



OFFICE OF OPERATIONS  
BUILDING DEPARTMENT  
Tel: (203) 977-4164 / Email: [BuildingDept@StamfordCT.gov](mailto:BuildingDept@StamfordCT.gov)  
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MARK McGRATH  
DIRECTOR OF OPERATIONS

BHARAT GAMI  
CHIEF BUILDING OFFICIAL

April 29, 2021

**INTEROFFICE MEMORANDUM**  
**CITY OF STAMFORD**

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**TO:** Vineeta Mathur, Associate Planner (Via Email)  
**FROM:** Bharat Gami, Chief Building Official  
**DATE:** April 29, 2021  
**RE:** New Application 221-17 - 523 & 535 Hope Street

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Please advise the applicant to respond to following comments:

Please confirm that there is adequate maneuvering space in front of the elevator and rest rooms on the ground floor per 2015 IBC Chapter 11 and ICC A117.1 2009. (Sheet A1-01)

Please confirm that adequate fall protection / guard rail is provided at the loading dock on the ground floor per 2015 IBC 1015. (Sheet A1-01)

Please confirm that adequate maneuvering space is provided at exterior exits from loading area, office and other spaces per 2015 IBC Chapter 11 and ICC A117.1 2009. (Sheet A1-01)

The exit doors open directly into the driveway per Sheet AO-01. Five foot wide pedestrian exit path is required up to the public way per 2015 IBC 1028.5.

All exterior lighting must comply with Stamford Municipal Ordinance Chapter 155.

Separate demolition application is required for existing structures being demolished. (Demolition Plan)

Please feel free to contact us at 203-977-4164 or send an email to [BuildingDept@StamfordCT.Gov](mailto:BuildingDept@StamfordCT.Gov).

With best regards,

Chief Building Official

**City of Stamford**  
**[Building Department](#)**  
888 Washington Boulevard, 7th Floor  
Stamford CT 06901

# CITY OF STAMFORD

MAYOR  
*DAVID MARTIN*

DIRECTOR OF OPERATIONS  
*MARK McGRATH*  
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: lcasolo@stamfordct.gov

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## INTEROFFICE MEMORANDUM

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May 3, 2021

To: Vineeta Mathur Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**523 & 535 Hope Street - Lodata Properties LLC & Hope Street Storgae LLC  
Zoning Application No. 221-17**

The Engineering Bureau has reviewed an application for Site and Architectural Plans and/or Requested uses and a Special Permit for the development of a new self-storage facility. The Engineering Bureau has reviewed the following information:

- Site Plan Review Set Commercial Development Location 535 & 523 hope Street Stamford, Connecticut Prepared For Hope Street, LLC, dated 4/15/2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Architectural Drawing Set, dated 4/15/2021, prepared by Sullivan Goulette & Wilson
- Drainage Summary Report, dated 4/15/2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Zoning Location Survey, dated 4/15/2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Landscape Plan, dated 4/15/2021, prepared by Environmental Land Solutions, LLC

The engineer of record has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) Grading contours in the southwesterly corner of the property are mislabeled.
- 2) Review all grading along the southerly property line.
- 3) A detailed logistics plan shall be prepared for the relocation of the culvert and shall include any pumping or dewatering.
- 4) Are any underdrains proposed with the building?

- 5) Existing catch basin to remain along the southerly property line shall be replaced with a catch basin with a standard two foot sump and bell trap.
- 6) Oil separators shall be provided to treat stormwater runoff from all parking areas prior to discharging into any infiltration system.
- 7) A consolidation map shall be filed on the Stamford Land Records.
- 8) Security gate structure at the southerly property line shall be located outside the storm sewer easement.
- 9) Identify locations of all wall drain pipe outlets.
- 10) Deep test pits shall be performed at all infiltration system locations.
- 11) Deep test pits locations and data shall be added to the plans.
- 12) Provide signed check lists.
- 13) The existing northerly curb cut to be abandoned shall be replaced with the City of Stamford standard concrete curb and concrete sidewalk. The entire curb and sidewalk from the northerly edge of the existing southerly curb cut to the northerly property line shall be replaced with the City of Stamford standard concrete curb and concrete sidewalk.
- 14) Does the existing culvert result in any adverse drainage impacts? Are improvements warranted?
- 15) In 1987, the current 72" pipe replaced an existing stone channel and included filling a wetland. Will special supports be required to support the 72" pipe and other structures?
- 16) Is any site remediation required as prior use on the site included a gas station.
- 17) We do not object to the relocation of the 72" pipe provided at a minimum it maintains the same capacity/conveyance. Appropriate hydraulic analysis shall be provided.
- 18) A formal easement for the storm sewer shall be required and filed on the City of Stamford Land along with extinguishing any existing easement.
- 19) All cost associated with the 72" pipe relocation and any site remediation shall be at the Owner's expense.
- 20) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Len D'Andrea, PE  
Richard Talamelli

Reg. No. 109

## **Briscoe, Tracy**

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**From:** Mathur, Vineeta  
**Sent:** Friday, April 23, 2021 7:55 AM  
**To:** Seely, Walter  
**Cc:** Armstrong, Chad; Francis, David; Briscoe, Tracy  
**Subject:** Re: Application 221-17 523-535 Hope Street

Thanks Bud.

Vineeta Mathur  
Associate Planner  
Land Use Bureau  
City of Stamford  
888 Washington Blvd, Stamford, CT - 06901  
203-977-4716  
vmathur@stamfordct.gov

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**From:** Seely, Walter  
**Sent:** Thursday, April 22, 2021 8:17:54 PM  
**To:** Mathur, Vineeta  
**Cc:** Armstrong, Chad; Francis, David  
**Subject:** Application 221-17 523-535 Hope Street

Good Evening Vineeta

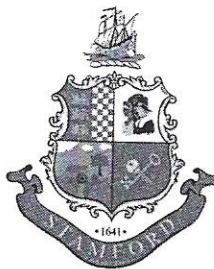
I have reviewed the plans for a new 3 story self-storage facility  
Applications 221-17  
After reviewing the submitted plans, I have no objections to the applications.

Respectfully

*Walter (Bud) Seely*

**Fire Marshal  
Stamford Fire Department  
Office of the Fire Marshal  
888 Washington Blvd. 7<sup>th</sup> Floor  
Stamford, CT. 06902  
203-977-4651**

MAYOR  
David R. Martin



CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
Mark McGrath

Land Use Bureau Chief  
Ralph Blessing

Deputy Director of Planning  
David W. Woods, PhD, FAICP  
(203) 977-4718  
dwoods@stamfordct.gov

May 14, 2021

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #221-17 - LODATO PROPERTIES, LLC & HOPE STREET STORAGE, LLC - 523 & 535 HOPE STREET - Site & Architectural Plans and/or Requested uses and Special Permit**

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Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 11, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

After some discussion, the Planning Board recommend *approval* of *ZB Application #221-17* by a vote of 4-0-1 (Dell, Buccino, Levin, and Tepper - In Favor / Godzeno - Abstained) with the recommendation the landscaping be enhanced with a park bench and more trees on the south side of the building and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



MAYOR  
DAVID MARTIN

DIRECTOR OF OPERATIONS  
Mark McGrath  
Email:  
[mmcgrath@stamfordct.gov](mailto:mmcgrath@stamfordct.gov)

# CITY OF STAMFORD



ACTING BUREAU CHIEF  
FRANK W. PETISE, P.E.  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

## OFFICE OF OPERATIONS TRANSPORTATION, TRAFFIC & PARKING

Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

### INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.  
Acting Bureau Chief

DATE: July 2, 2021

RE: Zoning Board



Application #221-17

523 & 535 Hope Street  
Ladato Properties, LLC

The Transportation, Traffic & Parking Department (TTP/The Department) has reviewed the following documents:

- Zoning Board application received April 20, 2021;
- Project Description prepared by Cacace, Tusch & Santagata;
- Supporting Application Material;
- Site Civil Plan prepared by D'Andrea surveying & Engineering, dated April 15 2021;
- Zoning Location Survey prepared by D'Andrea surveying & Engineering, dated April 15 2021;
- Site Landscape Plan prepared by Environmental Land Solutions, LLC dated April 16, 2021;
- Architectural Plans prepared by Sullivan, Goulette & Wilson dated April 15, 2021; and,
- Traffic Evaluation Letter prepared by Michael A. Galante dated April 12, 2021

The Transportation, Traffic & Parking Department has reviewed this project and found it to be within the standards of the department. Traffic generation is similar to the existing site use and the on-site parking is adequate for the predicted use. The following comments are meant to improve safety and aesthetics for the traveling public.

## Traffic Evaluation Letter

1. Based off of the applicant's Traffic Evaluation Letter, there appears to be an increase in site generated traffic during the week day. Hope Street is a major arterial roadway in Stamford that sees significant volumes of pedestrian, bicycle, and mobility traffic. Furthermore, on the Northwest corner of this intersection is the Dolan Middle School and Toquam School. The Department is committed to ensuring Safe Routes to School and has made considerable investments in the area to improve safety for the numerous school children who walk to school. To mitigate the increases in traffic congestion and improve safety for all roadway users including the high volumes of children who walk to school, the applicant shall fund the following traffic signal improvements:
  - All new Pedestrian Signal Poles, AGPS Push buttons, and Pedestrian signals. With two schools located on this corner, there is a high volume of children walking to and from school. The department is committed to improving safety for children walking to school and these enhancements to the pedestrian signals will allow for ADA accessible crossings and safer crossings for all.
  - Replace all traffic light LEDs at this signal to the 15-year State Specification. When reviewing the crash data for this intersection, there has been five (5) rear-end crashes in the last three (3) years which is indicative of vehicles following too closely and not seeing the traffic light. This improvement will increase the visibility of the traffic light which can reduce these types of crashes and upgrades the City's infrastructure.
  - To improve contrast with the traffic light and extend the life time of the traffic signal, the applicant shall paint or replace all signal heads to State Standard Flat Black 37038.

All work shall be done prior to an issuance of a certificate of occupancy. In lieu of the applicant doing the work, they may contribute in-kind a check to the City for these improvements to be undertaken by the City's on-call contractor.