

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
MONDAY, JUNE 13, 2016, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG., 888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), Joanna Gwozdzowski, William Morris, Roseanne McManus and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief, Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:06pm

PUBLIC HEARING

1. **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.

Chairman Mills read application 216-11 into record. Mr. Stein read into record letter from the Planning Board.

Lyle Fishell – project architect – stated that they were not ready and requested a brief delay.

Mr. Stein – moved to table application 216-11, seconded by Mr. Morris and carried on a vote to 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski).

2. **Appl.216-13 -RICHARD REDNISS – STAMFORD YACHT CLUB – Text Change,** proposal to amend definition (27) Country Club or Golf Club: Beach Clubs or Yacht Clubs. Separating out a definition for each a Beach Club (12.5) and a Yacht Club (113.5) as well as sending both clubs only to the Zoning Board instead of both the ZBA (Special Exception) and the Zoning Board (CSPR). A Beach Club will continue to meet the standards of Section 19.3.2e, whereas a Yacht Club when in single family zones will have its own standards. Yacht Clubs shall continue to be allowed as presently written in the C-WD, SRD, C-L, C-G, C-I, C-S, M-L and M-G zones.

Ms. Gwozdzowski was recused - Ms. Dennies was seated.

Chairman Mills read application 216-13 into record. Mr. Stein read into record letter from the Planning Board.

Richard Redniss – Redniss & Mead – Stated that the Stamford Yacht club is 126 years old and predates Zoning Regulations. Mr. Redniss noted that any change to the current site condition would require a ZBA variance to address all the non-conformities on the site which would require showing hardship. He said that such an application could be refuted on the grounds that the hardship is self-created. Creating a text amendment which requires a Zoning Board Special exception would allow any improvements to the Stamford Yatch Club or a future Yatch club site plan to be reviewed per Zoning Board’s extensive site plan standard versus a less stringent review by the Zoning Board of Appeals. If a property is subject to CAM regulations it would need to appear before both Zoning Board and Zoning Board of Appeals and be subject to Section 19-3.2-e per the current zoning text. The change to the text will allow a Yatch Club in the CAM area to only require Zoning Board approval. The proposed text amendment will separate the standards for Yatch Clubs, Beach Clubs and Country Clubs. The new standards created will only apply to Yatch Clubs. Beach Clubs will continue to be subject to Section 19-3.2-e and Country Clubs will be subject to 3-A-27.

Richard Redniss explained the proposed standard for Yacht Club. He noted that the maximum membership of the Stamford Yacht Club as per their by-laws is 510. There was a discussion of the parking standard. Mr. Morris asked Mr. Redniss whether 1 space per 4 members will be adequate during events and when guests and international members are present. He also asked whether the parking for staff was accounted for in the standards. The applicant agreed to work with staff to revise parking standard to account for the seasonal variation in employee parking.

The Yatch Club president stated that guests are not permitted in the club during special events such as July 4th. There is also a limitation on the number of visitation by guests for each of the recreational areas.

Public Comments

Angela Swanepoet. 11 Ralsey Road – Stated that the house which the Yacht Club purchased has a deed restriction allowing only residential use of the property.

Chairman Mills closed the public hearing at 8:22pm

Mr. Morris moved to change order to resume discussion of application 216-11. Mr. Cole asked whether the applicant had notified adjacent property owners. The applicant responded that they had not done so. Mr. Cole stated that the application can be heard by the Zoning Boar only after the adjacent property owners are notified and legal notice for the hearing is posted as per due process.

Chairman Mills closed the public hearing on application 216-11.

3. **Appl. 216-14 – LCB SENIOR LIVING – THIRD STREET, SUMMER STREET and SECOND STREET, Final Site and Architectural Plans.** approval of an Assisted Living Facility consisting of 104 units in 5-story building, with 56 onsite parking spaces, amenities, landscaping and drainage facilities. The property is located in the MXD Infill Zone.

Chairman Mills read application 216-14 into record.

Ray Mazzeo with Redniss & Mead stated that he reviewed the comments from Engineering and also the staff report comments.

Mr. Mazzeo described the exterior architect materials. The architect of the building clarified staff comments related to lighting. Mr. Mazzeo also discussed the landscaping and emergency generator.

Public Comments

Frank Crossor, owner at 68 Third Street – Stated his concerns with traffic, parking and the emergency generator.

Alan Shaw, condo owner located across from proposed project – Stated that the parking would not be adequate. He noted that the site is currently used for parking by Century Diner. He expressed concern that an increase in visitor parking demand will create issues related to towing of illegally parked vehicles out of their condo premise.

Representative, John Zelinsky, Stated that he has had concerns from his constituents. He questioned the need for another senior living facility when other facilities have vacancies.

Mr. Mazzeo, Redniss & Mead – Responded to parking and traffic (less than existing uses) and generator must meet the noise ordinance.

Chairman Mills called recess at 9:35pm, meeting resumed at 9:40pm

4. **Appl. 216-16 – RICHARD REDNISS – Text Change.** to establish a separate parking standard for Self-Storage Facilities.

Chairman Mills read application 216-16 into record. Mr. Stein read into record letter from the Planning Board.

Richard Redniss, Redniss & Mead – Shared letter from CubeSmart with the Zoning Board which noted that on average self-storage facilities are 100,000 sq.ft. in size and only require 5 parking spaces. Mr. Redniss shared a parking survey of 5 facilities in Stamford. Larger facilities located

in suburban greater than 90,000 sq.ft. have an average parking ratio of 1 per 20,000. The average ratio of smaller facilities is 1 per 6000.

Mr. Mills expressed concerns about storage facilities which are used by contractors for storage. These facilities have drive-up storage and need more parking. Mr. Cole suggested that the text could be written so as to have a higher parking requirement for single story self-storage facilities and lower parking requirements for multi-story storage facilities.

Chairman Mills closed the public hearing at 9:56pm

REGULAR MEETING

1. **Appl. 216-07 – STAR PARTNERS, LLC – FRANKLIN STREET – Text Change,**
To Amend Section 9-AAA-4-a-ii (MX-D Infill) to permit designation of sites of 10,000 sq. ft. or larger, adjoining other land zoned MXD, subject to a floor area ratio of 1.25
2. **Appl.216-08 – STAR PARTNERS, LLC – FRANKLIN STREET – Map Change,**
To rezone property MXD, currently zoned C-N and R-MF, comprised of 0.3 acres and located in Block 115 on the east side of Franklin Street approximately 120 feet south of North St.
3. **Appl. 216-09 – STAR PARTNERS, LLC – FRANKLIN STREET, General Development, Final Site, Special Exception and Architectural Plans,** – approval for the development of a 13-unit multi-family apartment building with associated parking, amenities, landscaping and drainage facilities in the MX-D Infill Zone

Applications 216-07, 216-08 and 216-09 were tabled.

APPROVAL OF MINUTES:

Minutes for Approval: June 6, 2016

The board discussed the minutes of the June 6, 2016 meeting. Ms. Gwozdzowski asked if DEEP commented on Condition #7 of the 14 acre site. Mr. Cole replied that nothing had been received yet.

After a brief discussion, Ms. McManus moved approval of the minutes as submitted, seconded by Mr. Stein and carried unanimously on a vote of 5 to 0 (Mills, McManus, Stein, Morris, Gwozdzowski).

PENDING APPLICATIONS:

1. Application 216-01 – CITY OF STAMFORD –Zoning Board – to Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice.
2. Appl. 216-07 – STAR PARTNERS, LLC – FRANKLIN STREET – Text Change
3. Appl.216-08 – STAR PARTNERS, LLC – FRANKLIN STREET – Map Change,
4. Appl. 216-09 – STAR PARTNERS, LLC – FRANKLIN STREET, General Development, Final Site, Special Exception and Architectural Plans,
5. APPL.216-11 – JOSEPH CRISCUOLO, 45 CHURCH STREET, Map Change,
6. Appl. 216-13 – RICHARD REDNISS – STAMFORD YACHT CLUB – Text Change
7. Appl. 216-14 – LCB SENIOR LIVING – THIRD STREET, SUMMER STREET and SECOND STREET, Final Site and Architectural Plans
8. Appl. 216-16 – RICHARD REDNISS – Text Change
9. CSPR – 998 – ANNA KARIDAS, 15 Lighthouse Way, proposal to construct an attached two-car garage with interior renovations of first floor living space and addition of second floor (approximately 650 sf) and install an in-ground pool with pool deck and site improvements and landscaping on .46 acre in an R-20 zone within the CAM boundary.

Ms. McManus moved to review application CSPR 998, Seconded by Mr. Stein. After a brief discussion of said application, Mr. Stein moved to approve, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Gwozdzowski).

NEW BUSINESS

Ms. Mathur, Associate Planner – Presented to the Board members an exterior change request from the Cheesecake Factory. Mr. Mills requested that staff review the material samples and ensure quality materials are used.

ADJOURNMENT

David Stein moved to adjourn the meeting at 10:22pm, seconded by Roseanne McManus and unanimously approved 5 to 0 (Mills, McManus, Stein, Morris, and Gwozdzowski).

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board