



**APPLICATION FOR COASTAL SITE PLAN REVIEW**

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a **(see Fee Schedule Below)** payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

**NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.**

**Fee Schedule**

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): First National Joint Venture, LLC (owner, ground lessor) & Canal Street Fund, LLC (ground lessee)  
 APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak Hennessey LLP, 1055 Washington Blvd. Street, Stamford, CT 06901  
 APPLICANT PHONE #: c/o Agent: 203-425-4200  
 PROJECT LOCATION: See Property Description  
 PROPERTY OWNER (S): First National Joint Venture LLC  
 CONTACT FOR QUESTIONS: Agents: Lisa L. Feinberg & William J. Hennessey, Jr.  
 ACREAGE OF PROJECT PARCEL: 2.23+/- acres  
 SQUARE FEET OF PROPOSED BUILDING: 71,666 +/- SF (building coverage)  
 ZONING DISTRICT OF PROJECT PARCEL: Current: M-G; Proposed: R-HD

PROJECT DESCRIPTION:  
 Applicant is seeking Site Plan approval for a mixed-use building comprised of 7,000+/- SF of retail and 401 residential units as well as associated parking and site improvements. See attached Statement of Consistency.

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)  
 Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

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|---|---|
| <input type="checkbox"/> a. bluffs or escarpments                 | <input type="checkbox"/> a. water dependent uses                  |
| <input type="checkbox"/> b. rocky shoreline                       | <input type="checkbox"/> b. ports and harbors                     |
| <input type="checkbox"/> c. beaches and dunes                     | <input type="checkbox"/> c. coastal structures & filing           |
| <input type="checkbox"/> d. intertidal flats                      | <input type="checkbox"/> d. dredging & navigation                 |
| <input type="checkbox"/> e. tidal wetlands                        | <input type="checkbox"/> e. boating                               |
| <input type="checkbox"/> f. freshwater wetlands                   | <input type="checkbox"/> f. fisheries                             |
| <input type="checkbox"/> g. estuarine embayments                  | <input type="checkbox"/> g. coastal recreation access             |
| <input checked="" type="checkbox"/> h. coastal flood hazard areas | <input type="checkbox"/> h. sewer & water lines                   |
| <input type="checkbox"/> i. coastal erosion hazard area           | <input type="checkbox"/> i. energy facilities                     |
| <input type="checkbox"/> j. developed shoreline                   | <input type="checkbox"/> j. fuel, chemicals & hazardous materials |
| <input type="checkbox"/> k. islands                               | <input type="checkbox"/> k. transportation                        |
| <input checked="" type="checkbox"/> l. coastal waters             | <input type="checkbox"/> l. solid waste                           |
| <input type="checkbox"/> m. shorelands                            | <input type="checkbox"/> m. dams, dikes & reservoirs              |
| <input type="checkbox"/> n. shellfish concentration areas         | <input type="checkbox"/> n. shellfish concentration               |
| <input checked="" type="checkbox"/> o. general resource           | <input checked="" type="checkbox"/> o. general development        |
| <input type="checkbox"/> p. air resources                         | <input type="checkbox"/> p. open space                            |

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)  
 YES NO NOT APPLICABLE

If yes, in what manner?  
 Docks, piers, etc General public access  
 Industrial process or cooling waters? Other, please specify: \_\_\_\_\_



## PROPERTY DESCRIPTION

0, 441 & 481 Canal Street  
and 50 John Street  
Stamford, Connecticut

BEGINNING at a point on the easterly side of John Street at its intersection with the northerly side of land now or formerly of 523 CANAL OWNER LLC (#523 Canal Street); thence, running along said easterly side of John Street N 16°42'10" W a distance of 281.00 feet; and along a non-tangent clockwise curve the central angle of which is 16°54'36" with a radius of 35.43 feet and an arc length of 10.46 feet having a chord of N 15°24'34" E a distance of 10.42 feet to the Southerly side of Dock Street; thence, running along said southerly side of Dock Street, N 53°57'16" E a distance of 78.96 feet, along a clockwise curve the central angle of which is 8°48'08" with a radius of 483.23 feet and an arc length of 74.24 feet having a chord of N 58°21'21" E a distance of 74.16 feet, and N 73°05'30" E a distance of 147.72 feet to the Westerly side of Canal Street; thence running in a southerly direction along said westerly side of Canal Street; S 16°54'10" E a distance of 334.07 feet to the aforesaid land now or formerly of 523 CANAL OWNER LLC; thence running westerly along said land now or formerly of 523 CANAL OWNER LLC, S 73°00'00" W a distance of 300.58 feet to the point of beginning.



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441 Canal Street Development  
0/441/481 Canal Street & 50 John Street, Stamford, CT  
**Statement of Consistency with Coastal Area Management Policies**  
February 3, 2022  
Block 82, Existing Zone M-G, Proposed RHD

The total subject parcel of the consolidated lots is 2.23± acres and is located on the southerly side of Dock Street in between John and Canal Street. The site is vacant with all existing buildings already demolished. It is proposed to construct a mixed-use multi-family apartment building with associated site improvements located at the consolidated parcels of 0, 441, 481 Canal Street and 50 John Street. Coastal resources affected by the project would include coastal flood hazard areas, coastal waters, and general resources. Coastal policies affected by the project would include general development, as runoff from the site flows into city sewers. Most of the property lies within the Flood Zone X – Area with Reduced Risk due to Levee. However, a portion of the site does lie within the regulatory 100-year flood plain, as shown on FEMA Flood Insurance Rate Map 09001C0516G, effective July 8, 2013. The Base Flood Elevation (BFE) for the site is elevation 6.0 (NAVD-88).

During construction, there is a potential for adverse impacts related to erosion and sedimentation. To mitigate this, sediment & erosion controls are proposed throughout the construction period. The controls include installation of silt fencing along perimeters of the site, a construction fence surrounding the site, silt sacks inside existing catch basins and a stone construction entrance. Permanent stormwater control measures incorporated into the site design include 24" sumps within drains, green roof systems and landscaping throughout the site. The presence of contaminated soils does not allow for storm water to infiltrate. Therefore, a green roof system has been incorporated on the Amenity Deck of the building. Refer to architectural plans for design of this system. The landscape plan depicts the location and type of permanent plantings.

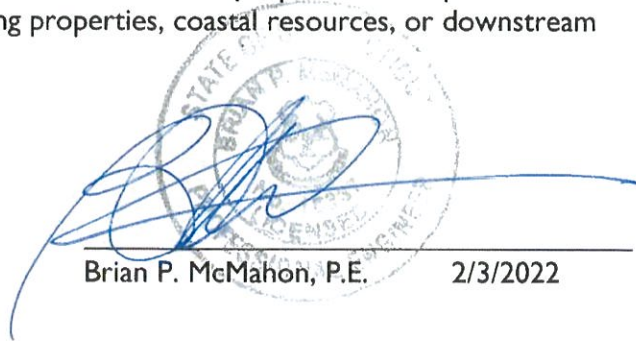
Water quality will be addressed on-site prior to discharge to city sewers through the green roof system. The system will treat a portion of the building and has been sized to treat ½ the WQV per the Standard I requirement of the City of Stamford Stormwater Drainage Manual. The system shall be piped through roof drains that are connected to a storm lateral through the building and directly piped into the city sewer system. The city sewer system will flow towards the intersection of Dock & Canal Street and then ultimately outlet in the canal of the East Branch of the Stamford Harbor. All the roof runoff bypassing this system and most of the runoff from the ground level improvements flow into the city sewers that flow to the canal. A small portion of the western site including private terraces, walkways and lawn shall flow into the John Street sewer system that flows south on John and connects into the Market Street sewer system. The peak flows standard has been met on this site as the overall impervious area of the site will be greatly reduced from existing to proposed conditions.



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The property lies currently lies within the M-G zone, but a zone change is being filed to alter the zone to RHD, which will be consistent with the surrounding neighborhood which is developed with other mixed-use apartments (523 Canal Street). The proposed improvements are allowed within the zone as of right and conform to the zoning regulations.

With proper implementation of the site development plan and temporary and permanent sediment and erosion control measures, the proposed development will have no adverse impact on neighboring properties, coastal resources, or downstream drainage systems.

A circular professional engineer seal for the State of Florida is partially obscured by a blue ink signature. The seal contains the text "STATE OF FLORIDA" and "PROFESSIONAL ENGINEER".

Brian P. McMahon, P.E. 2/3/2022