

**FOR PUBLICATION: THE ADVOCATE**

**TWO INSERTIONS:            WEDNESDAY, AUGUST 31, 2022**  
**WEDNESDAY, SEPTEMBER 7, 2022**

**Bill to:**    Mr. Richard Redniss  
              Redniss & Mead  
              22 First Street  
              Stamford, CT 06905  
              (203) 327-0500

**LEGAL NOTICE**  
**ZONING BOARD - CITY OF STAMFORD**

**Application 222-26** Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, September 12, 2022 at 6:30 p.m.** through a **web and phone** meeting to consider the application of Richard W. Redniss (22-1<sup>st</sup> Corp) to amend the City of Stamford Zoning Regulations by amending Section 6 (STANDARDS FOR PUBLICLY ACCESSIBLE AMENITY SPACE<sup>2</sup>) by adding new paragraph 6.D.4 “Alternate Methods of Compliance” to read as follows:

**6.D.4 Alternate Methods of Compliance**

Pursuant to Special Permit approval following a public hearing, the Zoning Board may permit a required PAAS to be satisfied, in whole or in part, by one or more of the following actions. In granting any such Special Permit the Zoning Board shall consider a) the nature and location of the subject property, including its existing and proposed uses, b) the proximity to, and condition of, existing public open space and/or amenity areas, and c) the condition of, and need for, public sidewalks along the site frontages or in proximity to the subject site. Alternate methods of compliance may not be utilized to achieve any *Bonus Floor Area* that may be associated with the provision of a PAAS.

- a. Where a proposed development includes publicly accessible sidewalks within the boundaries of the subject property, such sidewalk areas may be counted toward any PAAS requirement.
- b. Where a proposed development includes publicly accessible sidewalks within the right-of-way along and/or extending from the site frontage(s), where no such sidewalks exist but are warranted, as determined by the Land Use Bureau in consultation with the Transportation, Traffic and Parking Bureau, such sidewalk areas may be counted toward any PAAS requirement.
- c. Payment of a “fee-in-lieu” cash contribution to the City of Stamford, to be used for the enhancement of public sidewalks and/or public open space, may satisfy a PAAS requirement at a rate of five (5) square feet of required PAAS area for each \$100 of contributed funds. The fee per square foot shall be adjusted annually on January 1<sup>st</sup> of each year by the Consumer Price Index, as calculated by the U.S. Bureau of Labor Statistics for the Northeast Region, starting in 2022.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (<https://www.stamfordct.gov/government/boards-commissions/zoning-board>) in advance of the Public Hearing.

A full copy of the above referenced application is available for review on the Zoning Board’s webpage: <https://www.stamfordct.gov/government/boards-commissions/zoning-board>. At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board during the public hearing.

ATTEST: DAVID STEIN  
CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford this 31<sup>TH</sup> day of August 2022.