

NOTICE OF PUBLIC MEETING
(REVISED FEBRUARY 24, 2025)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, FEBRUARY 25, 2025
6:30 p.m.

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/kZ9Af50Sc>

Web & Phone Meeting Instructions:

- If your computer/smartphone has a mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/89675730729>; **OR**
- If not, then **Call-in** using a **phone number, Meeting ID & passcode** provided above.
- Sign-up for Planning Board meeting updates by emailing lcapp@stamfordct.gov.

Web Meeting Ground Rules:

- The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Any applicant wishing to submit written testimony can send it prior to the meeting to lcapp@stamfordct.gov or submit through a Chat message to the Planning Board Chair during the meeting.

Anyone requiring auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, should contact the City of Stamford's ADA Coordinator as soon as possible, preferably at least two (2) business days before the meeting: Carmen Hughes, Director of Diversity, Equity & Inclusion. Phone: (203) 977-7993 / Email: CHughes1@StamfordCT.gov.

PLANNING BOARD MEETING MINUTES:

- February 11, 2025 (Regular Meeting)

CAPITAL BUDGET:

Three additional requests from the Mayor to be added to the Capital Budget as follows:

1. **HAIG AVENUE PARK - PROJECT #001432 - AMOUNT \$300,000.00:** Based on public engagement and footprint of the location, we are looking to design and construct a playground tailored to engage children aged 2 to 5, with select pieces suitable for ages up to 12.
2. **EAST SIDE LIBRARY - PROJECT #001404 - AMOUNT \$350,000.00:** This funding will be used for the architectural design for the East Side Library, a satellite branch of the Ferguson Library, located on Courtland Avenue.
3. **YMCA ACQUISITION & RENOVATIONS - PROJECT #001429 - AMOUNT \$5,300,00:** This proposed Contract for Sale and its First (only) Amendment is for the City's purchase of Unit #2 in that certain 909 Washington Boulevard Condominium, located at 10 Bell Street, Stamford, CT, and commonly known as the YMCA of Stamford. The City intends to purchase the YMCA for use as a recreation center. This property is Unit #2 in a 2-unit condominium association named 909 Washington Boulevard Condominium. Unit #1 is The Lloyd (Hilton) Hotel. The purchase price is \$3,650,000.00. The City has made a \$5,000.00 deposit and another \$50,000.00 deposit is due immediately. The balance will be paid at closing. The purchase price includes all the athletic and aquatic/pool equipment. The initial offer the City made for the purchase of the building was \$5,150,000.00. The City negotiated a donation from the YMCA Board of Directors in the amount of \$1,500,000.00 which manifests in a reduction in the proposed purchase price. The City's capital project appropriation request is \$5,300,000.00, which includes the purchase price of \$3,650,000.00, and \$1,650,000.00 for capital improvements.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **CITYWIDE STORM DRAINS - PROJECT #C16012 - TOTAL REQUEST \$500,000.00:** Installation and replacement of storm drains, catch basins and curbs.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #225-01 - CITY OF STAMFORD - ECONOMIC DEVELOPMENT AND UCONN STAMFORD - 888 WASHINGTON BOULEVARD & ONE UNIVERSITY PLACE - Zoning Text Change:** The purpose of this amendment to the City of Stamford Zoning Regulations is to create the University and Research Overlay District (UROD), Section 5.K.K. and related updates to definition and uses.
2. **ZB APPLICATION #225-02 - CITY OF STAMFORD - ECONOMIC DEVELOPMENT AND UCONN STAMFORD - 888 WASHINGTON BOULEVARD & ONE UNIVERSITY PLACE - Zoning Map Change:** Applicant is proposing a map change to plot the University and Research Overlay District (UROD) in parts of Downtown and the South End.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #005-25 - JUAN P. PAREDES, PE, JP ENGINEERING & ARCHITECTURAL SERVICES, LLC representing ANDRZEJ RUTKOWSKI - 68 SPRUCE STREET - Variance of Table II, Appendix B; Section 12.B.1 and Table 12.6:** Applicant owns this vacant parcel and is proposing to construct a three-story, two-family dwelling with each unit consisting of three (3) bedrooms and two (2) full bathrooms in 1,259 sq. ft. of livable space. Each unit will have a one (1) car garage and one (1) off-street parking space in the front courtyard. Applicant is requesting the following variances:

Table II, Appendix B (Schedule of Requirements for Area, Height and Bulk of Buildings):

- A side yard setback of 4 ft. in lieu of 8 ft. required.
- A side yard setback of 4 ft. in lieu of 10 ft. required.
- A total side setback of 8 ft. in lieu of 18 ft. required.
- A rear setback of 9.4 ft. in lieu of the 30 ft. required. (Main Building)
- A rear setback of 5.4 ft. in lieu of the 30 ft. required. (Balcony/3rd Story)

Section 12.B.1 (Tandem Parking Permitted in Certain Zoning Districts):

- Tandem parking for two (2) off-street parking spaces; one (1) for each dwelling unit.

Table 12.6 (Location of Parking Areas and Loading Spaces in Yards):

- Two (2) parking spaces in front yard between the building lines.

Next regularly scheduled Planning Board meetings are:

- March 11, 2025 (Regular Meeting)
- March 25, 2025 (Regular Meeting)
- April 8, 2025 (Regular Meeting)

All items on this agenda are noticed for discussion and possible action.