



**APPLICATION FOR MAP CHANGE OF THE STAMFORD MASTER PLAN**

Complete, notarize and forward twelve (12) copies to the Clerk of the Planning Board with a **\$1,000.00 Public Hearing Fee** and the requested application filing fee (see **Fee Schedule below**) payable to the City of Stamford. **NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

**Fee Schedule:**

Master Plan Map Change - one (1) Acre or Less	\$500.00
Master Plan Map Change - one (1) Acre or More	\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre.
Public Hearing Fee	\$1,000.00

APPLICANT NAME(S): Sound Beach Landing LLC  
 APPLICANT ADDRESS: c/o Joseph Capalbo, 1100 Summer St, Stamford, CT  
 APPLICANT PHONE#: 203-324-8882  
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes  
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S):  
40 Signal Road, Stamford

PROPOSED MAP CHANGE: \_\_\_\_\_  
See Attached  
 \_\_\_\_\_  
 \_\_\_\_\_

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If YES, notification must be sent to the Town Clerk of the neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT THIS 26th DAY OF January, 2021

SIGNED: [Signature]

**NOTE: An application cannot be scheduled for a Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If the applicant wishes to withdraw the application, please notify the Planning Board at least three (3) days prior to the Public Hearing so that the Board may have sufficient time to publicize the withdrawal.**

STATE OF CONNECTICUT ss:) Stamford January 26, 2021

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II signer of the foregoing Application, who made oath to the truth of the content hereof, before me.

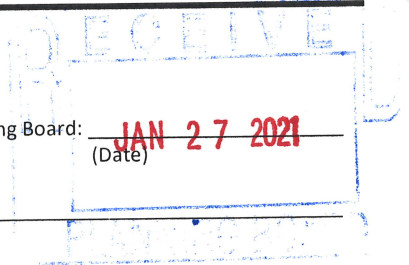
[Signature]  
 Notary Public or Commissioner of the Superior Court  
 Commission Expires: \_\_\_\_\_

**FOR OFFICE USE ONLY**

APPL. # **MP-441**

Received in the office of the Planning Board: JAN 27 2021  
 (Date)

By: [Signature]



SCHEDULE A

MP-441

All those two (2) certain tracts of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, known and designated as Lots No. 11 and 12 on a certain map entitled "Map Showing Lot Line Change Prepared for Stuart S. Williams, Stamford, Connecticut", now on file in the office of the Town Clerk of said Stamford and numbered 10325, reference thereto being had for a more particular description thereof.

Together with an easement of way over all existing private roads of Soundview Farms for the purpose of ingress and egress to the main highway or highways in common with others to whom said right has been given or may hereafter be given but subject to a reservation in favor of said Soundview Farms, its successors and assigns, of the right to alter and change the location of said roads, provided equivalent roads are furnished for ingress and egress to the main highway.

Together also with an easement of way for all lawful purposes including access for public utilities in, over and upon Cummings Point Road as shown on a certain survey entitled "Map Showing Subdivision Prepared for Sound View Farms Stamford, Conn." now on file in the office of the Town Clerk of said Stamford and numbered 9485, reference thereto being had and in the event said Cummings Point Road, as shown on said map, is widened, said easement of way shall be in, over and upon said road as widened.

Together also with an easement of way for all lawful purposes, including access for public utilities, to and from said premises, to and from Cummings Point Road as shown on said map numbered 9485, in, over and upon the roads shown on said map numbered 9492, including Thread Needle Lane, and in, over, and upon a strip of land bounded Easterly 31.58 feet by the Westerly terminus of said Thread Needle Lane; Southerly 25.14 feet by the present Stamford zone boundary line between the Industrial Park District zone and the R-7-1/2 zone; Westerly 65.97 feet by Cummings Point Road as shown on said map; Northeasterly and Northerly 32 feet by "Parcel A" on said Map #9492.

Together with all the rights, privileges and easements of way and use contained in certain grants from Soundview Farms and recorded in Book 1408 at page 41, Book 1595 at page 215, and in Book 1595 at Page 216, all in the Stamford Land Records.



## PROJECT DESCRIPTION

The applicant, Sound Beach Landing LLC is the owner of two adjacent tracts of land located in Block 25, Zone RA-1, Master Plan Designation 1 and commonly known as 40 Signal Road (002-8017) and 0 Threadneedle Lane (003-1160).

The applicant is filing applications proposing to amend the Master Plan Map and Zoning Map and to apply for a Text Change to permit a multi-family development on the combined site. The final development will require an Application for Site Plan Review as well as other customary water front approvals from the Harbor Commission and Environmental Protection Board as well as CAM approval. The Master Plan application is intended to change the Master Plan Designation from Category 1 to Category 3. The Zone Map Application is intended to change the zone from RA-1 to RM-1. The Text Change Application is intended to amend Section 9L of the Zoning Regulations to establish standards for waterfront lots in the RM-1 Zone.

The parcel currently designated Master Plan Designation 1 and zoned RA-1, maintains a legally non-conforming corporate office facility with 2 parking lots. The combined parcels have been used as a commercial offices for a substantial period providing corporate office space for various entities over the years.

The parcel is surrounded to the west by a legally non-conforming office building with associated parking. That building, according to assessor's records maintains slightly over 19,000 square feet in gross floor area, and is the headquarters of Geneve Corporation. To the north and northwest lies corporate parks and various headquarters including the corporate headquarters of Point 72 Asset Management. These properties are zoned IP-D, Designed Industrial Park District, and as the zoning designation would indicate, the area is characterized by various commercial and industrial uses along with the requisite associated parking. Within close proximity to the site are the corporate headquarters of Conair and Gartner. To the east is the Dolphin Cove Lagoon, a privately owned body of water. The Dolphin Cove Community is situated directly across and adjacent to the lagoon. Dolphin Cove is comprised of single family homes in the R-7½ zone. To the south of the subject parcel is the Long Island Sound.

The present commercial building is just under 11,000 square feet in area. Between the two parcels there is ample parking totaling in excess of 4,000 square feet of paved area. The parcel also maintains a boat dock extending into the Long Island Sound. There is ± 300 feet of beach front on Long Island Sound. Current access is via Signal Road through to Gatehouse Road.

## Project Description

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The applicant ultimately intends to construct high end, beach front, residential housing in accordance with the proposed Zoning Regulations for the RM-1 Zone being filed simultaneously herewith. Vehicular access shall remain through Signal Road. Parking for each unit is intended to be satisfied with two enclosed garage area spaces located under the proposed structure. Additional visitor parking will be provided on site. Various ancillary uses including a pool and pool house may also be proposed. At the present time the applicant intends to satisfy the BMR requirement with off-site units.



REDNISS  
& MEAD

MP-441

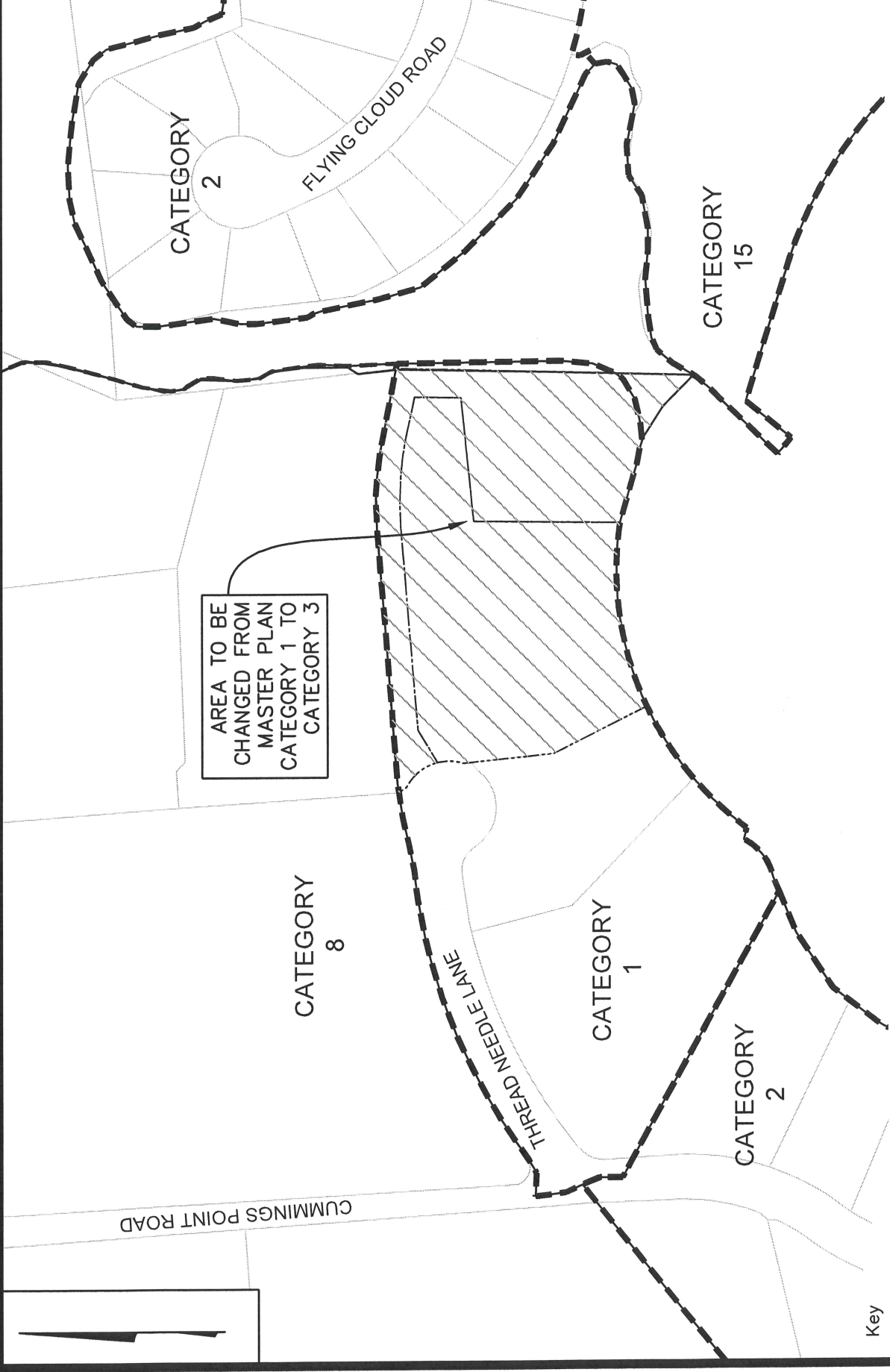
**MASTER PLAN MAP CHANGE EXHIBIT**  
**40 SIGNAL ROAD & 0 THREAD NEEDLE LANE**  
**STAMFORD, CT**

COMM. NO.: 2008      DATE: 1/21/2021      SCALE: 1"=150'

Key

Property Line

Master Plan Map  
Change Area



AREA TO BE  
CHANGED FROM  
MASTER PLAN  
CATEGORY 1 TO  
CATEGORY 3

CATEGORY  
8

CATEGORY  
1

CATEGORY  
2

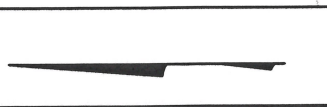
CATEGORY  
15

CATEGORY  
2

CUMMINGS POINT ROAD

THREAD NEEDLE LANE

FLYING CLOUD ROAD





DOLPHIN

COVE

LAGOON

NORTH - MAP 10163 S.L.R.



LEGEND

- BUILDINGS
- POOL WITH PATIO
- DECKS
- SITE FEATURES (SIDEWALKS AND STEPS)
- PARKING AREAS AND DRIVE AISLE
- PERVIOUS

APPROXIMATE SITE AREA TO MHW	103,000 SF
BUILDINGS & GARAGES	25,000 SF 25.0%
POOL WITH PATIO	5,636 SF 5.5%
DECKS	18,316 SF 18.0%
SITE FEATURES (SIDEWALKS AND STEPS)	3,942 SF 4.0%
PARKING AREAS AND DRIVE AISLES	10,469 SF 10.2%

RECEIVED  
 JAN 27 2021  
 PLANNING DEPT.

**SITE DEMONSTRATION PLAN**  
**40 SIGNAL ROAD & 0 THREAD NEEDLE LANE**  
**STAMFORD, CT**

**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

DATE: 01/26/2021  
SCALE: 1" = 40'

COMM. NO.: 2008

MP-441



*Joseph J. Capalbo, II*

ATTORNEY AND COUNSELOR AT LAW

1100 SUMMER STREET

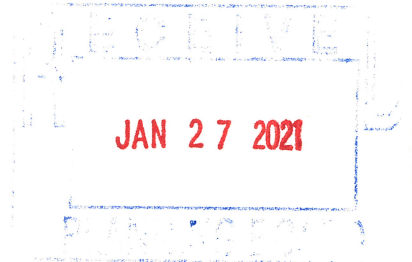
STAMFORD, CONNECTICUT 06905

TEL: (203) 324-8882 • FAX: (203) 348-5600 • EMAIL: JJCLAW@CSHORE.COM

**MP-441**

January 26, 2021

Planning Board  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901



ATTN: Leslie Capp

**RE: APPLICATION FOR MAP CHANGE**  
**APPLICANT: SOUND BEACH LANDING LLC**  
**PREMISES: 40 SIGNAL ROAD, 0 THREADNEEDLE LANE**

Dear Leslie:

Enclosed please find for filing twelve (12) copies of an Application For Map Change along with all relevant related documentation in connection with the above-referenced. I have also enclosed herewith two checks payable to the City of Stamford, the first in the amount of \$2,500.00 representing the filing fee and the second in the amount of \$1,000.00 representing the public hearing fee.

Should you have any questions or comments please feel free to contact me.

Very truly yours,

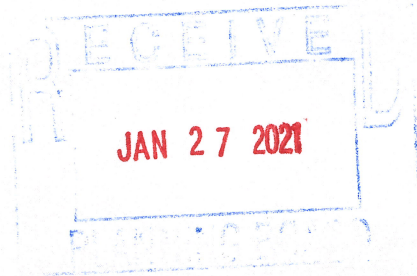
Joseph J. Capalbo, II

JJC/plc  
Enclosures  
HAND DELIVERED



**MP-441**

City of Stamford  
Land Use Bureau  
888 Washington Blvd.  
Stamford, Ct 06901



**RE:   SOUND BEACH LANDING LLC  
      40 SIGNAL ROAD (002-8017)  
      0 THREADNEEDLE LANE (003-1160)**

**AUTHORIZATION**

The undersigned, being a duly authorized Member of SOUND BEACH LANDING, LLC, applicant to various applications before the City of Stamford Land Use Boards and owner of the properties at 40 Signal Road and 0 Threadneedle Lane as identified above, does hereby authorize Attorney Joseph J. Capalbo II and/or Richard Redniss, as its duly authorized representatives, to prepare, file and present any and all such applications, documents, information and evidence as is or may be necessary or required on its behalf.

SOUND BEACH LANDING LLC:

Christopher Franco, Member  
January 26, 2021