Land Use & Urban Redevelopment Committee Report
for the April 4, 2005 Meeting of the Board of Representatives

The Land Use & Urban Redevelopment Committee met at 7:30 p.m. on Tuesday, March 22, 2005 in the Legislative Chambers. Present in addition to Co-Chairs Day and White were Committee Representatives Boccuzzi, Clear, Diamond, Franzetti, Greenberg, Mitchell and Nakian. Representative Summerville was excused. Also attending were Representatives Adams and Coppola.

Also present were Rachel Golberg from the URC, Lou Casolo and Laura LaBosky from the Engineering Department, Mr. Ed Czescik who appeared for the public hearing, and Joy Woodson from the Advocate.

A public hearing was held with respect to Item 1 of the agenda, as noted below.

The following agenda items were taken up:

1. LU26.058 RESOLUTION & public hearing; regarding final authorization of the acquisition of rights of way for the Stamford Urban Transitway Project.

A public hearing was held. Co-Chair Day reviewed the purpose of the agenda item and the public hearing, noting that pursuant to the Charter and the prior authorization of the Board of Representatives following numerous public hearings, the following steps had been taken:

(a) the Director of Administration had completed the estimate of damages to each of the seventy-one properties affected by the Project;

(b) the estimates and the time and place of hearing for each affected owner were published and also sent to each owner;

(c) hearings have been conducted with each property owner and each person affected who wished to be heard with respect to each affected property; and

(d) the Director of Administration has reported in writing to the Board of Representatives the amounts which in his judgment should be paid for the affected properties.

Co-Chair Day stated that the proposed resolution, under Section 8-60-7 of the Charter, would constitute acceptance of the report and authorization and direction for the Project to proceed.

Mr. Czescik appeared on behalf of his family members who have property interests that are affected by the Project. Mr. Czescik complimented the City on the process it had adopted for acquiring affected properties, but voiced concerns about the valuations, especially with respect to amounts deducted for the presence of lead. Ms. Goldberg stated that only a portion of the estimated lead mitigation cost was being deducted and that the valuation was based upon a fair market analysis.

Following discussion between the Committee members and Mr. Czescik, the public hearing was closed.

Ms. Goldberg and Mr. Casolo reviewed the status of the ongoing negotiations with respect to the seventy-one affected properties. Committee members raised a number of questions about the Report of the Director of Administration with respect to the assessment of damages to the affected properties. Ms. Goldberg stated that some of the awards would probably vary from the list as a result of further negotiations, and that awards to certain owners might be reduced through reconfiguring and re-allocating parts of adjacent properties being acquired. Ms. Goldberg stated that she would keep the Committee informed with respect to progress on the acquisition negotiations.

Mr. Greenberg stated that he would oppose the motion because he did not believe it was essential to act on it this month and felt that more time would be useful in reviewing the matter. Co-Chair White stated that he would oppose the motion based upon his long-standing opposition the Project.

The Committee voted 5-3-1 to approve the Resolution.

Approved

2. LU26.059 REVIEW; zoning enforcement process, policies and procedures for dealing with illegal housing units within the City of Stamford.

Because Robin Stein was unavailable to appear, the Committee voted 9-0-0 to hold this item.

Held

Respectfully submitted,

Harry Day