425-1435 Bedford Street, Special Exception and Final Site & Architectural Plans
5. Application 215-26 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change
6. Application 215-27 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans
7. **CSPR-989 – ROBERT DETTMER, 52 Sea Beach Drive**, proposal to enclose an 85 s.f. portion of an existing covered porch in front of a residence at 52 Sea Beach Drive on .90 acres in an R-20 zone within the CAM boundary.

APPROVAL OF MINUTES:

Minutes for Approval: July 27, 2015, September 10, 2015 and September 21, 2015

OLD BUSINESS

1. **Greyrock Plaza Condominium Assoc. & 177 Broad Street Owner LLC**: 127 Greyrock Place and 177 Broad Street (*request to terminate public access to the plaza*).
2. **Application 213-29 – FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, 1101 Bedford Street**, Special Exception and Site and Architectural Plans requesting approval of special exceptions and site plans to consolidate two adjoining parcels currently siting a customary church building and daycare center into a subdivided 9.7 acre site in an R-H zone in order to construct a new 175 residential unit complex of 6.5 stories, site improvements and parking. Special Exceptions would permit BMR fee-in lieu, professional office use on ground floor, reduced setback on Morgan Street, reduced parking ratio and underground parking (*discussion of Condition #6 regarding fee-in-lieu payment*).
3. **Application 215-18 – JOSEPH POLICASTRO, JR. and FRANK POLICASTRO, and POLICASTRO REALTY, LLC, Site & Architectural Plans and/or Requested Uses and Special Exception**, adaptive reuse of two existing garages and infill construction to create approximately 765 s.f. of new retail space, exterior façade upgrades and improved parking and landscaping to commercial retail shopping center at 59 - 67 Crescent Street on 0.9 acres in the Glenbrook Village Commercial District (*discussion of revised plans*).

NEW BUSINESS

Status Report on Strand v. ZBA Boatyard Court Case and Boatyard Consultant Contract

ADJOURNMENT

Agenda 9/28/15