

Lisa L. Feinberg
Partner
Direct: 203.252.2677
Fax: 203.325.8608
LFeinberg@carmodylaw.com
1055 Washington Boulevard
Stamford, CT 06901

February 8, 2022

VIA EMAIL & HAND DELIVERY

Vineeta Mathur
Acting Principal Planner
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

**RE: 441 Canal Street (001-7720), 481 Canal Street (001-7721,001-7723), 0 Canal Street (001-7722), 50 John Street (001-7724), Stamford, CT (collectively, the “Property”)
Applications for Zoning Map Change & Special Permit Approval
Request to be heard**

Dear Ms. Mathur:

Applications have recently been filed with the Zoning Board on behalf of First National Joint Venture, LLC (owner/ground lessor) and Canal Street Fund LLC (ground lessee) (collectively, the “Applicants”) related to the redevelopment of the Property with 401 residential units and approximately 7,000 SF of ground floor retail as well as associated amenity space, landscaping, parking and site improvements. In connection with this redevelopment, the Applicants are seeking approval for a Zoning Map Change to rezone the Property from M-G to R-HD (Residential – High Density Multifamily District), Site Plan, Coastal Site Plan and Special Permit applications. Further details related to the proposed development may be found in the submitted application materials which include:

- Eight (8) copies of the following information:
 - Application for Zone Map Change (R-HD) include:
 - Zone Change Exhibit prepared by Redniss & Mead and titled “Exhibit depicting land in Zones M-G to be changed to Zone RHD and dated January 28, 2022.
 - Zone Change Description
 - Application for Coastal Site Plan include:
 - Property Description
 - Statement of Consistency with Coastal Area Management Policies, prepared by Brian P. McMahon, PE and titled “441 Canal Street Development) dated February 3, 2022.

- Application for Final Site & Architectural Plans and/or Requested Uses including:
 - Schedule A – List of Properties
 - Schedule B – List of Plans & Reports
 - Schedule C – Project Narrative
 - Property Description

- Application for Special Permit including:
 - Schedule A – List of Properties
 - Schedule B – List of Plans & Reports
 - Schedule C – Statement of Findings
 - Property Description

- Architectural Drawings prepared by HLW last revised through January 21, 2022, and titled:
 - A-000 Title Sheet
 - G-001 Drawing List
 - G-020 ADA Requirements
 - G-022 ADA Requirements Cont.
 - A-101 Level 1 - Floor Plan
 - A-102 Level 2 - Floor Plan
 - A-103 Level 3 to 5 - Floor Plans
 - A-104 Level 6 – Floor Plan
 - A-105 Level 7 – Floor Plan
 - A-106 Level 8 to 10 – Floor Plan
 - A-107 Level 11 to 16 – Floor Plan
 - A-108 Level 17 Floor Plan
 - A-109 Level 18 Floor Plan
 - A-110 Level 19 Floor Plan
 - A-500 West Building Elevation
 - A-501 North Building Elevation
 - A-502 Building East Elevation
 - A-503 South Building Elevation
 - A-504 East Courtyard Building Elevation
 - A-505 West Courtyard Building Elevation
 - A-510 Building Section
 - A-511 Building Section
 - A-512 Material Selections

- Landscape & Lighting Plans prepared by Environmental Land Solutions, Inc. dated February 3, 2022 and titled:
 - “Landscape Plan, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Plan Details, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Lighting Plan, 441 Canal Street, Stamford CT (Sheet LP.3)”

- Civil Engineering Plans prepared by Redniss & Mead revised through February 3, 2022, and titled:
 - SE-1 Site Development Plan
 - SE-2 Site Grading Plan
 - SE-3 Site Drainage and Utility Plan
 - SE-4 Site Sediment & Erosion Control
 - SE-5 Details
 - SE-6 Details
 - SE-7 Details
- Existing Conditions Survey prepared by Redniss & Mead and titled “Property & Topographic Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet PSTS)” and dated January 16, 2020.
- Zoning Location Survey prepared by Redniss & Mead and titled “Zoning Location Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet ZLS)” and dated February 3, 2022.
- Traffic/Transportation Study and TDM/Parking Management Plan and titled “41 Canal Street Mixed-Use Development” prepared by SLR and dated February 2022.
- Proposed Open Space Exhibit prepared by Redniss & Mead and titled “41 Canal Street, Stamford, CT” and dated February 1, 2022.

Prior to the public hearing before the Zoning Board, I understand that the Planning Board will be reviewing this application. In connection therewith, I would ask at this time that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation. I look forward to hearing from you, and of course, answering any questions which you may have.

Sincerely,

Lisa Feinberg

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Enclosures

cc. Development Team
Ralph Blessing