



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, May 27, 2014

Time: 7:30 p.m.

Place: Legislative Chambers, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs Day and Kooris and Committee Member Reps. Fountain, McGarry, McNeil, Okun, Reeder, Ryan and Summerville. Also present were President Skigen; Reps. Caterbone, Coleman Fedeli, Figueroa, Savage, Silver, Velishka and Zelinsky; Ritch Pingel, Ted Taylor, Frank Chesky, and Mitch Cohen of Sportech; Steve Hoffman; Bobby Valentine; Bill Hennessey, Esq. and Lisa Feinberg, Esq. of Carmody, Torrance, Sandak, Hennessey LLP; Michael Cacace, Esq. and Jane Freeman, Esq. of Cacace, Tusch & Santagata; Thomas Rich and Chris Kelly of F.D. Rich Company; John Glenn Haydu of Minno & Wasko Architects; John Wuestneck, Project Manager, of Ironstate; Richard Redniss of Redniss & Mead; Peter Sciarretta, Michaelle Jean-Pierre, Taylor Molgano, Dr. Tommie Jackson, and Rachel Goldberg, Esq. of the URC; and many members of the public.

Co-Chair Day called the meeting to order at 7:55 p.m.

Item No.	Description	Committee Action
¹ 1. LU29.022	RESOLUTION <u>and PUBLIC HEARING</u> ; approval of off-track betting facilities within the proposed Bobby V's Restaurant and Sports Bar to be located at 268 Atlantic Street. 05/01/14 – Submitted by Sportech Venues, Inc. & William J. Hennessey, Jr.	Approved 6-3-0

Secondary – Fiscal Committee

Chair Day opened the public hearing. Bill Hennessey and Ted Taylor described the project to the committee. The attached architectural drawings, agreement among St. John's Roman Catholic Church, Atlantic Associates, LLC and Sportech Venues Inc., and letter to James L. Lunney III, were all distributed to the Committee members. Several members of the public spoke.

¹ Video Time Stamp Part 1 00:00:09

- Michael Yaaghi, Cheryl Dirk, Joseph Murphy, Jeanne Ferraro and Phil Ferraro spoke in opposition to the Resolution
- Jeff Kravet, Fernando Alvarez, Sandy Goldstein and Jack Condlin spoke in support of the Resolution

A motion to close the public hearing was made, seconded and approved by unanimous voice vote. Chair Day closed the public hearing.

The committee discussed the resolution at length, including the lack of back-up materials prior to the Board meeting, the impact of the proposed venue on the downtown, economic benefit to the City and whether gambling should be permitted in the City.

A motion to hold this item was made, seconded and failed by a vote of 4-5-0 (Reps. Fountain, McGarry, Reeder and Ryan in favor; Reps. Day, Kooris, McNeil, Okun and Summerville opposed). A motion to approve this Resolution was made, seconded and approved by a vote of 6-3-0 (Reps. Day, Kooris, Fountain, McNeil, Okun and Summerville in favor; Reps McGarry, Reeder and Ryan opposed.)

The Committee took a 5 minute recess in order to allow attendees for this item to clear the Chambers.

- ²2. [LU29.023](#) RESOLUTION and PUBLIC HEARING; Amending the Urban Renewal Plan for the Southeast Quadrant (extended) Urban Renewal Project Connecticut, R-43 **Approved 8-0-0**
05/06/14 – Submitted by Rachel Goldberg, URC

Chair Day stated that the Committee’s public hearing was being held jointly with the Urban Redevelopment Commission. He opened the public hearing on behalf of the Land Use Committee and yielded to Mr. Sciaretta who opened the public hearing on behalf of the URC. Mr Sciaretta then yielded the floor to Chair Day to conduct the joint hearing.

Ms. Goldberg explained that as a result of the failure of the Planning Board to act on the proposed TIF, neither the URC nor the Board of Representatives could act on the TIF. As a result, she has submitted a revised resolution for the Board’s consideration which does not include the TIF. Chair Day stated that, without objection, the Committee would consider only the revised resolution; no objection was made.

Mr. Cacace and Mr. Haydu gave an overview of the project; Ms. Goldberg reviewed the amendments proposed. There being no members of the public wishing to speak, Chair Day closed the public hearing for the Land Use Committee, and Mr. Sciaretta did the same for the URC.

Ms. Goldberg addressed committee members’ questions regarding the reasons for the proposed amendments. Rep. Reeder stated that the Board needed to do a thorough review of the Plan.

The Committee proposed amending the resolution as follows:

² Video Time Stamp Part 2 00:00:40

- Amending Section 8(1) of the Plan amendments to read “Agency’s legal counsel should present written recommendations to Director who, in turn, presents them in writing to Commission” and
- adding language to “reserve the right to an additional review” after the language regarding the decennial review.

A motion to approve the resolution with the recommended changes to the Plan, as amended, was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

- ³3. [LU29.024](#) APPROVAL; Fourth Amendment to Contract for Sale of Land for Private Redevelopment among the City of Stamford, Connecticut, the City of Stamford Urban Redevelopment Commission and the Stamford New-Urban Corporation **Approved 8-0-0**
05/06/14 – Submitted by Rachel Goldberg, URC

Ms. Goldberg explained that the proposed amendment to the contract was necessary in order to reflect the new redeveloper and specific items pertinent to the transaction. A motion to approve this item was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

4. [LU29.002](#) REVIEW; construction work at Star Meadow Ranch, Erskine Road. **No Action Taken**
01/28/14 – Report Made & Held in Committee
02/27/14 – Report Made & Held in Committee
03/25/14 – Report Made & Held in Committee
04/22/14 - Report Made & Held in Committee
5. LU29.007 REVIEW; use of property by Finnochio Bros. at 49 Liberty Place and effects on surrounding neighborhood. **No Action Taken**
01/28/14 – Report Made & Held in Committee
02/27/14 – Report Made & Held in Committee
03/25/14 – Report Made & Held in Committee
04/22/14 - Report Made & Held in Committee
6. LU29.008 REVIEW; enforcement of the notice and delay provisions of the Demolition Permit ordinance. **No Action Taken**
01/28/14 – Report Made & Held in Committee
02/27/14 – Held in Committee
03/25/14 – Held in Committee
04/22/14 - Held in Committee
7. [LU29.021](#) REVIEW; Proposed Master Plan Amendments **No Action Taken**
04/22/14- Submitted by Co-Chairs Day & Kooris

³ Video Time Stamp Part 2 01:22:09

Chair Day adjourned the meeting at 11:40 p.m.

This meeting is on video ([Part 1](#) & [Part 2](#)).