

MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUINONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

RECEIVED

April 1, 2022
April 20, 2022

APR 20 2022

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

REVISED

RE: Application 222-16 – Sound Beach Landing LLC, 40 Signal Road Stamford, CT -
Text Change: Applicant is proposing to amend Section 10 of the Stamford Zoning Regulations to establish standards for converting non-confirming commercial properties to residential use in the ~~R-7 1/2 Zone~~ **R-20**.

RE: Application 222-17 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread
Needle Lane, Stamford, CT -Map Change: Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed ~~R-7 1/2~~ **R-20** Zoning District.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Text Change and a Map Change are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **May 6, 2022**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner





APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy** in PDF format to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): Sound Beach Landing LLC

APPLICANT ADDRESS: C/O Joseph Capalbo 1100 Summer Street, 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

PROPOSED TEXT 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 Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

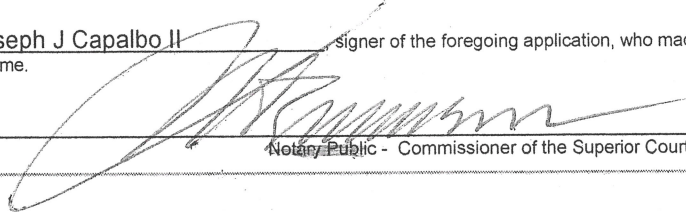
DATED AT STAMFORD, CONNECTICUT, THIS 14th DAY OF April 2022

SIGNED: 

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

STATE OF CONNECTICUT
 ss STAMFORD April 14th 2022
 COUNTY OF FAIRFIELD

Personally appeared Joseph J Capalbo II signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-16 Received in the office of the Zoning Board: Date: _____

By: _____

PROPOSED TEXT AMENDMENT

AMEND SECTION 10 OF THE STAMFORD ZONING REGULATIONS – NON-CONFORMING USES, AS FOLLOWS:

ADD: Section 10.M - CONVERSION/REDEVELOPMENT OF NON-CONFORMING, NON-RESIDENTIAL BUILDINGS IN R-20 DISTRICTS TO RESIDENTIAL USE.

Subject to Special Permit approval by the Zoning Board, any existing Building and Property located in the R-20 zone that is non-conforming with respect to Appendix A – LAND USE SCHEDULE and/or Appendix B - SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT and BULK OF BUILDINGS, may be converted/redeveloped to residential purposes provided that:

1. There is a minimum of two total acres in single ownership at the time of adoption of this regulation.
2. Residential density shall not exceed one (1) dwelling unit per 2,000 square feet of converted/redeveloped Gross Floor Area.
3. Redevelopment of the allowable density shall conform to the R-20 standards with respect to perimeter setbacks.
4. Only single family detached homes and residential accessory structures shall be permitted.
5. Lots shall not be required. Individual lots of any size and shape may be created for conveyance or financing purposes where item 1-4 above are satisfied.
6. Building Height shall be measured from the Base Flood Elevation where applicable.
7. The non-conforming use shall be eliminated.



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for first page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): Sound Beach Landing, LLC

APPLICANT ADDRESS: C/O Joseph Capalbo 1100 Summer Street, Stamford, CT

APPLICANT PHONE #: 203-324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

PRESENT ZONING DISTRICT: RA-1 PROPOSED ZONING DISTRICT: R-20

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Boundaries attached; nearest intersecting street: Threadneedle Lane; Block 25; 40 Signal Road-002-8017; 0 Threadneedle Lane - 003-1160 Total combined area = 2.41 Acres

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Sound Beach Landing, LLC	40 Signal Road 0 Threadneedle Lane

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

NO

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: N/A

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 Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).



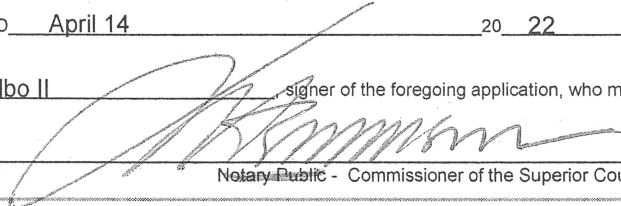
DATED AT STAMFORD, CONNECTICUT, THIS 14th DAY OF April 20 22

SIGNED: 

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD April 14 20 22
 COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo II, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-17 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 04/30/20

SCHEDULE A

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.

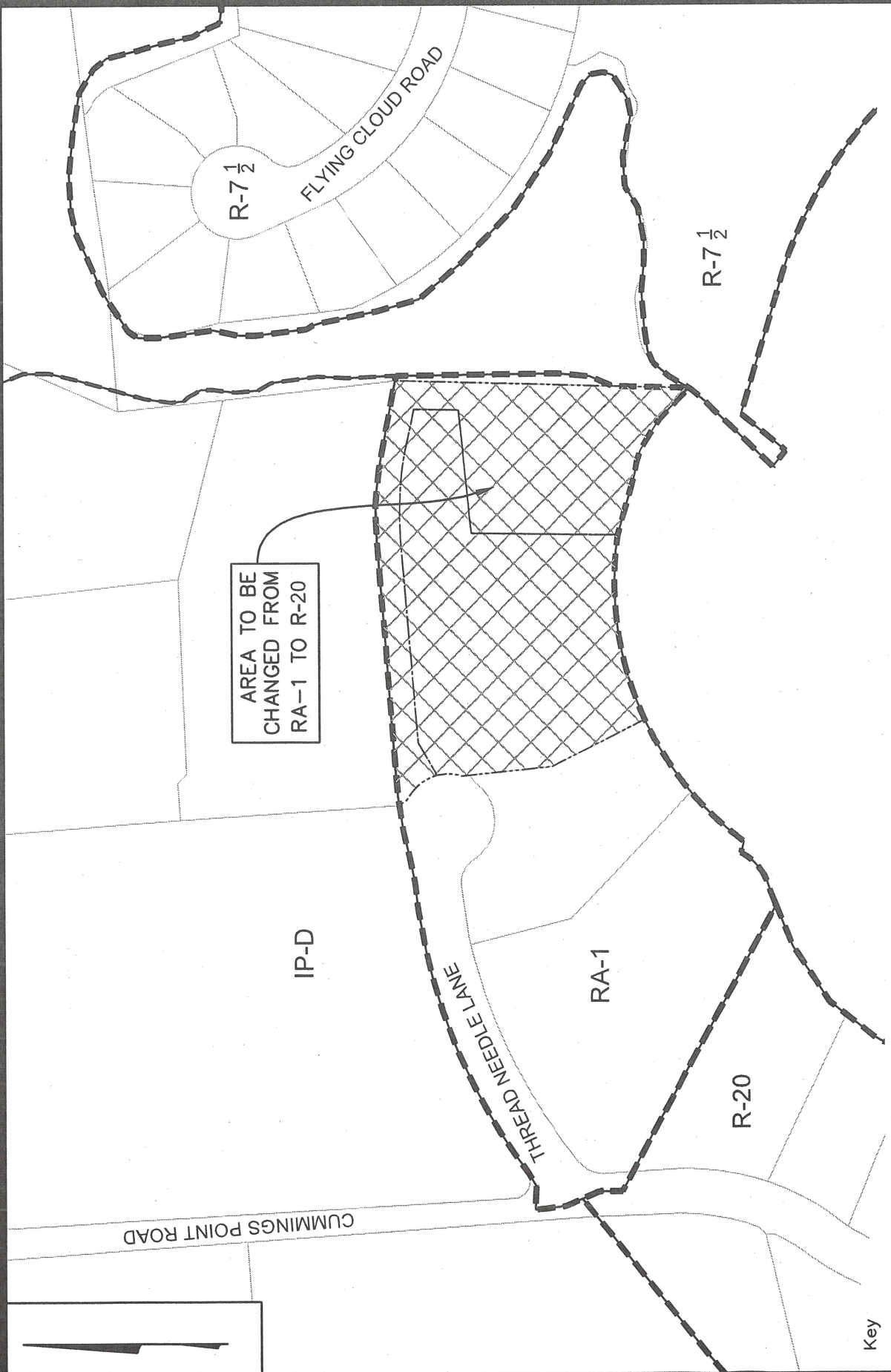
Together also with an easement of way for all lawful purposes including access for public utilities in, over and upon Cummings Point Road as shown on a certain survey entitled "Map Showing Subdivision Prepared for Sound View Farms Stamford, Conn." now on file in the office of the Town Clerk of said Stamford 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.

REDNISS & MEAD

ZONE CHANGE EXHIBIT
40 SIGNAL ROAD & 0 THREAD NEEDLE LANE
STAMFORD, CT



AREA TO BE CHANGED FROM RA-1 TO R-20

Key

- Property Line
- Zone Change Area

COMM. NO.: 2008 DATE: 4/13/2022 SCALE: 1"=150'

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 O 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 development of single-family homes on the combined site. The final development will require an Application for Site Plan Review as well as other customary waterfront 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 2. The Zone Map Application is intended to change the zone from RA-1 to R-20. The Text Change Application is intended to amend Section 10 of the Zoning Regulations to establish standards to convert non-conforming commercial buildings to a residential use in the R-20 Zone.

The parcel currently is designated Master Plan Designation 1 and zoned RA-1 and maintains a legally non-conforming corporate office facility with 2 parking lots. The combined parcels have been used as 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-confining 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 \pm 11,000 square feet in area. Between the two parcels there is 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 \pm 300 feet of beach front on Long Island Sound. Current access is via Signal Road through to Gatehouse Road.

The applicant ultimately intends to construct five (5) single family residences in accordance with the proposed amended Zoning Regulations being filed simultaneously herewith. Parking for each dwelling is intended to be satisfied with enclosed garage area spaces. Additional visitor parking may be provided on site. Various ancillary uses including a pool and pool house may also be proposed.