THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND REGULAR MEETING ON MONDAY, OCTOBER 17, 2016, AT 7:00PM ON THE 4TH FLOOR, CAFETERIA, GOVERNMENT CENTER BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT

PUBLIC HEARING

1. **Application 216-34 – 191 SUMMER STREET LLC, 191 Summer Street– Special Exception,** Proposing to convert the professional office space located on the second floor to (7) seven residential studio apartments, and the replacement and addition of windows on the second floor.

PUBLIC HEARING CONTINUED FROM SEPTEMBER 12, 2016

2. **Application 216-11 – JOSEPH CRISCUOLO, 45 CHURCH STREET, Map Change,** to change to V-C zone approximately 0.35 acres at the corner of Church Street and Parker Avenue, currently zoned C-N.

PUBLIC HEARING CONTINUED FROM SEPTEMBER 26, 2016

3. **Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception,** requesting approval to construct two one-story retail buildings totaling 18,857 sq. ft. Building is located in the M-L Zone.

4. **Application 216-32 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street - Map change,** Applicant proposes approximately 57,865 +/-square feet on block 293, includes 4 lots consisting of 001-8850, 001-9212. 000-8045, 002-6917, 000-6 814 & 001-8849,; southwest intersection of West Main Street and Greenwood Hill Street.

5. **Application 216-33 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street, - General Development, Final Site Plan, Special Exception and Costal Site Plan Review,** requesting approval of General Development, Final Site Plan, Special Exception and Costal Site Plan Review for the development of a 5 story mixed-use building with ground floor restaurant/retail and 110 apartments above as well as parking behind the building and associated site improvements.

PUBLIC HEARING CONTINUED FROM SEPT 19, 2016

6. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review**, requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: Sept 12, 2016 and Sept 26, 2016

PENDING APPLICATIONS

1. Application 216-34 – 191 SUMMER STREET LLC, 191 Summer Street–Special Exception, Proposing to convert the professional office space located on the second floor to (7) seven residential studio apartments, and the replacement and addition of windows on the second floor.
2. APPL.216-11 – JOSEPH CRISCUOLO, 45 CHURCH STREET, Map Change, to change to V-C zone approximately 0.35 acres at the corner of Church Street and Parker Avenue, currently zoned C-N.
3. Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception
4. Application 216-32 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street - Map change
5. Application 216-33 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street, - General Development, Final Site Plan, Special Exception and Costal Site Plan Review
6. Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review

OLD BUSINESS

1. **Application 215-30 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street –(Lot B-2)** Discussion of proposed settlement agreement for the case captioned: Progress Park Corp. v. Zoning Board of the City of Stamford and West Side Development Partners, LLC The appeal concerns an approval to construct a 115,420± square foot building for use as a "Home Center" with a 28,118± square foot garden center as well as a 7,605± square foot retail/industrial/flex building with associated parking and site improvements (Appl. 215-30). The subject property is located in the M-L Zoning District with an address of 1937 West Main Street (Lot B-2) and consists of approximately 19 acres. Docket Number FST-CV15-6026988-S.

2. **Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street**, Applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development, and Site and Architectural Plans to reconfigure and add 121 new parking spaces for a total of 307 parking spaces at Cytec located at 1937 West Main Street in an M-L district. Realignment of the parking areas, islands and traffic signals will facilitate improved traffic circulation for the proposed development and construction of an 183,493 s.f. flex-industrial building and smaller building on an adjoining parcel *(Request for time extension).*

3. **Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2,** Applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site and Architectural Plans requesting approval to construct an 183,493 s.f. flex-industrial building and a smaller (6,124 s.f.) building to be used for retail and/or industrial/flex purposes with associated parking and site improvements on 27 of 35 total acres in an M-L zone *(Request for time extension).*

4. **100 Prospect Street** – Request to reaffirm the permission granted to Housing Development Fund in 2009 by Zoning Board Chair for use of the Below Market Rate (BMR) one bedroom apartment at 100 Prospect Street for income eligible temporary staff.

ADJOURNMENT

Zbagenda 10/17/16