

AGENDA
(REVISED MAY 14, 2025)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MAY 20, 2025
6:30 p.m.

Register in advance for this webinar

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/k8U5b54rg>

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/83648107462>; **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:

- April 22, 2025 (Regular Meeting & Public Hearing)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **TURN OF RIVER HVAC CONTROLS - PROJECT #001435 - TOTAL REQUEST \$762,000.00:** Phase II replacement for inefficient pneumatic controls, valves and shut off valves, beyond their useful life. The new system will use direct digital control and convert from constant flow to pressure differential flow to reduce energy inefficiencies and operational costs associated with heating the building. The new system's energy cost savings are anticipated to offset the cost of the improvements over the course of the new system's life.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #225-11 - JOHN F. X. LEYDON, JR., ESQ. representing AC LEONARD, LLC - 68 LEONARD STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Addition to the Cultural Resources Inventory:** Applicant is proposing to convert a portion of an existing carriage house to a residential studio unit.
2. **ZB APPLICATION #225-12 - JASON KLEIN, TORRANCE SANDAK HENNESSEY, LLP representing ESS PRISA, LLC - 35 COMMERCE ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant proposes to construct a new self-storage building with parking, site landscaping and storm water systems.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-25 - JOSEPH J. CAPALBO II, ESQ. representing JORGE & SONIA LOPEZ - 25 CARROLL STREET - Variance of Table II, Appendix B:** Applicant owns a single family, 1½ story cape style dwelling on a corner lot built around 1925 which is in a significant state of disrepair. Applicant is proposing to renovate the existing structure and add a second story over the existing footprint. Applicant is requesting: [a] a front yard setback on Carroll Street of 24.45 ft. in lieu of the 30 ft. required; [b] a street center setback on Carroll Street of 44.45 ft. In lieu of the 55 ft. required; [c] a front yard setback on Knapp Street of 15.2 ft. in lieu of the 30 ft. required; and [d] a street center setback on Knapp Street of 35.2 ft. in lieu of the 55 ft. required.
2. **ZBA APPLICATION #012-25 - GEORGE ZAKI & YANA ROZMAN - 31 HOBSON STREET - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with an attached garage and shed and is proposing to widen the existing garage to accommodate storage of larger-sized SUVs and to construct a second story over the new garage footprint. Applicant is requesting: [a] a front street line setback on Brightside Drive of 16.7 ft. in lieu of the 40 ft. required; and [b] a front street center setback on Brightside Drive of 41.7 ft. in lieu of the 65 ft. required.
3. **ZBA APPLICATION #013-25 - CHRIS RUSSO, RUSSO & RIZIO, LLC representing McDONALD'S REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 13f, Section 12.D.10.b & Section 10.B.1:** The site contains an existing two-story masonry building for a McDonald's fast-food restaurant with drive-through facility. The applicant proposes the addition of a second drive-through lane with associated signage and site improvements. The existing restaurant will remain. Applicant is requesting the following:
Section 13-f: Allowance of a springboard canopy, a digital pre-browse menu board of approximately 10 sq. ft. and an outdoor digital menu board of approximately 21 sq. ft. along the second drive-through lane.

Section 12.D.10.b:

- Reduction of the off-street parking requirement for a drive-through fast-food restaurant from the existing sixty-one (61) to thirty-seven (37) spaces where sixty-five (65) spaces are required.
- Modification of a prior zoning approval which was conditioned as being approved per plans to modify the Site Plan to install a second drive-through lane, a springboard canopy, a digital pre-browse menu board and an outdoor digital menu board.

Section 10.B.1: Allowance to enlarge an existing nonconforming drive-through facility where drive-through facilities are no longer permitted.

Next regularly scheduled Planning Board meetings are:

- June 10, 2025 (Regular Meeting & Public Hearing)
- June 24, 2025 (Regular Meeting)
- July Hiatus - No Meetings

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