

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
WEDNESDAY, July 13, 2016 at 7 PM (Public Hearing & Meeting)
Cafeteria - 4th Floor
Stamford Government Center Building
888 Washington Boulevard
Stamford, CT

Public Hearing:

Application #046-16

Address- 122 Broad Street
Owner – 122-124 Broad Street, LLC
Agent- Nick Racanelli
Ken Frattaroli
Letters- Engineering, Planning
Ex. A. Certificate of Mail
Ex. B. Photo of ZaZa
Opposition Speaker:
Steve Malloy, Long Ridge Road

Friedlander, White, Sedlak,
Antonelli, Matarasso
Yes – 4, No - 1
Approved with conditions
See Certificate of Decision

Application #053-16

Address- 284 Selleck Street
Owner- Mohammed Sharif
Agent- None
Letters- Eng., Planning
Ex. A. Certificate of Mail
Opposition Speaker:
Rita Coscove, 288 Selleck Street
Speaker in Favor:
Mr. Salize, 10 Outlook Street

Application Withdrawn

Application #052-16

Address- 678 Erskine Road
Owner- Carol Ann Fedele
Agent - J. Leydon, Atty., Agent
Letters- Eng., Planning, Health
Ex. A. Certificate of Mail
Ex. B. Variance
Ex. C. Subdivision Map

Friedlander, White, Sedlak,
Antonelli, Matarasso
Yes – 5, No - 0
Approved with conditions
See Certificate of Decision

Application #054-16

Address- 103 Westover Avenue a/k/a/
700 River Road, Cos Cob
Owner- Gina Dodge
Agent- J. Capalbo, Atty., Agent
Letters- Eng., Planning, Health, EPB
Ex. A. Certificate of Mail

Friedlander, White, Sedlak,
Antonelli, Matarasso
Yes – 5, No - 0
Approved per plan
See Certificate of Decision

Application #047-16

Address- 831 & 833 High Ridge Road
Owner- Ahuja Holdings LLC
Agent- Nicholas Ahuja
Letters- Eng., Planning, EPB, Traffic Eng.,
Planning Board Staff Report

Friedlander, White, Sedlak,
Antonelli, Matarasso
Yes – 0, No - 5
Application Denied
See Certificate of Decision

Ex. A. Certificate of Mail

Ex. B. Proposed Building (2 pages)

Letters in Opposition:

1. Matt Quinones
2. B. Fargione
3. Flavia Lasalandra

Opposition Speakers:

1. John Zelinsky, 11th District Rep.
2. Al Sgritta, Midland Avenue
3. Rep. Alice Liebson, 11th District Rep.
4. Mark Fuller, Belaire Dr.

Opposition #1: Petition (3 pages)

Opposition Speakers:

5. Matt Quinones, Rep. for area, 72 Cedar Heights Rd.
6. Steve Kolenberg, Rep for area, 97 Harvest Hill Lane
7. Alex Lionetti, 17 Saxon Court
8. Paul Longo, 44 Bradley Place
9. Resident of 39 Turn of River Road

Opposition #2: From Paul Longo regarding Traffic Signal

Opposition Speakers:

10. Jack, Vine Place
11. Jimmy Chang, 30 Donata Lane
12. Lindsey Franzetti, Donata Lane
13. Carol Birdie, Donata Lane
14. Carl Franzetti, Rep., District 14
15. Howard, 200 Snow Crystal

Application #049-16

Address- 614 Shippan Avenue/0 Ingall Street
Owner- Associated Properties LLC
Agent- Wm. Hennessey, Atty., Agent
Letters- Eng., Planning

Friedlander, White, Sedlak,
Antonelli, Matarasso
Yes – 5, No - 0
Approved with conditions
See Certificate of Decision

Ex. A. Certificate of Mail

Ex. B. Letter to James Lunney, ZEO, with tax cards

Ex. C. Traffic Impact Study

Ex. D. Parking Option B

Ex. E. Proposed Conditions

Opposition Speaker:

Tim Faugno, Ingall Street

Application #050-16

Address- 1450 Newfield Avenue

Owner- King Low Heywood Thomas School, Inc.

Agent- J. Kaufman, Atty., Agent

Letters- Eng.

Ex. A. Certificate of Mail

Ex. B. Existing conditions

Speaker in favor:

Resident of Sweet Briar Road

Friedlander, White, Sedlak

Antonelli, Matarasso

Yes – 5, No - 0

Approved with conditions

See Certificate of Decision

Approval of Minutes –

Approval of Minutes of June 22, 2016

G. White motion to accept, N. Antonelli

Seconded

Other Board Business:

None

Extension of Time Request:

None

On File with the Zoning Board of Appeals:

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present: C. Friedlander, Chair, Board Members: G. White, J. Sedlak, N. Antonelli, E. Matarasso

Also present: Mary Judge, Admin. Asst., and Court Reporter



cc: Town Clerk