

June 30, 2022

**VIA ELECTRONIC & HAND DELIVERY**

Ms. Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, Connecticut 06901  
[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)

**RE: 68 Seaview Avenue, Stamford, CT (Parcel ID No. 003-1647) (the “Property”)  
Application for Site Plan and/or Requested Uses, Special Permit, CAM, and  
Zoning Map Amendment Approval**

Dear Ms. Mathur,

Our firm represents Seaview House LLC (the “Applicant”), the owner of the property located at 68 Seaview Avenue, Stamford, Connecticut (the “Property”). The Property is situated in the Shippan neighborhood and borders the Long Island Sound on the east. The Property is located in the Multiple Family Medium Density Design District (the “R-5 Zone”) and is designated as Mater Plan Category 10 (Shorefront – Mixed-Use). The Property is 59,986± square feet (1.38± acres) and improved with two buildings and 57 marina slips. The smaller building is 1,500± square feet and has historically served as the office for the marina slips. The larger building is seven-stories, 105,474± square feet, and has historically served as commercial tenant office space.

The Applicant seeks to convert the existing larger building into a residential predominantly multifamily development, which will be known as “The Delamar Residences.” The Applicant will convert the three office floors and the top parking floor into 52 residential units. The bottom three floors will serve as the amenity space and associated parking for the residential development. There will be 5,300± square feet of office space on the second floor in the area that is currently occupied by the cafeteria and fitness center. Except for some minor cosmetic enhancements, there are no changes proposed for the marina office or the marina slips themselves.

In order to convert the building’s use, the Applicant is requesting a change to the Stamford Zoning Map to convert the Property to the Multi-Family, Low Density Design District (the “RM-1 Zone”). In conjunction with that request, the Applicant seeks Special Permit approval to convert the building to multifamily residential use under Section 10.I of the Zoning Regulations. Finally, the Applicant is seeking Special Permit approval per Section 7.4.D.3 in order to make a fee-in-lieu payment to satisfy their Below Market Rate requirement.

In connection with the attached application, enclosed please find:

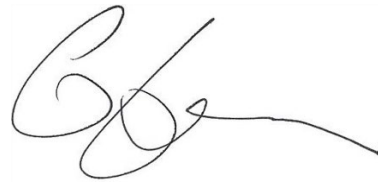
- Letter of Authority from the Applicant;
- Application fees in the amount of \$16,940.46, representing the application filing and public hearing fees;
- Twenty-one (21) copies of the following application forms and associated schedules:
  - Application for Change in the Zoning Map of Stamford, Connecticut;
  - Application for Site and Architectural Plans and/or Requested Uses Approval;
  - Application for Special Permit Approval;
  - Application for CAM Site Plan Approval;
  - Schedule A – List of Plans;
  - Schedule B – Project Narrative;
  - Schedule C – Statement of Findings;
  - Schedule D - Qualitative Map Change Analysis;
  - Schedule E – Legal Property Description; and
  - Schedule F – Zoning Data Chart.
- Twenty-one (21) copies of the following plans:
  - Architectural Plans prepared by Minno & Wasko, P.C., dated May 31, 2022, with the plan titles listed on Schedule A, and consisting of thirteen pages;
  - Zoning Location Survey prepared by D’Andrea Surveying & Engineering, PC, dated June 27, 2022, and entitled, “Zoning Location Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC”;
  - Civil Plans prepared by D’Andrea Surveying & Engineering, PC, dated May 20, 2022, with the plan titles listed on Schedule A, and consisting of nine pages;
  - Map detailing the proposed Amendment to the Official Zoning Map of the City of Stamford, prepared by D’Andrea Surveying & Engineering, PC, dated June 27, 2022, and entitled, “Proposed Revision of Zoning Districts at 68-70 Seaview Avenue in Stamford, Connecticut”; and
  - Landscape Site Plan prepared by Eric Rains Landscape Architecture LLC, dated May 20, 2022, with the plan titles listed on Schedule A, and consisting of three sheets.
- Twenty-one (21) copies of the following application materials and reports:
  - The First Submission of the City of Stamford Sustainability Scorecard for the enclosed Application;
  - The Development Review Guidelines for the enclosed Application;
  - Engineering Summary Report prepared by D’Andrea Surveying & Engineering, PC, dated May 20, 2022, and entitled, “Engineering Summary Report for ‘Delamar Residences’ Located at 68-70 Seaview Avenue, Stamford, Connecticut, Prepared for Seaview House, LLC”;
  - Sanitary Sewer Connection Summary Report prepared by D’Andrea Surveying & Engineering, PC, dated June 27, 2022, and entitled, “Sanitary Sewer Connection

- Summary Report for ‘Delamar Residences,’ Located at 68-70 Seaview Avenue, Stamford, Connecticut, Prepared for Seaview House, LLC”;
- Flood Risk Analysis prepared by RACE Coastal Engineering, dated April 25, 2022, and entitled, “68-70 Seaview Avenue, Stamford, CT 06902”;
  - Draft Flood Preparedness Plan for the Residents of 70 Seaview Avenue, Stamford, Connecticut, dated June 27, 2022; and
  - Traffic Impact Study prepared by SLR, dated June 29, 2022, and entitled, “Traffic Impact Study – Residential Redevelopment – 68 Seaview Avenue, Stamford, Connecticut, SLR #141.20495.00001.”

Please note that an additional application package with a set of half size plans has been included for the Office of Public Safety, Health and Welfare. Additionally, we understand the Land Use Bureau is in the processing of updating the format of the Sustainability Scorecard. The Applicant will review and resubmit the Sustainability Scorecard when the updated version is final.

As always, thank you for your time and attention regarding this matter. Please contact me should you have any questions.

Sincerely,



William J. Hennessey, Jr.

Enclosures.

cc: R. Blessing  
Engineering Department  
TTP  
WPCA  
ZEO  
Fire Marshal  
EPB  
Public Safety Department  
Board of Representatives  
Mayor Caroline Simmons  
Seaview House LLC