

**THE ZONING BOARD WILL CONDUCT A  
REGULAR MEETING AT 6:30PM AND A  
PUBLIC HEARING AT 7:00PM  
ON MONDAY, MARCH 26, 2018, ON THE 4<sup>TH</sup> FLOOR,  
CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

**REVISED**

**\*\*Please Note: Start times are an approximate\*\***

**REGULAR MEETING**

**ADMINISTRATIVE REVIEW**

**Start Time** 1. **Application 207-05 - O & G Industries**, Modification of stipulated settlement agreement and modified site plan.  
**6:30pm**

**Start Time** 2. **Application 215-21 – BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue**  
**6:45pm** **Special Exception and Final Site & Architectural Plans, (Request to modify the site plans for the removal of the 3<sup>rd</sup> floor).**

**PUBLIC HEARING**

**Please note the following:**

- *Applicants will have 20 minutes to make their presentation*
- *Speakers will have 3 minutes each to speak (must sign the “public hearing speaker sheet” in order to speak)*

**Start Time** 1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa**  
**7:00pm** **Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT –Text Change,** To Amend Section 9-BBB C-D Designed Commercial District.

**Start Time** 2. **Application 218-06 RICHARD W. REDNISS (22 1<sup>st</sup> Corp), 22 First Street, Stamford**  
**8:00pm** **CT – Text Change,** Proposing changes to Section 12 and MXD Regulations)

**Start Time** 3. **Application 218-08 – Richard W. Redniss Text Change,** Proposing text change to  
**8:30pm** Amend Section 7-S-3.

**Start Time** 4. **Application 218-13 – ALTERNATE WELLNESS CENTER LLC, 75 Research**  
**9:00pm** **Drive- Special Exception,** Applicant is seeking a Special Exception to operate a medical marijuana dispensary at 75 Research Drive. Property is located in the M-L Zone.

## REGULAR MEETING

### Start Time    APPROVAL OF MINUTES

9:15pm

Minutes for Approval: March 12, 2018

## PENDING APPLICATIONS

Start Time

9:20pm

1.    CSPR 1047 – JOSEPH CINGARI c/o REDNISS & MEAD Inc, 13 Ralsey Road South, Proposing to demolish the existing single family dwelling and construct a new single family dwelling with driveway together with utility services, drainage improvements and other related site work. Property is located within the CAM boundary.

Start Time

9:30pm

2.    CSPR 1048 – KATHERINE KRILL c/o REDNISS & MEAD Inc, 59 Rogers Road, Proposing to construct an outdoor kitchen and bar areas adjacent to the existing pool together with associated utility and site work. Property is located within the CAM boundary.
3.    Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa Feinberg Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT – Text Change,
4.    Application 218-06- RICHARD W. REDNISS (22 1<sup>st</sup> Corp), 22 First Street, Stamford, Stamford, CT – Text Change,
5.    Application 218-08 – Richard W. Redniss Text Change,
6.    Application 218-13 – ALTERNATE WELLNESS CENTER LLC, 75 Research Drive-Special Exception,

## ADMINISTRATIVE REVIEW

Start Time

10:30pm

1.    SCOTT & CAROL SATRIANO, 0 & 126 Chestnut Hill Road, Request for approval of Conservation Easement for Family Estate Registration Property

Start Time

10:40pm

## REVIEW SESSION

1.    Application 217-17 RICHARD W. REDNISS (22 1<sup>st</sup> Corp), 22 First Street, Stamford, CT – Text Change, To Amend Article II, Definition 92.2 “Senior Housing and Nursing Home Facility Complex”.

2. Application 218-03 – THE STRAND/BRC GROUP LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT, Harbor Point –Blocks P1 / P2, Pacific Street extension – Site and Architectural Plans and/or Requested Uses & Coastal Site Plan Review, Applicant is seeking approval to construct two residential towers with a total of 435 units within the Harbor Point GDP.
3. Application 218-04 – THE STRAND/ BRC GROUP LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT, Harbor Point – Block P1 / P2, Pacific Street extension – Special Exception, Applicant is seeking approval to allow the BMR requirement to be satisfied by a fee-in-lieu payment pursuant to Section 7.4(d) of the Zoning Regulations.
4. Application 218-05 – LOUIS R. CAPPELLI FAMILY LIMITED PARTNERSHIP II, 421 Atlantic Street, -Special Exception, Applicant is seeking a Special Exception approval to exclude from Floor Area calculations a fifth floor of above-grade parking in the South Tower of the approved Atlantic Street development (Appl. 213-44) in accordance with the Floor Area definition found in § 3.A.39.2 of the Zoning Regulations.

#### ADJOURNMENT

Zbagenda 3126018

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON  
MONDAY, MARCH 26, 2018 AT 6:30PM, ON THE 4<sup>th</sup>  
FLOOR, CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD., STAMFORD,  
CT**

Present for the Board: Thomas Mills (Chair), David Stein (Secretary), William Morris, Joanna Gwozdzowski and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Mills called the meeting to order at 6:32pm

Chairman Mills stated for the record that Mr. Silver will be seated in Ms. McManus's absence.

**REGULAR MEETING**

**ADMINISTRATIVE REVIEW**

1. Application 207-05 - O & G Industries, Modification of stipulated settlement and modified site plan.

Chairman Mills read the request into the record.

Attorney Jacqueline Kaufman of Carmody Torrance Sandak Hennessey, Attorney Jim Minor – City of Stamford and Richard Warren of O & G Industries presented the Board with the changes outlined in the site plan. Attorney Kaufman stated that they are here tonight to present the changes to the Board. If the Board agrees with these changes then she and her team will then need to present to the Court, The Board of Representative and the Board of Finance for approval. Once approved, she and her team will come back to the Zoning Board for their final approval. The Board was in agreement with the changes presented.

2. Application 215-21 – BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue  
Special Exception and Final Site & Architectural Plans, (Request to modify the site  
plans for the removal of the 3<sup>rd</sup> floor).

Chairman Mills read the request into the record.

Richard Redniss of Redniss & Mead presented the request to the Board.

*Applicant is requesting a modification to the approved site plans. The modifications reflect the removal of the 3<sup>rd</sup> floor.*

Mr. Stein moved to approve the modifications of site plan for application 215-21, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

Mr. Stein made a motion to take the meeting out of order to Approval of Minutes from the March 12, 2018 meeting, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

### **REGULAR MEETING**

### **APPROVAL OF MINUTES**

Minutes for Approval: **March 12, 2018:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as submitted tonight, seconded by Mr. Silver and carried on a vote of 4 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

- Note: Ms. Gwozdzowski was not in attendance for the **March 12, 2018** meeting and therefore unable to vote.

Mr. Stein made a motion to continue onto Pending Applications, seconded by Mr. Morris and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

### **PENDING APPLICATIONS**

1. **CSPR 1047 – JOSEPH CINGARI c/o REDNISS & MEAD Inc, 13 Ralsey Road South,** Proposing to demolish the existing single family dwelling and construct a new single family dwelling with driveway together with utility services, drainage improvements and other related site work. Property is located within the CAM boundary.

Ms. Mathur presented the application to the Board and following a brief discussion Ms. Gwozdzowski moved to approve application CSPR 1047 with conditions prepared by EPB staff dated March 19, 2018, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

2. **CSPR 1048 – KATHERINE KRILL c/o REDNISS & MEAD Inc, 59 Rogers Road,** Proposing to construct an outdoor kitchen and bar areas adjacent to the existing pool together with associated utility and site work. Property is located within the CAM boundary.

Ms. Mathur presented the application to the Board and following a brief discussion Mr. Stein moved to approve application CSPR 1048 with conditions prepared by EPB staff dated March 22, 2018, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

Ms. Gwozdzowski moved to return the meeting back to order, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

### **PUBLIC HEARING**

1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT –Text Change**, To Amend Section BBB C-D Designed Commercial District.

*The applicant, High Ridge Real Estate Owners, LLC is seeking a Text Change to add a sub-section to the Commercial Design (C-D) District Regulations to allow redevelopment of the existing office parks with Gymnasium or Physical Culture Establishments.*

*Note: If approved, this Text Change would only allow the applicant to apply, by Special Exception, to develop a health and fitness center for any of the five office parks in the MP Category 8: Mixed-Use Campus that are zoned Commercial Design (C-D).*

Mr. Ralph Blessing Land Use Bureau Chief addressed the audience and gave an outline of how the public hearing process works and the time limits for the presenters and public speakers. He then began his presentation (using PowerPoint) to the Board describing the existing and proposed C-D District regulations, types of establishments you can and cannot have in C-D Districts and also a list of the C-D Districts that would be affected if this text is approved. He also answered questions from the Board.

Chairman Mills read application 217-01 into the record.

Mr. Stein read the Planning Board recommendation letter for the record.

Attorney William Hennessey of Carmody Torrance Sandak Hennessey introduced his team, gave a detailed presentation to the Board describing the proposed text and the history of High Ridge Office Park and answered question from the Board.

### **PUBLIC SPEAKERS**

- Attorney Leonard Braman of Wofsey Rosen Kveskin & Kuriansky, Representing Paul and Nan Gordon and other members of the Sterling Lake Homeowners Association – presented the Board with documentation displaying all the services that are offered at Life Time Fitness and gave a presentation outlining their reasons for **opposing** the application.
- Jackie Kaiko – representing the North Stamford Association -**Opposed**
- John Zelinsky –Board of Representative #11 District - **Opposed**
- Jay Markham – (member of Life Time Fitness and LA Fitness) – **In Support**
- Barry Michelson –**Opposed**
- Deborah Billington – stated that there is an on line petition called “care 2 petition” that as of today had 317 opposed 228 in support – **Opposed**
- Mark Sherman –Board Member and General Counsel for the JCC – **Opposed**
- Ann Goshlen – Member of the Historic Preservation Advisory Commission – **Opposed**
- Hank Cuthbertson – President, Sterling Lake Homeowners Association –(Presented the Board with pictures taken from their back yards showing how close this facility would be

to their homes and a list “activities and services typical of the Life Time Fitness facility as directed in their website”) -**Opposed**

- Jill Smyth – Director of Historic Neighborhood Association – **Opposed**
- Marian Freed – **Opposed**
- Jack Conklin – Chamber of Commerce – **In Support**
- Connie Cirillo Freeman – **Opposed**

Chairman Mills stated that the time limit for this application has been reached and that remaining people who have signed the “public speakers” list will have an opportunity to speak next week.

Chairman Mills stated that the Public Hearing for application 217-01 will be continued to April 2, 2018 at 7:00pm, 4<sup>th</sup> floor Cafeteria, Stamford Government Center.

Chairman Mills called a 5 minute recess at 8:54pm. Chairman Mills called the meeting back to order at 8:57pm.

2      **Application 218-06 RICHARD W. REDNISS (22 1<sup>st</sup> Corp), 22 First Street, Stamford CT – Text Change,** Proposing changes to Section 12 and MXD Regulations)

*The applicant, Richard Redniss requests an amendment to Section 12-A.7 relating to ramp inclination and amendments to Section 9-AAA-4-b to modify certain standards within the MX-D infill regulations. The proposed amendments will facilitate two projects, the first being the redevelopment of two office buildings located at 733/777 Summer Street with housing and retail and the second being the redevelopment of 507-523 Canal Street with housing, retail and community facility space. The potential development at 733/777 Summer Street would include approximately 376 housing units, ground floor retail along Summer Street and amenity space along Summer and North Street. The second development located 507-523 Canal Street will contain 184 housing units, community facility space along John Street as well retail and residential amenity space along Canal Street. Both projects, if advanced would need to return to the Boards for General Development Plan and Site and Architectural Plan approval.*

Chairman Mills read application 218-06 into the record.

Mr. Stein read the Planning Board recommendation letter for the record.

Mr. Raymond Mazzeo of Redniss & Mead introduced his team and along with Mr. Richard Redniss began their presentation. The Board and the applicant began a lengthy discussion over the issue of the BMR rate. The Board has asked the applicant to make revisions to the text.

**PUBLIC SPEAKERS**

- Marty Levine – read letter into the record from Sandra Goldstein, Downtown Special Services District – outlining their concerns for certain language in the text that reads “contiguous to or”
- Geri Guzinski – **Opposed**

Chairman Mills asked if there were any more speakers – there were not.

Chairman Mills stated that the Public Hearing for application 218-06 will be continued to April 2, 2018 at 7:00pm, 4<sup>th</sup> floor Cafeteria, Stamford Government Center.

3. **Application 218-08 – Richard W. Redniss Text Change**, Proposing text change to Amend Section 7-S-3.

*The applicant, Richard Redniss requests an amendment to Section 7-S.3 to facilitate the future redevelopment of St. John's development's North Tower (Tower A). The purpose of Section 7-S was to create desirable public amenities in Stamford's downtown such as housing, day cares, community rooms and pedestrian amenities while also incentivizing redevelopment. Section 7-S.3 specifically relates to the residential amenity and allows by Special Exception, the conversion of permitted commercial floor area to residential floor area in the CC-N district in order to counterbalance the over-abundance of office space in Stamford's downtown*

*If the Text Change is approved the applicant would need to return to the Boards for Special Exception and Site and Architectural Plan approvals.*

Chairman Mills read application 218-08 into the record.

Mr. Stein read the Planning Board recommendation letter for the record.

Mr. Richard Redniss of Redniss & Mead, Ms. Lisa Feinberg of Carmody Torrance Sandak Hennessey and the Architect for the project gave a brief presentation of the text change to the Board and answered questions from the board.

Chairman Mills asked if there were any public speakers –there were none.

Chairman Mills closed the public hearing for application 218-08.

4. **Application 218-13 – ALTERNATIVE WELLNESS CENTER LLC, 75 Research Drive- Special Exception**, Applicant is seeking a Special Exception to operate a medical marijuana dispensary at 75 Research Drive. Property is located in the M-L Zone.

Ms. Katie Wagner expeditor for the applicant submitted the certificate of mailing to the Board. Ms. Wagner, Ms. Paulette Pipher owner of Alternate Wellness Center LLC and Tom Keegan, security advisor made a brief presentation and answered question from the Board.

**The hours of operations will be as follows:**

Monday through Wednesday	10:00am – 5:00pm
Thursday	11:00am – 8:00pm
Saturday	10:00am – 2:00pm
Sunday	Closed, by appointment only



### **PUBLIC SPEAKERS**

- Adam Lippencott – patient advocate – **In support**

Chairman Mills asked if there were any more speakers – there were not.

Chairman Mills closed the public hearing for application 218-13.

Mr. Stein made a motion to take the meeting out of order to Administrative Review, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

### **ADMINISTRATIVE REVIEW**

1. **SCOTT & CAROL SATRIANO, 0 & 126 Chestnut Hill Road**, Request for approval of Conservation Easement for Family Estate Registration Property

Attorney William Hennessey of Carmody Torrance Sandak Hennessey made a brief presentation and answered question from the Board.

After a brief discussion Mr. Morris moved approval of Conservation Easement for the Family Estate Registration Property dated March 6, 2018, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

### **PENDING APPLICATIONS**

1. **Application 218-13 – ALTERNATIVE WELLNESS CENTER LLC, 75 Research Drive-Special Exception**,

After a brief discussion Mr. Silver moved approval of application 218-13 with the draft conditions presented tonight, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

2. **Application 218-08 – Richard W. Redniss Text Change**,

After a brief discussion Ms. Gwozdzowski moved approval of application 218-08 to amend Section 7-S-3, seconded by Ms. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

### **ADJOURNMENT**

Mr. Silver moved to adjourn the meeting at 11:30 pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

Respectfully submitted,

David Stein, (Secretary)  
Stamford Zoning Board

ZB PH32618

**NOTE:**

Next regularly scheduled Zoning Board Public Hearing and Regular Meeting:  
Monday, April 2, 2018 at 7:00 pm.

**NOTE:**

These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).

There proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.

ZONING BOARD PUBLIC HEARING

Application #217-01  
High Ridge Real Estate Owner LLC  
(Life Time Fitness)

DATE: MARCH 26, 2018

SPEAKER'S NAME

	REF PAUL + ALAN GORDON
1	Leonard Braman - ROSEN ATTORNEY
2	Steven Grushkin
9	Hank Cathbertson
10	Jill Smyth
11	Marian Freed
12	JACK CONSIDINE
7 *	Mark Sherman
2 *	PROPERTY VALUE/QUALITY LIFE JACKIE KAIKO - NORTH STAMFORD ASSOC. AGAINST
13	Connie Cirillo Freeman
3 *	DO WE NEED PROTECTION AGAINST Representative John R Zeleny, 11th District
	JEFF SALVATORE
	Adam Lippencott
8 *	Anne Oslin
	John Stoddard

ZONING BOARD PUBLIC HEARING

Application #217-01  
High Ridge Real Estate Owner LLC  
(Life Time Fitness)

DATE: MARCH 26, 2018

SPEAKER'S NAME

	Laura Schultz
	Karen Danks
	Richard Schultz
4 *	Jay Markham - unsure if able
5 *	Berry Michelson *
	Geri Guzinski
6 *	DEBRA BILLINGTON
7 *	MARK SHERMAN - ILL
8 *	Michael Gold
	THOMAS LOMBARDO
	HELEN E DEWIL
	Kristina Egitto
	Michelle Schroeder

AGAINST

#4 - JAY - IN FAVOR

#5 - BARRY - AGAINST

#6 - DEBRA - CARE 2 PETITION 317 ~~OPP~~ 248 AGAINST  
AGAINST

#7 - MARK - ICC AGAINST

#8 - ANN GOSHLEN - HISTORIC PRESERVATION - AGAINST

#9 - HANK - STERLING LAKE ASSOC. - PROPERTY VALUES  
AGAINST

#10 - JILL - HISTORIC PRESERVATION - AGAINST

#11 - MARIAN - ZONING TOLD IT WOULD BE AN OFFICE  
PARK AGAINST

#12 - JACK CONKLIN - CHAMBER OF COMMERCE - IN FAVOR

#13 - CONNIE - TRAFFIC - AIR QUALITY  
AGAINST

**Zoning Board Meeting – March 26, 2018**

**Presentation made by Ralph Blessing – Land Use Bureau Chief  
to the Board pertaining to the C-D District and application 217-01**

# Stamford's C-D Districts in Context



# LUB

City of Stamford Land Use Bureau

# C-D Districts in Stamford in MP Cat 8



	① 800-900 Long Ridge Rd	② 777 Long ridge Rd	③ High Ridge Park	④ 120-260 Long Ridge Rd	⑤ 201-225 High Ridge Rd
main tenants	Nestle Waters NA	Synchrony Financial	various	GenRe Long Ridge Medical Stamford Hospital	Synapse
lot area acres	62	17	39	78	30
lot area sf	2,761,704	740,520	1,698,840	3,345,408	1,328,580
floor area sf	628,100	422,100	491,361	553,392	385,060
FAR	0.23	0.57	0.29	0.17	0.29
% built out	57%	143%	72%	41%	72%
building area sf	236,400	128,900	181,722	553,392	136,800
building cover cover	9%	17%	11%	7%	10%
Impervious area sf	739,954	414,691	849,652	74,7489	452,763
impervious cover	27%	56%	50%	22%	34%
employees	550	661	1300+		225
vacancy rate	50%	0%	20%*	75%	60%

\*Excludes Building 3 which is 100% vacant



# Current C-D Regulations - Uses



## Stamford's Zoning Regulations (Section 9.BBB) allow for the following uses:

Currently permitted uses in C-D Districts, as of right\*

- Office
- Research Laboratories
- Child Day Care Center

### Accessory uses

- Parking
- Playgrounds for day care
- Cafeterias
- Gyms
- Retail
- Guest lodges

### Special Exception Use

- Residential, if not fronting on a state highway

*\*all development in C-D zones requires site plan approval*



# As-of-right vs. Special Exception Uses



## As-of-right Use

A use is permitted if the zoning for the district allows it; no additional review or approval by Land Use Boards required (*site plan review may be required*)

## Special Exception Use

Land Use Boards must approve a specific use making sure the use meets the criteria of section 19.3 of the Zoning Regulations, such as

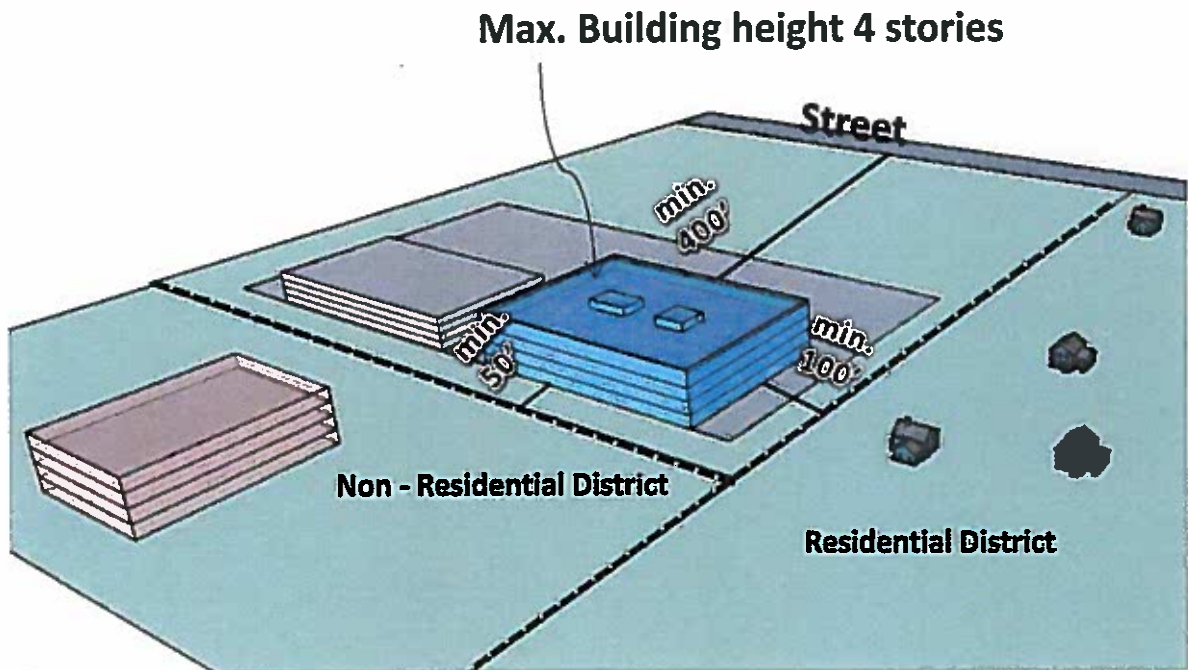
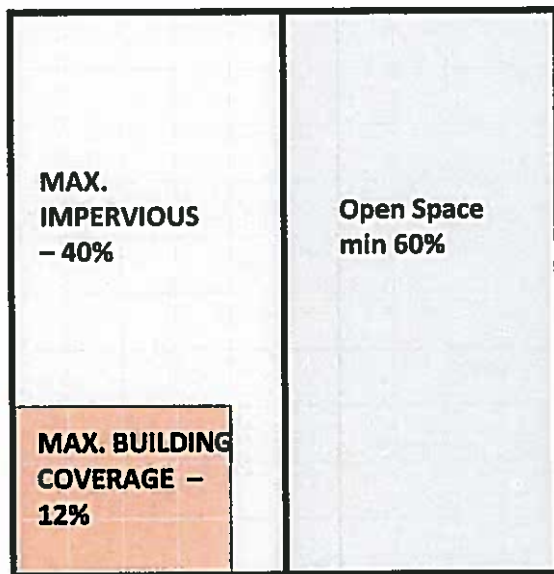
- Relationship to neighboring uses
- Intensity of development
- Traffic
- Meets Master Plan goals

Boards may limit use by establishing conditions, such as screening for lights, noise, hours of operations, etc.

# Current C-D Regulations - Bulk



Min. lot size – 15 acre  
Min. lot size for 4 story buildings – 30 acre



**Parking requirement:** 1 spaces per three employees or 3 per 1,000 sf of building floor area



# Master Plan Category 8

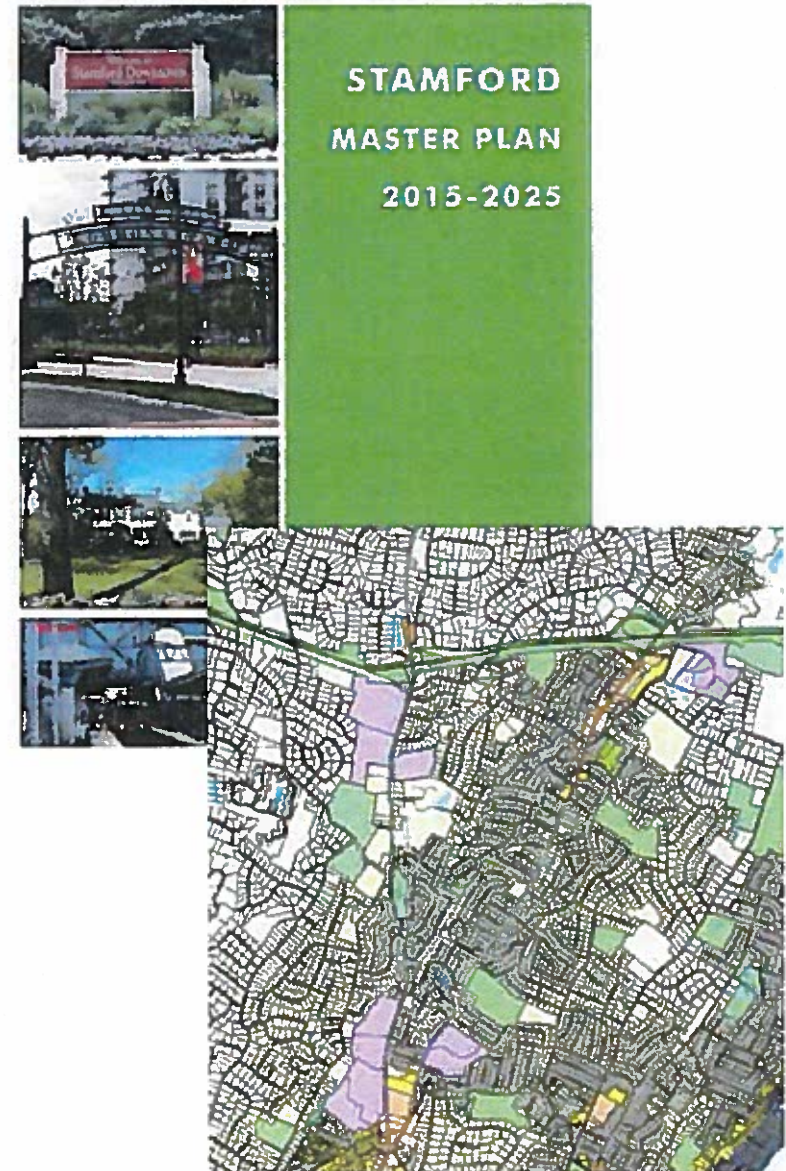
**Goal: Protect low density office park and non retail commercial uses by allowing “limited expansion and adaptive reuse”**

**Not allowed:**

- Large scale retail
- Shopping centers
- Sports and entertainment complexes such as stadiums, arenas

**Criteria for redevelopment / reuse**

- (1) Compatibility with adjacent residential uses
- (2) Superior design, including landscape design
- (3) Superior traffic management / no net increase in traffic impact
- (4) Protecting downtown
- (5) Design guidelines

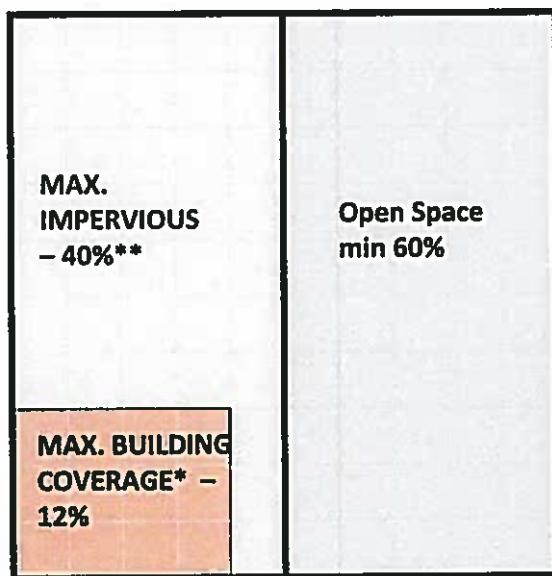


# Proposed C-D Regulations



Add "Gym, Physical Cultural Establishment" as a stand alone use, per special exception only

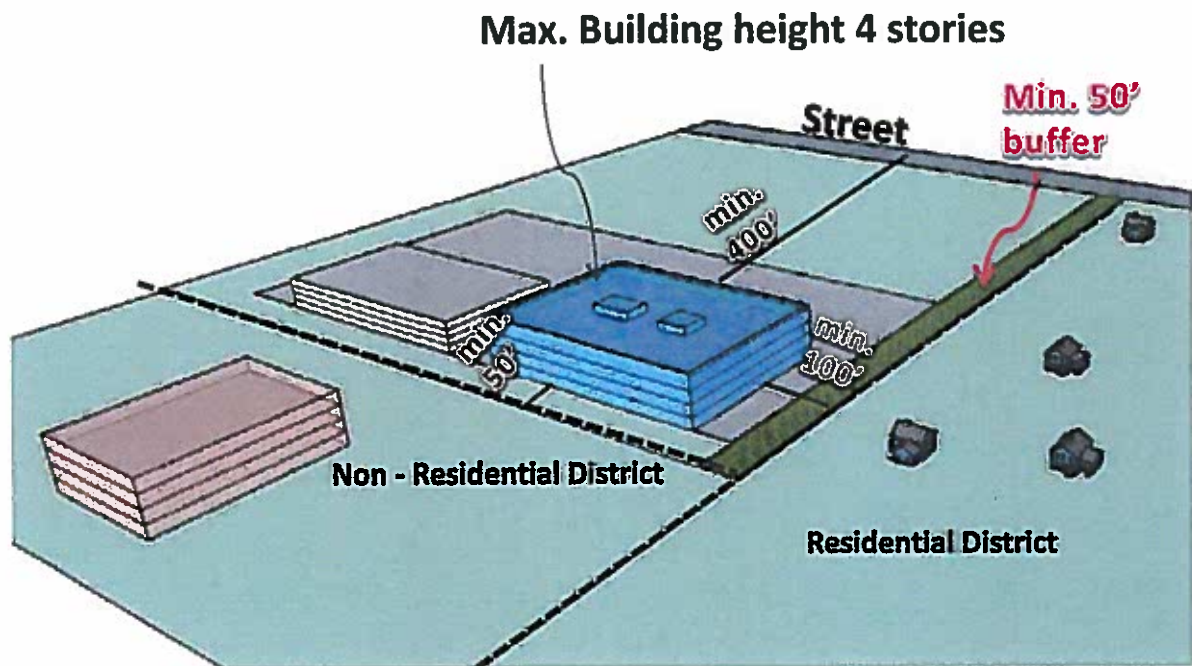
Min. lot size – 15 acre  
Min. lot size for 4 story buildings – 30 acre



\* Architectural overhangs excluded from building coverage.

\*\* If impervious coverage exceeds 40% and coverage is legally non-conforming, coverage must be measurably reduced

**Parking requirement:** 1 spaces per three employees or 3 per 1,000 sf of building floor area, **for redevelopment no net increase in parking is permitted**



# Proposed C-D Regulations



	Proposed C-D Standard*	Variation from current C-D Regulations
Permitted Uses	Office and Accessory Uses which are customary and incidental to office uses	Adds Gymnasium or Physical Culture Establishment
Process	Site Plan Approval	Site Plan and Special Exception Approval
Site Area	15	Unchanged
FAR	0.4	Unchanged
Building Coverage	12%	Unchanged**
Impervious	40% or closer to nonconforming	Unchanged***
Building Setbacks Residential District	100'	Unchanged
Non-Residential or Merritt Parkway	50'	

\* Including changes made after the Planning Board hearing

\*\* building overhangs are excluded from building coverage calculations

\*\*\* If legally non conforming, impervious surface must be measurably reduced

# Issues for Consideration



## Is the use appropriate?

- Does the proposed use meet Master Plan goals for MP 8 and the criteria for redevelopment and reuse of office parks?
- Would the new use create additional adverse impacts, compared to the permitted as-of-right use
- If additional adverse impacts are possible, are measures in place to mitigate these impacts?

## PB Recommendation

- The Planning Board found the use appropriate

### Planning board based denial on four concerns

1. potential impact of outdoor uses on neighbors
2. setbacks from residential districts
3. parking structures
4. sufficient design guidelines

## Public input

- Online petition (189) in favor – (1) opposed
- Letters/Emails (12) in favor – (9) opposed

## Zoning Board Meeting – March 26, 2018

Presented to the Board by:

Hank Cuthbertson – President, Sterling Lake Homeowners Association

Pictures taken from their back yards showing how close this facility would be to their homes

and a list “activities and services typical of the Life Time Fitness facility as directed in their website”.



The following are lists of activities and services typical of a Life Time Fitness facility as described in their website:

**Services and Programs:**

- Kids camps – summer and school breaks
- Kids Sports
- Spa – includes hair, skin, massage, nails
- MediSpa – includes injectables (Botox) for skin treatments, laser services, medical aesthetics (peels, etc.), hormone replacement therapy, testosterone replacement therapy
- Nutritional Coaching
- Pilates
- Weight Loss Programs
- Yoga
- Health Assessments – includes specialty lab testing regarding metabolism, hormone levels, & food sensitivities
- Child Center
- Personal Training
- Physical Therapy and Chiropractic Care
- Social Events
- Kids Academy
- Group Fitness Classes
- Basketball Leagues

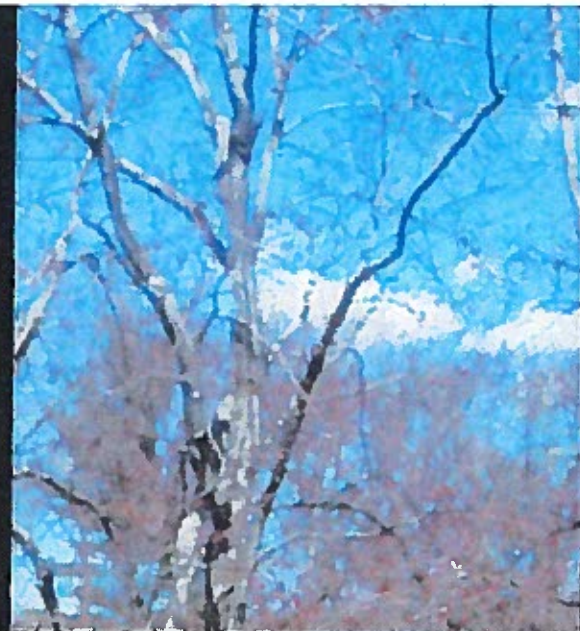
## **Spaces and Facilities:**

- Outdoor Pool
- Lap Pool
- Kiddie Pool
- Water Slides
- Indoor Pool
- Indoor Tennis Courts
- Fitness Studio
- Squash and Racquetball Courts
- Rockwall
- Yoga Studio
- Pilates Studio
- Sauna
- Whirlpool
- Steam Room
- Gym
- Basketball Courts
- Cardio & Weights Floor
- Café
- Bar

ZB PRESENTATION MATERIALS

APPL # 217-01

DATE SUBMITTED: 3-26-18



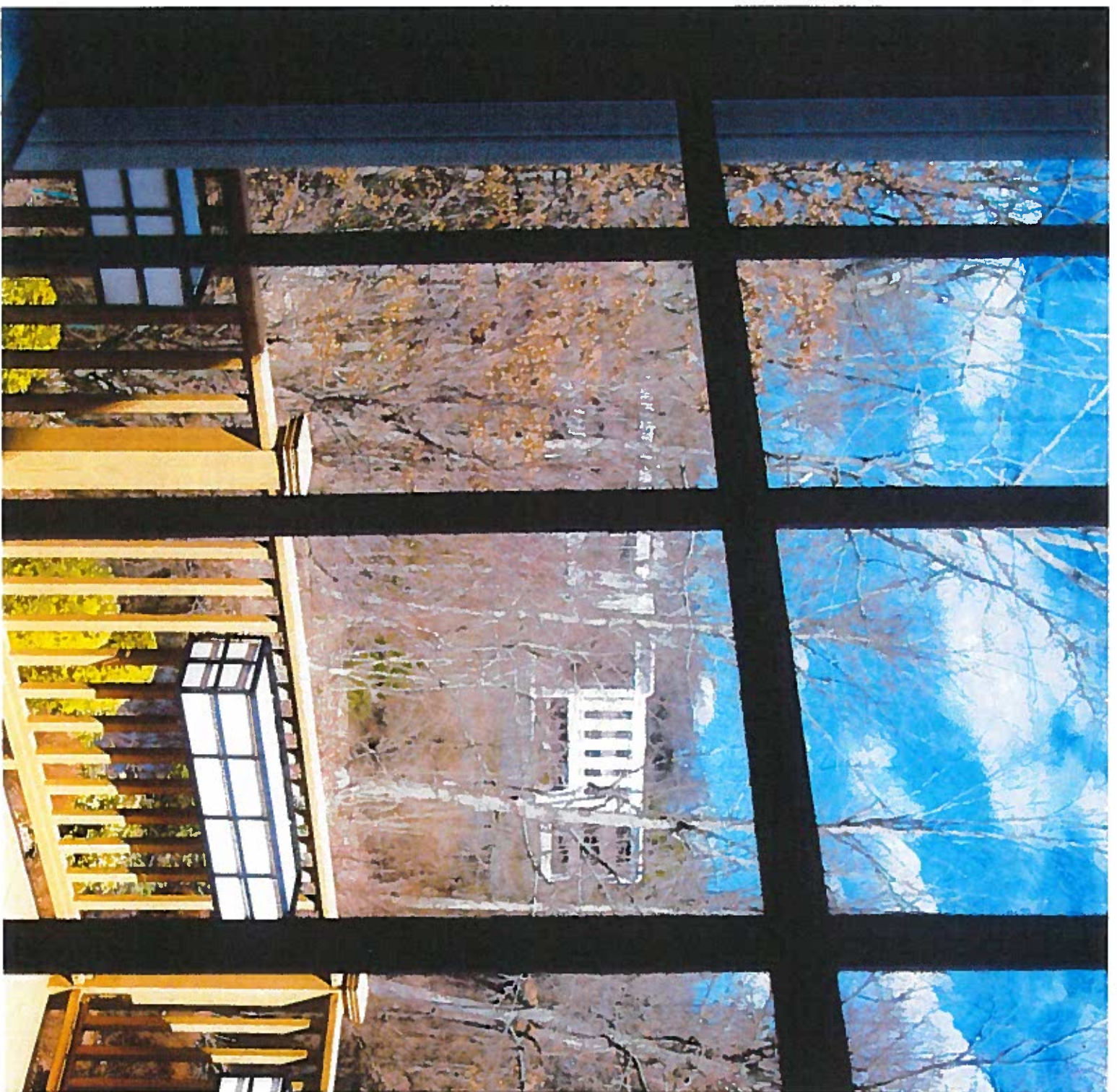




























Zoning Board Meeting -March 26, 2018

Presented to the Board by:

Attorney Leonard Braman of Wofsey Rosen Kweskin & Kuriansky –  
representing Paul and Nan Gordon and other members of the Sterling  
Lake Homeowners Association – opposed





Google Maps Life Time Athletic



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft



## Life Time Athletic

4.1 ★ ★ ★ ★ · 57 reviews

Gym



1 Westchester Park Dr, West Harrison, NY 10604



lifetimefitness.com



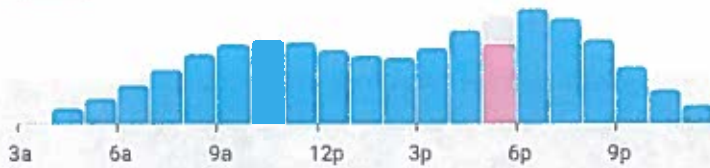
(914) 290-5100



Open now: 4AM–12AM ▾

Popular times Mondays ▾

①

**LIVE***A little busy*

## Review summary



4.1



57 reviews



\*Great service, family oriented and best place to workout



"One thing I appreciate is the showers are clean and plenty of towels."



"Country club atmosphere, friendly staff."

## People also search for

[View more](#)


**White Plains  
YMCA**

Youth  
Organization



**Equinox  
Scarsdale**

Gym



**Swim Tank -  
Home of  
Aqua Tots**

Swimming  
School



**Rye YMCA**

Community  
Center



Google Maps Life Time Athletic



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft



## Life Time Athletic

3.2 ★ ★ ★ · 58 reviews

Gym



350 Robbins Ln, Syosset, NY 11791



lifefitness.com

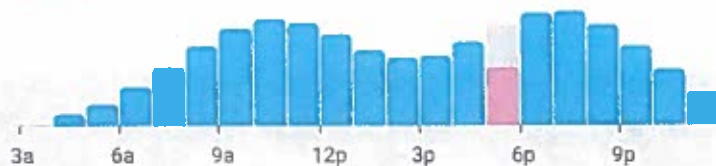


(516) 822-1777



Open now: 4AM–12AM ▾

Popular times Mondays ▾

**LIVE***Less busy than usual*

### Review summary



# 3.2

58 reviews

"Better **gyms** in the area where you will be treated like a person."



"This **place** Overpriced and overrated the **crowd** is about who has the most **money**."



"Visiting the Garden City area, I attempted to access the **facility**."

### People also search for

[View more](#)

**Equinox  
Woodbury**

Gym



**Bev Francis  
Powerhouse  
Gym**

Gym



**New York  
Sports  
Clubs**

Health Club



**Lucille  
Roberts**

Health Club



# Hours

## Club Hours

[Hide Details](#)

☎ 516-822-1777

### HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

## Activity Center Hours

[Details](#)

## Guest Hours

[Details](#)

## KIDS

### Kids Academy

[Details](#)

### Infant Room

[Details](#)



# Hours

## Club Hours

[Hide Details](#)

📞 914-290-5100

### HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

## Activity Center Hours

[Details](#)

## Guest Hours

[Details](#)

## KIDS

### Kids Academy

[Details](#)



### Infant Room

[Details](#)

# Features & Amenities

Amenities

Aquatics

Courts & Fields

Fitness

Gym Facilities

Kid Spaces

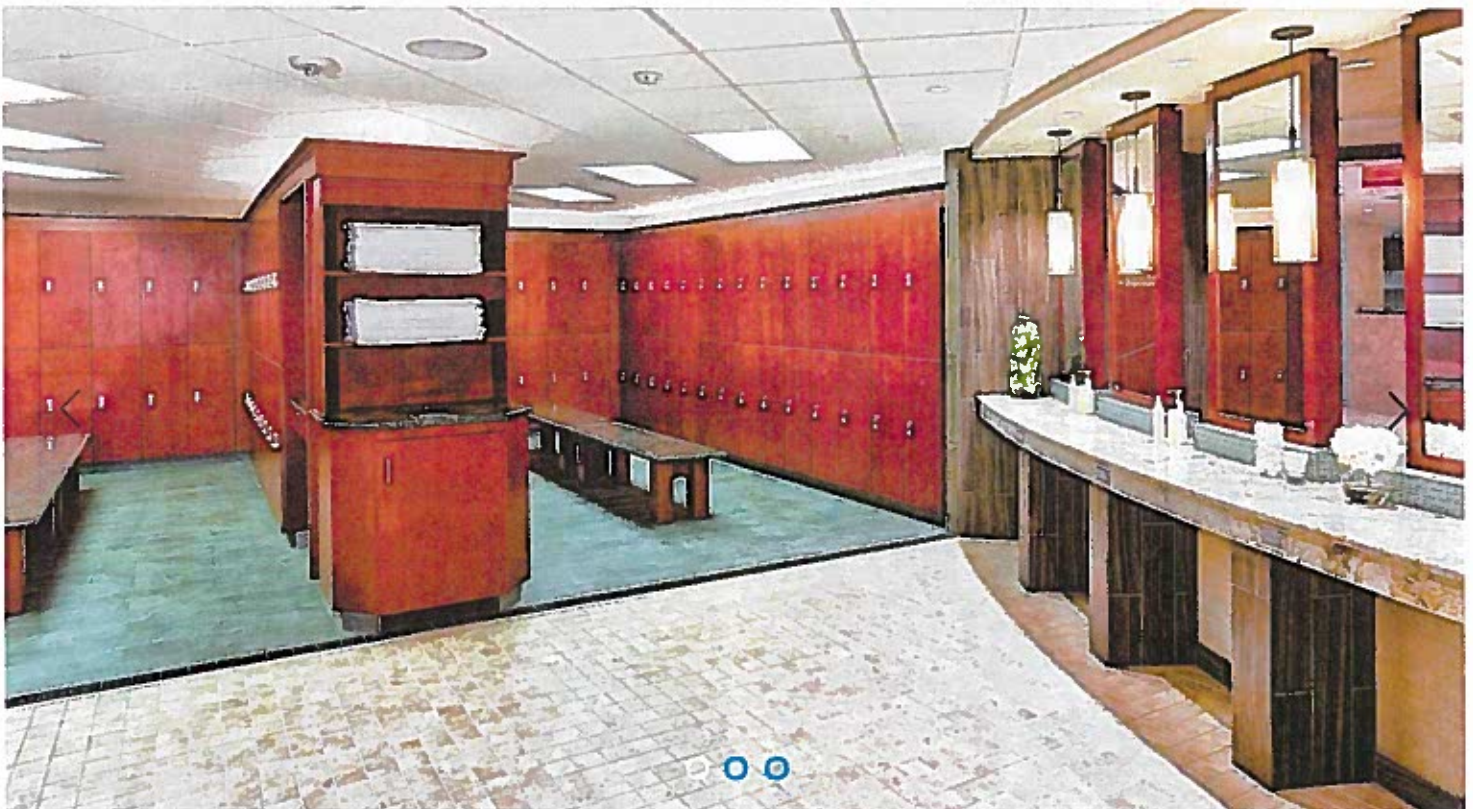
Relaxation Spaces

Dining

Studios

Additional Features

## AMENITIES



Free Lockers & Towels

Plasma Big-screen TVs

Wireless Internet Access

Mouthwash

Shampoo

Razors

Hairspray

Conditioner

Cotton Balls

Deodorant

## AQUATICS



### Indoor Lap Pool

Get in the water and get moving. Our indoor lap pool provides the aquatic environment you need to refine your stroke or just enjoy a morning workout.

[Indoor Lap Pool Schedules](#)



### Indoor Leisure Pool

No matter what time of year, we've got an open, welcoming pool waiting for all ages and skill levels, complete with nationally recognized coaches teaching daily swim lessons.

[Indoor Leisure Pool Schedules](#)



### Indoor Whirlpool



### Outdoor Lap Pool



Sink into our heated indoor whirlpool. Feel



Sink into our heated indoor whirlpool. Feel the massaging jets work out kinks while the swirling water relaxes you from head to toe.

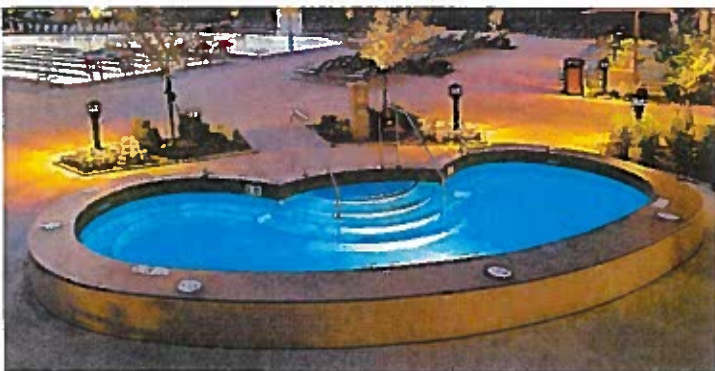
[Indoor Whirlpool Hours](#)



## Outdoor Leisure Pool

Take in the sun, have lunch, have fun at a country club like luxurious pool that includes food service. Kids can enjoy group activities, giant water slides and playland equipment.

[Outdoor Leisure Pool Schedules](#)



Our outdoor lap pool provides the perfect place to refine your stroke, or a morning workout — all with refreshing, open air.

[Outdoor Lap Pool Schedules](#)



## Outdoor Water Slides

Zoom down slippery, spiraling outdoor slides in our pool area — a great way to experience Life Time with the family.

[Outdoor Water Slide Hours](#)



## Outdoor Whirlpool

Sink in to our Outdoor Whirlpool — feel the massaging jets work out kinks while the swirling water relaxes you from head to toe.

[Outdoor Whirlpool Hours](#)

## Zero-Depth Entry Pool

Our zero-depth pool gradually increases in depth to keep your little ones safe and in sight.

[Zero-Depth Pool Schedules](#)

## COURTS & FIELDS



### Indoor Tennis Courts

Our climate-controlled courts allow you to participate in tennis programs and play friendly matches, no matter what the weather or season.

[Reserve a Court](#)

[Indoor Tennis Court Hours](#)



### Squash Courts

We welcome both the novice as well as the experienced player to show up for a heart-pounding, calorie-burning workout on modern courts designed to keep you fit and moving.

[Reserve a Court](#)

[Squash Court Hours](#)

## FITNESS





## Cardio Equipment

If you're looking for a well-rounded cardio workout, start here. We've got the latest, most sophisticated equipment available, backed by sports-specific training and technology when you need it.



## Connected Technology

Your wearable technology connects to our cutting-edge fitness equipment to help you track your workout and get the very most out of every healthy workout.



## Free Weights and Equipment

If you love to lift, this is your place. We're always stocked with kettlebells, barbells and more. So many weights, you'll never have to wait.



## Functional Training Area

Get stronger for the life you want to lead. Our dedicated space allows you to work multiple muscles at the same time for better overall strength and mobility.





## Resistance Training

Feel the burn while you use resistance bands and advanced tools to build and tone muscle.



## Weight Machines

Concentrate on specific muscle groups with our weight machines. Every lift you perform will be in perfect alignment thanks to the precision design of our equipment.

## GYM FACILITIES



## Basketball Courts

We take this sport as seriously as you do. That's why we've got an open gym ready for anything from pick-up games to league play in order to bring your game to the next level.

[Class Schedules](#)

[Basketball Court Hours](#)



## Rock Wall

Getting to the top is only part of it. We offer classes and open climb for all ages and skill levels, helping climbers develop strength and agility as well as teamworking skills.

[Rock Wall Details](#)

[Rock Wall Hours](#)



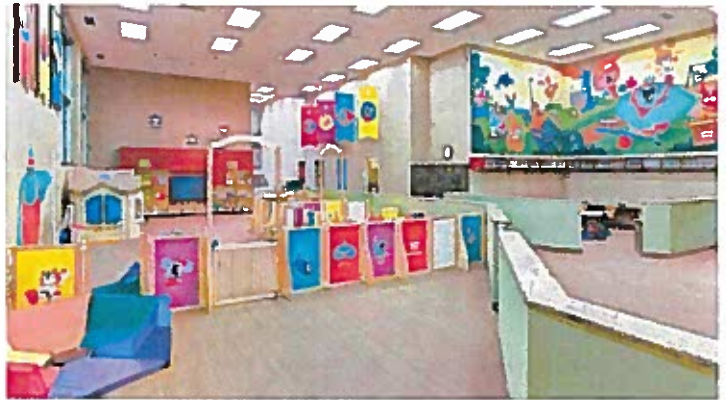
## KID SPACES



### Arts and Crafts Studio

We offer education and hands-on crafts in our Arts & Crafts studio, where kids can get messy, play with possibility, and discover how imagination and creation go hand in hand.

#### Studio Hours



### Child Center

Give your kids a playground that they can actually learn in. Bring them into an exhilarating, fun-packed atmosphere, while you get the beneficial, undisturbed workout you deserve.

#### Center Hours

☎ 914-290-5151



### Dance and Yoga Studio



### Infant Room

The Movement Studio is a place specifically designed with kids in mind. In this studio, children will engage in various Dance options that include Zumba, as well as yoga!

Studio Hours



### Karate and Tumble Studio

Practice and play in a safe place. The Karate and Tumble Studio is fully equipped with padded flooring so kids can give maximum effort without dangerous results.

Studio Hours

With our small ratios and private rooms, your infant is in good hands at Life Time. We will feed, talk to, and keep your baby entertained with a variety of infant toys.

Infant Room Hours



### Kids Academy

Kids 3 months to 11-years-old are guided through innovative, high energy sets of classes, from yoga, karate and fitness to arts and dance that will stick with them.

Kids Academy Details

Class Schedules

Kids Academy Hours





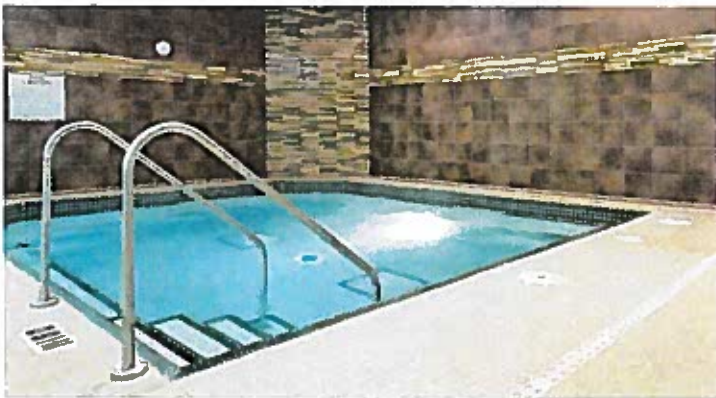


## Play Maze

Fun and adventure await your children ages 3 and up. Playtime is always adventurous and fun in our multi-level maze. Children have the freedom to climb high or zoom down slides.

Play Maze Hours

## RELAXATION SPACES



### Indoor Whirlpool

Sink into our heated indoor whirlpool. Feel the massaging jets work out kinks while the swirling water relaxes you from head to toe.

Indoor Whirlpool Hours



### Outdoor Whirlpool

Sink in to our Outdoor Whirlpool — feel the massaging jets work out kinks while the swirling water relaxes you from head to toe.

Outdoor Whirlpool Hours





## Saunas

There are so many wonderful benefits of the sauna. Whether you're in need of rest, or need to take care of sore muscles, or just chat with friends, don't forget to sauna.

Sauna Hours

☎ 914-290-5124



## Spa

When you're looking good, you're feeling good. That's why a full range of spa services are available to you, from hair and nails to various massages and skin care services.

☎ 914-290-5124

Spa Hours



## Steam Rooms

Breathe in relaxation, and exhale the day's cares. Our Eucalyptus Steam Rooms have a calming quality that accompanies normal muscle relaxation.

Steam Room Hours

☎ 914-290-5124

## DINING



Bar

Peruse our extensive wine list and enjoy a post-workout cocktail with a friend in a welcoming and sophisticated environment.

Bar Hours



LifeCafe

Our key to success is focusing on wholesome ingredients with no artificial additives. It all adds up to tasty meals that give you that healthy, post-workout fuel you need.

LifeCafe Details

Menu

LifeCafe Hours



LifeCafe Poolside Bistro



Get the same natural food, organic drinks and fresh ingredients you love while you lounge at the pool. Our friendly staff delivers everything with a smile.

[Bistro Details](#)

[Menu](#)

[Bistro Hours](#)

## STUDIOS



### Fitness Studios

We're here to make sure you get the most out of your workout. And that means providing you with a modern, inspiring atmosphere with the most up-to-date equipment available.

[Class Schedules](#)



### Indoor Cycle Studio

Pedal your way to a calorie-burning, cardio-infused workout in concert-quality spaces. Our latest cycling equipment is prepared for as many revolutions as you're ready to bring.

[Class Schedules](#)

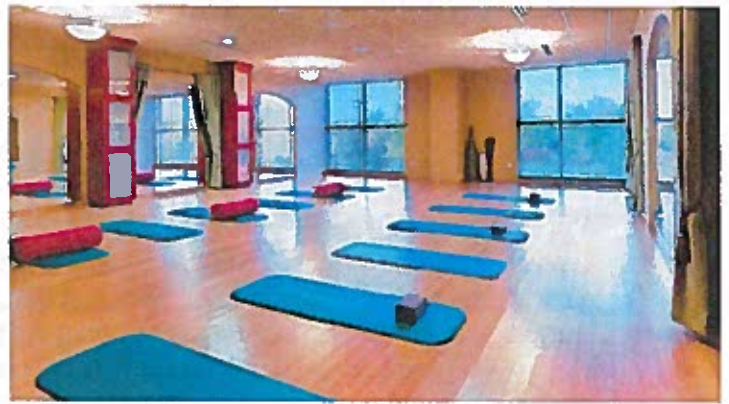




## Pilates Studio

Our expert instructors help you achieve precision via mats, reformers, and towers in our Pilates studio while combining strength, flexibility and cardio for a totally toned you.

[Class Schedules](#)



## Yoga Studio

Step into tranquility. Brimming with quiet energy and filled with natural light, our yoga studio is the perfect place to let go of your day and focus on your practice.

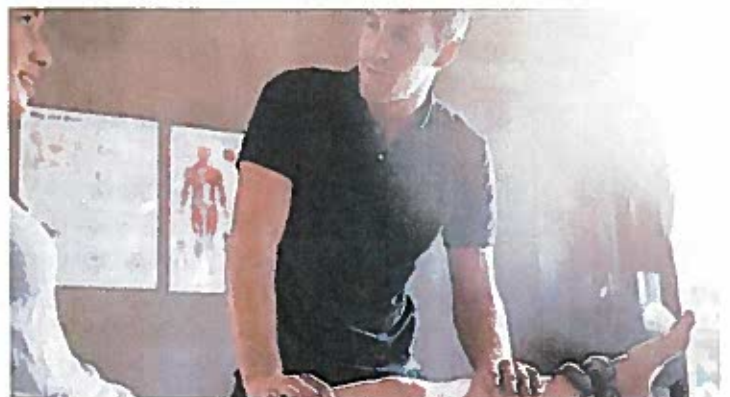
[Class Schedules](#)

## ADDITIONAL FEATURES



## Retail Store

Pick up everything you need to complement your healthy way of life: Your favorite brands plus Life Time-branded apparel, nutritional supplements, wearable technology and more.



## Physical Therapy & Chiropractic

Bring your body to its best. Optimize your performance and recovery through integrated treatments targeting your skeletal and muscular systems as one.



45. ~~Golf Course or Club: See Definition 27 — COUNTRY CLUB.~~ Gymnasium or Physical Culture Establishment: a health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medspa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility. All indoor and outdoor activities shall be predominantly participatory and not entertainment. Day surgery and other outpatient procedures are excluded.

### **BBB. C-D DESIGNED COMMERCIAL DISTRICT**

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
  2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
    - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices;