

September 3, 2021

**VIA ELECTRONIC AND HAND DELIVERY**

Vineeta Mathur  
Senior Planner  
City of Stamford  
888 Washington Boulevard  
Stamford, Connecticut 06901  
[vmathur@stamfordct.org](mailto:vmathur@stamfordct.org)

**RE: 650 West Avenue, Stamford, Connecticut (aka 419-650 West Avenue)  
Application for Site and Architectural Plans and/or Requested Uses & Special  
Permit Approval**

Dear Ms. Mathur:

On behalf of West Avenue Industrial, LLC (the “Applicant”), please find enclosed application materials submitted in connection with the partial redevelopment of 650 West Avenue (aka 419-650 West Avenue), Stamford, Connecticut (the “Property”). The Property consists of approximately 15.5747± acres (678,434± square feet) and is located in the General Industrial District (the “M-G Zone”) and Master Plan Category 13 (General Industrial).

The Property is currently improved with two buildings, both built within the last forty years. One building is known as 650 West Avenue, which consists of 61,707± square feet and is used for industrial/warehouse purposes. The other building, 419 West Avenue, is a mixed-use building consisting of 70,000± square feet of office use and 17,950± square feet of industrial/warehouse use. The two portions of 419 West Avenue are connected via a sky bridge. The Property is improved with surface parking, lighting, plantings, and walkways. Significantly, over 50% of the of the Property (8.4± acres) is in a permanently restricted conservation easement. The purpose of this application is to redevelop a portion of 419 West Avenue by demolishing the 70,000± square feet of office use and the sky bridge and constructing 66,168± square feet of industrial warehouse space, with 8,723± square feet of associated office space and a mezzanine.

To assist the Zoning Board in its review of this application, please find enclosed the following materials:

- A check in the amount of \$2,870.00 for the application filing and public hearing fees;
- A letter of authority from Applicant;

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- Thirteen (13) copies of the following applications and materials:
  - Applications for Site and Architectural Plans and/or Requested Uses and Special Permit Approval.
    - Schedule A to Application – List of Plans
    - Schedule B to Application – Project Narrative
    - Schedule C to Application – Statement of Findings
    - Schedule D to Application – Property Description
    - Schedule E to Application – M-G Zoning Data Chart
  - A copy of the current virtual field card for the Property;
  - Architectural Plans prepared by James Schettino Architects, dated June 14, 2021, revised through August 20, 2021, entitled:
    - “A0.1, Title Sheet;”
    - “A2.1, First Floor Plan;”
    - “A2.2, Mezzanine Plan;”
    - “A3.1, Roof Plan”
    - “A5.1, Elevations and Section;” and
    - “M.1, Material Board.”
  - Site Development Plans prepared by Landtech, dated July 2, 2021, revised through September 3, 2021, entitled “Proposed Site Improvements for a New Industrial Warehouse Building”:
    - “T-1.1 – Cover Sheet;”
    - “CD-1.1 – Site Demolition Plan;”
    - “C-1.1 – Site Layout Plan;”
    - “C-2.1 – Site Grading & Drainage Plan;”
    - “C-3.1 – Site Utility Plan;”
    - “C-4.1 – Erosion & Sediment Control Plan;”
    - “C-4.2 – Erosion & Sediment Control Plan;”
    - “C-5.1 – Construction Notes & Details;”
    - “C-5.2 – Construction Notes & Details” and;
    - “C-5.3 – Construction Notes & Details.”
  - An Existing Conditions Survey prepared by William W. Seymour & Associates, P.C., dated June 25, 2021, revised through July 22, 2021 entitled “ALTA/NSPS Land Title Survey, Property and Topographic Survey, 419 & 650 West Avenue, Prepared for West Avenue Industrial, LLC, Stamford, Connecticut;”
  - A Landscape Plan prepared by Environmental Land Solutions, LLC, dated September 3, 2021, entitled “LP.1 – 419 & 650 West Avenue, Stamford, Connecticut.”
  - The Executive Summary of a Stormwater Management Report prepared by Landtech, dated September 3, 2021;

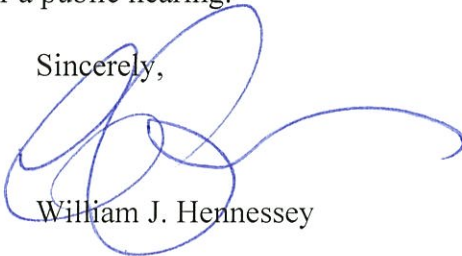
- Please note that three (3) copies of the complete report have been included in this application package.
- A Traffic Impact Study prepared by SLR, dated August 31, 2021, entitled “Traffic Evaluation – 419 West Avenue Redevelopment, Stamford, Connecticut.”

As a reminder, the proposed applications must be made available in the Town Clerk’s office at least ten (10) days prior to the date scheduled for public hearing. I have included an extra copy of the application for this purpose.

Another reminder, given the Property’s location on the border of the Town of Greenwich, this application must be referred to Greenwich’s Town Clerk’s office. I have included an extra copy of this application and the required Certificate of Mailing for this purpose.

Please let me know if you have any questions or require additional materials. I look forward to advice as to when these applications will be scheduled for a public hearing.

Sincerely,



William J. Hennessey

Enclosures.

cc: Development Team  
R. Blessing  
D. Woods, PhD, AICP