

**THE ZONING BOARD WILL CONDUCT A
REGULAR MEETING ON MONDAY, OCTOBER 24, 2016,
AT 7:00PM ON THE 4TH FLOOR, CAFETERIA,
GOVERNMENT CENTER BUILDING, 888 WASHINGTON
BLVD., STAMFORD, CT**

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: October 17, 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. **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.
3. **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.

OLD BUSINESS

1. Application 206-29 – JH REAL ESTATE GROUP, LLC – 59-61 LIBERTY STREET, GENERAL SITE & ARCHITECTURAL PLAN, to develop a 38 Unit Multi-Family Development. *(Out of the (6) BMR Units only (4) Units have been sold – owner is requesting permission to rent the remaining (2) BMR Units until they can be sold)*
2. Application 213-31 – SEASIDE REAL ESTATE GROUP, LLC, 108, 114, 116 and 118 Seaside Avenue, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review, proposes to construct a 17 residential unit, 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of two existing buildings and construction of 4 new buildings with site and landscaping improvements. *(Owner has been unable to sell the (1) BMR Unit proposed for this project and therefore he is requesting permission to rent until the unit can be sold)*
3. Application 214-16 – THIRD STREET DEVELOPMENT, LLC., Final Site & Architectural Plans and Special Exception, requesting approval to construct four 4-
`story buildings totaling 11,055 sf building area consisting of 23 residential units with associated parking and site improvements for property located at 16, 20 & 24 Third Street and 53 Fourth Street in an RMF District with 1,949 sf of open space. Special Exception request for BMR bonus density and BMR fee-in-lieu payment. *(Request to revise the building elevations to eliminate the stone veneer at first level)*

ADJOURNMENT

Zbagenda 10/24/16