

From: Seely, Walter
Sent: Thursday, August 4, 2022 9:09:19 PM
To: Mathur, Vineeta
Subject: Application 222-23

Hi again Vineeta

I have reviewed the plans for the application 222-23 68 Seaview Ave.

Fire Marshal's office has no objections to the proposal.

Have a good evening

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651

MAYOR
Caroline Simmons



CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

RECEIVED

AUG 15 2022

ZONING BOARD

August 15, 2022

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #222-23 - SEAVIEW HOUSE LLC - 68 SEAVIEW AVENUE -
Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 9, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multi-Family, Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-23** and this request is compatible with the neighborhood and consistent with Master Plan Category #10 (Shorefront - Mixed Use).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell".

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS



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**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

April 21, 2023

Ms. Vineeta Mathur
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 222-23: Seaview House, LLC – Zoning Map Change

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application submitted to the Zoning Board by Seaview House, LLC (the Applicant) requesting rezoning of property at 68 Seaview Avenue, Stamford, CT from the current R-5 District (Multiple Family, Medium Density Design District) to the RM-1 District (Multiple Family, Low Density Design District).

As the proposed project affects property on, in, or contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (Harbor Management Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC discussed this matter during its meeting on April 18, 2023 and approved a motion to express no objection to the proposal with the understanding, based on information provided by the Applicant, that the CT Department of Energy and Environmental Protection (DEEP) has reviewed the proposal and found it to be consistent with the CT Coastal Management Act.

The SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

William J. Hennessey, Jr., Attorney for Applicant
Robert Karp, Chairman, SHMC Application Review Committee
Karen Michaels, CT DEEP Land and Water Resources Division
Matthew Quinones, City of Stamford Director of Operations
Maria Vazquez-Goncalves, SHMC Administrator

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

March 14, 2023

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**68-70 Seaview Avenue - Seaview Hous LLC
Zoning Application No. 222- 23 & 24**

The Engineering Bureau has received an application for the conversion of an existing office building to a residential multifamily development. As part of this application, the applicant proposes improvements to Seaview Avenue. We have received the following documents for review:

- Roadway Improvements Delmar Residences Location Seaview Avenue Stamford, Connecticut Prepared for Seaview House LLC, dated 1/30/2023, prepared by D 'Andrea Surveying & Engineering, P.C.

NOTE: Seaview Avenue is currently subject to flooding and will continue to be subject to flooding. At this time, we are waiting for legal opinion, peer review and State comments.

Should the City approve improvements to Seaview Avenue, the Engineering Bureau offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) Approval from the City of Stamford Transportation, Traffic & Parking is required.
- 2) Relocate existing stop sign at the entry to the Marina Bay Condominiums.
- 3) Confirm the need for the stop sign and stop bar located in the cul de sac.
- 4) Consider realigning entry drives to be 90 degrees to Seaview Avenue.
- 5) Confirm boat trailer circulation is available.
- 6) Remove stone block banding, stone pavers and apron from City of Stamford ROW.
- 7) All sanitary manholes located below the BFE shall have bolted down covers and shall be watertight.
- 8) All storm manholes located below the BFE shall have bolt down covers.

- 9) Permission shall be obtained from the two property owners adjacent to Seaview Avenue and the City of Stamford for the right to grade and install drainage improvements.
- 10) Provide street trees.
- 11) Review grading of entry drive to the City of Stamford property, Halloween Yacht Club & Marina.
- 12) There appears to be a utility pole on the access drive to Halloween Yacht Club & Marina. Will the proposed fill impact this pole?
- 13) Sanitary manholes need to be raised to grade.
- 14) Add additional catch basin on the northerly side of the access drive to the City of Stamford property, Halloween Yacht Club & Marina.
- 15) Provide additional bench mark.
- 16) Provide road sections plan.
- 17) Depth of flooding of Seaview Avenue does not allow for dry access and the safe passage of vehicles and pedestrians.
- 18) Based on what is proposed, provide written confirmation from the City of Stamford Fire Marshall with respect to depth of flooding and emergency access. Can an ambulance/EMT access the property during base flood conditions?
- 19) FEMA designated 100-year storm BFE is 14 NAVD88. RACE analysis to assess the flood risk determined the Total Water Level Elevation to be elevation 12 NAVD88 for the height of the storm surge for the 100 year storm. What controls and how is this difference reviewed by FEMA? There will be 15 inches of flooding in Seaview Avenue based on the risk analysis prepared by RACE which determined flooding during the 100 year storm surge would reach elevation 12 NAVD88.
- 20) Provide pipe conveyance calculations.
- 21) Approval from the WPCA will be required.
- 22) Provide Stormwater Drainage Report for roadway improvements. Drainage certification shall be in accordance with Standard B of the City of Stamford Stormwater Drainage Manual.
- 23) Prior to any construction appropriate federal, state and local permits shall be obtained for improvements located within their jurisdiction. This shall include but not be limited to DEEP and Army Corp of Engineers Permit(s).
- 24) It appear that there is fill proposed within the VE Zone. Provide a statement from an engineer licensed in the State of Connecticut that there will be no adverse impacts due to wave action for improvements located within the VE Zone. Portions of the site are located in a VE Zone.
- 25) All utilities and structural components shall be designed by a structural engineer and meet the applicable FEMA and Building Code requirements. A structural engineer licensed in the State of Connecticut shall certify that the improvements located within the AE and VE Zone have been designed to withstand flood depths, pressures, velocities, impact, and uplift forces and other factors associated with the Coastal Base Flood.
- 26) Review all proposed grades as they blend with existing. Modifications are warranted.
- 27) Does the proposed fill 3' +/- affect any of the existing utilities and structures?

- 28) Does the increase depth of the utilities put an added burden of the City for maintenance and access.
- 29) Videotape all existing utilities to remain.
- 30) Confirm that the City of Stamford will allow the use of City-owned land for the benefit of private properties. There will be a large encroachment onto the City of Stamford property, Halloween Yacht Club & Marina which is outside the dedicated ROW. It appears there may be a loss of usable space on property owned by the City of Stamford. This land is zoned Park. Has the project been presented to the City of Stamford Parks and Recreation Commission and Harbor Management?
- 31) Review impact of fill on all utility poles.
- 32) All utility connections shall be water tight.
- 33) All easement/agreements shall be in place prior to any construction.
- 34) All off-site improvements shall meet City of Stamford City standards and shall be constructed and paid for by the developer.
- 35) Provide sediment and erosion controls around all existing and proposed catchment structures.
- 36) Proposed catch basins shall discharge directly into a manhole and shall not be a tee connection.
- 37) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Robert Clausi
Ralph Blessing
Lou Casolo, PE
Derek Daunais, PE

Reg. No. 75

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

August 11, 2022

To: Vineeta Mathur Associate Planner

From: Susan Kiskin P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**68-70 Seaview Avenue - Seaview Hous LLC
Zoning Application No. 222- 23 & 24**

The Engineering Bureau has received applications for the conversion of an existing office building to a residential multifamily development. We have received the following documents for review:

- Application For Change in the Zoning Map of Stamford, Connecticut, dated 6/29/2022
- Application for Approval of Site Architectural Plans and/or Requested Uses, dated 6/29/22
- Application for Special Permit, dated 6/29/22
- Checklist, dated 5/20/22
- Schedule A and LUB documents
- Sanitary Sewer Connection Summary Report, dated 6/27/22
- Flood Preparedness Plan for Residence of 70 Seaview Avenue Stamford, Connecticut, dated 6/27/22 (Draft)
- Engineering Summary Report, dated 5/20/22
- Landscape Site Plan, SPL -1.0, SPL -2.0 and SPL-R, dated 5/20/22, prepared by Eric Rains Landscape Architecture, LLC
- Zoning Location Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut Prepared for Seaview House, dated 6/27/22, prepared by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set Delmar Residences Location 68-70 Seaview Avenue Stamford, Connecticut Prepared for Seaview House LLC, dated 5/20/22, prepared by D'Andrea Surveying & Engineering, P.C.
- Architectural Drawing Set, revised 8//2022, prepared by Minnow Wasko Architects and Planners.

Application 222-23

The Engineering Bureau offers no objection to the map Change from R-5 (Multiple Family Medium Density Design District) to the proposed RM-1 (Multiple Family Low Density Design District).

Application 222-24

The engineer of record, Derek E. Daunais, PE has stated, "Based on the above information, the proposed improvements have been designed to provide both safe emergency access to the site in accordance with local standards and water quality treatment measures that will mitigate stormwater runoff from the site. The proposed redevelopment of the site is an improvement over existing conditions and will not adversely impact adjacent properties or City owned drainage facilities."

The Engineering Bureau offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) How will the retaining walls be constructed? Provide details.
- 2) Clearly label top and bottom of all existing walls.
- 3) Will the existing flagpole remain or be relocated?
- 4) CB#1 shall be supplied with an ADA compliant grate.
- 5) Provide additional spot elevations at ADA parking spaces to ensure slopes do not exceed 2%.
- 6) Is there any proposed generator?
- 7) Identify the location of all roof drains.
- 8) Identify locations of pool equipment, utilities and overflow.
- 9) Trench drain shall discharge to a structure supporting a 2 foot sump.
- 10) All sanitary manholes located below the BFE shall have bolted down covers and shall be watertight.
- 11) All storm manholes located below the BFE shall have bolt down covers.
- 12) SDMH#1 shall be a new manhole.
- 13) Permission shall be obtained from the two property owners adjacent to Seaview Avenue for the right to grade and install drainage improvements.
- 14) Provide sediment and erosion controls for grading and drainage improvements to Seaview Avenue.
- 15) Provide sediment and erosion control for installation of the level spreader.
- 16) Provide drainage maintenance schedule on the plans.
- 17) Provide road profile, stationing, and section plan.
- 18) Depth of flooding of Seaview Avenue does not allow for dry access and the safe passage of vehicles and

pedestrians.

- 19) Based on what is proposed, provide written confirmation from the City of Stamford Fire Marshall with respect to depth of flooding and emergency access. Can an ambulance/EMT access the property during base flood conditions?
- 20) FEMA designated 100-year storm BFE is 14 NAVD88. RACE analysis to assess the flood risk determined the Total Water Level Elevation to be elevation 12 NAVD88 for the height of the storm surge for the 100 year storm. What controls and how is this difference reviewed by FEMA? There will be 15 inches of flooding in Seaview Avenue based on the risk analysis prepared by RACE which determined flooding during the 100 year storm surge would reach elevation 12 NAVD88.
- 21) Provide pipe conveyance calculations.
- 22) Approval from the WPCA will be required. Can the receiving sewer handle the increase in discharge?
- 23) Garage drains shall discharge to an oil separator prior to discharging to the sanitary sewer. Coordinated oil separator with the WPCA.
- 24) In accordance with the City of Stamford Stormwater Drainage Manual, has any consideration been given to the required Runoff and Pollutant Reduction Requirement?
- 25) There is an increase in impervious coverage of 3,633 sqft resulting in a total impervious coverage of 93.4% on a site which already has 87.3% coverage. How is this increase mitigated. The City of Stamford Stormwater Drainage Manual in conjunction with the City of Stamford MS4 Permit encourages the REDUCTION of impervious surfaces. Consider reducing pool or surface parking if there is excess parking.
- 26) Drainage certification shall be in accordance with Standard 5B of the City of Stamford Stormwater Drainage Manual.
- 27) Prior to any construction appropriate federal, state and local permits shall be obtained for improvements located within their jurisdiction. This shall include but not be limited to DEEP and Army Corp of Engineers Permit(s).
- 28) Provide a statement from an engineer licensed in the State of Connecticut that there will be no adverse impacts due to wave action for improvements located within the VE Zone. Portions of the site are located in a VE Zone.
- 29) All utilities and structural components shall be designed by a structural engineer and meet the applicable FEMA and Building Code requirements. A structural engineer licensed in the State of Connecticut shall certify that the improvements located within the AE and VE Zone have been designed to withstand flood depths, pressures, velocities, impact, and uplift forces and other factors associated with the Coastal Base Flood. This shall include the existing marina fueling station and tanks.
- 30) Provide BFE on all architectural sections
- 31) Show all required flood vents for areas below the BFE on site plans and architectural drawings.
- 32) Review all proposed grades as they blend with existing. Modifications may be warranted.
- 33) Access ports to gas and diesel fuel tanks shall be watertight and design in accordance with ALL applicable regulations.
- 34) Does the proposed fill 3' +/- affect any of the existing utilities and structures?

35) Provide calculations for oil separator sizing.

36) All utility connections shall be water tight.

37) How are pavers, (decorative driveway paver area) secured during flooding?

38) All off-site improvements shall meet City of Stamford City standards and shall be constructed and paid for by the developer.

39) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Len D'Andrea, PE
Robert Clausi

Reg. No. 228



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

TO: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

FROM: Robert Clausi, Executive Director *RC*

SUBJECT: Zoning Board Applications 222-23 & 222-24
Map Change, Site & Architectural Plans and/or Requested Uses, Special Permit,
and Coastal Site Plan Review - 68 Seaview Avenue / 68 Seaview Avenue LLC

DATE: March 20, 2023

REFERENCES

1. Plans entitled "68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House LLC" prepared by D'Andrea Surveying & Engineering, PC – Cover Sheet – Site Grading and Layout Plan – Storm Drainage and Utility Plan – Roadway Regrading Plan – Sedimentation and Erosion Control Plan – Notes and Details – Details – Roadway Profile & Cross Sections – Fire Truck Turning Radius Plan – Low Impact Development Plan – certified by Derek E. Daunais, CT PE #22861 – dated May 20, 2022; and Topographic Survey – certified by Edwin W. Rhodes, III CT LS #70436 – date revised October 13, 2022.
2. Plan entitled "Zoning Location Survey 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" – certified by Edwin W. Rhodes, III CT LS #70436 – date revised October 13, 2022.
3. Plans entitled "Roadway Improvements – Delamar Residences – Seaview Avenue, Stamford, Connecticut – Prepared for Seaview House LLC" prepared by D'Andrea Surveying & Engineering, PC – Cover Sheet – Roadway Geometry Plan – Roadway Utility Plan and Profile – Sedimentation and Erosion Control Plan – Roadway Notes and Details – certified by Leonard C. D'Andrea, CT PE #14869; and Topographic Survey/Existing Conditions – certified by Anthony L. D'Andrea, CT PE&LS #9673 – dated January 30, 2023.
4. Plans entitled "Delamar Residences – Prepared for Seaview House, LLC" prepared by Minno & Wask, P.C. – C-01 – Cover Sheet – A-01 – Ground Floor Plan – A-03 – Third Floor Plan – A-04 – Fourth Floor Plan – A-05 – 5th-7th Floor Plan – A-06 – Roof Plan – A-07 – Building Elevations – A-08 – Building Elevations – A-09 – Building Elevations – A-10 – Building Elevations – A-11 – Building Elevations – A-12 – Signage –certified by Stuart A. Johnson, CT LA #15184 – dated May 31, 2022 and revised August 2, 2022.

5. Plans entitled “Delamar Residences – 68-70 Seaview Avenue, Stamford, CT” prepared by Eric Rains Landscape Architecture LLC – SPL-1.0 – Landscape Site Plan – SPL-2.0 – Landscape Schedules and Details – SPL-R – Site Plan Rendering– certified by C. Eric Rains, LA #848 – dated May 20, 2022.
6. “Engineering Summary Report for Delamar Residences” prepared by D’Andrea Surveying & Engineering, PC, certified by Derek E. Daunais, CT PE #22861, date revised October 13, 2022.
7. “Sanitary Sewer Connection Summary Report” prepared by D’Andrea Surveying & Engineering, PC, date revised October 13, 2022.
8. “Flood Risk Analysis – 68-70 Seaview Avenue” prepared by RACE Coastal Engineering, certified by Jill Pietropaolo, P.E., dated April 25, 2022.
9. Draft “Flood Preparedness Plan for Residents of 70 Seaview Avenue, Stamford, Connecticut” prepared by D’Andrea Surveying & Engineering, PC, dated October 13, 2022.
10. Correspondence from Benjamin T. Downing, PE, of DeSimone Consulting Engineers regarding “70 Seaview Avenue – Building Separation Summary” dated March 3, 2022 and “Supplemental Summary” dated August 31, 2022.
11. Referral comments on #222-23 and 222-24 prepared by Susan Kiskin, P.E., Stamford Engineering Bureau, dated August 11 and October 28, 2022.
12. Referral comments on #222-23 and 222-24 prepared by Connecticut Department of Energy & Environmental Protection dated September 14, 2022.
13. Initial Environmental Protection Board referral comments prepared by Robert E. Clausi, dated September 20, 2022.
14. Response to #13 prepared by Benjamin T. Downing, PE, of DeSimone Consulting Engineers, dated October 6, 2022.
15. Response to #13 and #11 (August 11, 2022) prepared by RACE Coastal Engineering, certified by Jill Pietropaolo, P.E., dated October 7, 2022.
16. “Seaview House Coastal Analysis Peer Review” of #8 prepared by Harbor Engineering, LLC, certified by Gus Kreuzkamp, P.E., dated December 16, 2022.
17. “Supplemental Flood Study” prepared by RACE Coastal Engineering, dated February 14, 2023.
18. “RACE Coastal Engineering Analysis Review” of #8 prepared by Leonard Jackson Associates, certified by Leonard Jackson, P.E., dated March 13, 2023.
19. Referral comments on #3 prepared by Susan Kiskin, P.E., Stamford Engineering Bureau, dated March 14, 2023.

20. Extensive correspondence between EPB, other City staff, the applicant’s representatives, Connecticut Department of Energy & Environmental Protection, and the Federal Emergency Management Agency, August 11, 2022 – March 14, 2023.

PROPOSAL

The Applicant is proposing to rezone 68 Seaview Avenue to the Multiple Family Low Density Design District (RM-1) from its current Multiple Family Medium Density Design District (R-5) zone. The applicant then proposes to convert most of what they refer to as the Main Building from its current office use into a predominantly residential multifamily development containing 52 units. A ~5,300 square foot area of the second floor that is now used as a cafeteria and fitness center will be renovated as office space. An outdoor pool is also proposed at the south end of the lot.

The applicant does not propose to make any changes to the existing marina. The boardwalk will be renovated and will continue to be open for public access.

Conversion of the Main Building will constitute a “substantial improvement”, as defined in section 15.B.2.rr. of the Zoning Regulations. The applicant must therefore flood proof the ground floor portion of the Main Building. The applicant also proposes to raise the ~270-foot long portion of Seaview Avenue immediately to the north of the property in order to reduce flooding of the roadway during storm events. The applicant does not propose to remove the sliver of the Main Building that extends over the VE15 flood zone and they do not propose to alter the Marina Office.

SITE CHARACTERISTICS

The subject property is located in the Shippan neighborhood. Long Island Sound (Westcott Cove) borders the east side of the property. The site is developed with a seven-story concrete structure, surface parking, and a publicly accessible boardwalk. The applicant has provided correspondence from engineer Benjamin Downing (#10) which certifies the Main Building and ground floor Marina Office at the northeast corner of the structure are separate buildings. A 57-slip marina is operated out of the Marina Office and six underground storage tanks located along the northern property line supply fuel to the marina.

| Lot | List | Map | Block | Zone | Acres | FEMA FIRM Effective Date |
|-----|----------|-----|-------|------|-------|---------------------------|
| B | 003-1647 | 134 | 150 | R-5 | 1.38 | #09001C0517G 7/18/2013 |

Coastal resources on or adjacent to the subject property are identified as “Estuarine Embayments, “Coastal Flood Hazard Area”, “Developed Shorefront”, “Coastal Waters”, “Shorelands”, and “General Resources.” Notable coastal policies affected by the project include water-dependent uses and coastal recreation access. Most (~87%) of the property is subject to flooding during the

100-year storm (Zone AE, elevation 14 feet NAVD-88 with Zone VE, elevation 15 feet along the eastern edge of the site).

No soils report was submitted with this application. Nothing observed on site suggests the presence of any inland wetland soils. The USDA Natural Resources Conservation Service's Web Soil Survey characterizes the soils likely to be found on the property as Udorthents-Urban land complex (306).

DISCUSSION

Regarding the applicant's rezoning request, EPB agrees with the September 14, 2022 assessment by the Connecticut Department of Energy & Environmental Protection (#12) that "while a zoning designation that does not allow any residential use in the coastal flood hazard area where the parcel is located would be fully consistent with the Connecticut Coastal Management Act and preferable from a coastal planning perspective...[the proposed zoning change is consistent with the CCMA, as it will] reduce the overall maximum [possible residential] density for the property."

Regarding the applicant's proposal to convert the Main Building from its current office use to multifamily residential use, the policies and use guidelines of the CAM Act require the applicant to evaluate potential beneficial and adverse impacts to coastal resources and describe the methods proposed to mitigate any adverse effects of the project. The applicant must also demonstrate the proposed project can be conceptually developed in compliance with Stamford's Flood Prone Area Regulations and the FEMA National Flood Insurance Program regarding flood impacts, structural flood proofing, and flood preparedness.

The applicant's proposal addresses these concerns as follows:

Construction Phase Issues

Proper installation and maintenance of sedimentation and erosion control measures will be the most important means of protecting the coastal resources present on and adjacent to the site during the construction at 68 Seaview Avenue. While much of this work will consist of converting the exist interior spaces to residential use, there will be ground disturbance at the base of the structure to construct the new ground floor building, install drainage, and raise the level of the parking lot and entrance drive. The subject property is quite level and most of the ground disturbance will occur beneath the parking deck, so the routine erosion control measures proposed (i.e., silt fencing, catch basin inserts, anti-tracking pad, stockpile and tree protection) should be adequate in all but extreme weather conditions.

A protocol should be established for removal of stockpiles, materials, and equipment in advance of any storms that might cause flooding of the site. The applicant should also submit a copy of written consent from the Marina Bay Condominiums prior to using that property for access to construct the pool.

The Sedimentation and Erosion Control Plan included in the January 30, 2023 “Roadway Improvements” plan set (#3) will not provide adequate control of the extensive earthwork involved in raising Seaview Avenue. A construction sequence with appropriate erosion control measures specified for each phase and details of how access will be maintained to the subject property, the Marina Bay Condominiums, the Moorings Apartments, and the Halloween Yacht Club throughout this part of the project should be submitted before work begins. Erosion control blankets, provisions for spill containment, and flood protocols are among the additional measures the applicant should incorporate into the phasing plan. The applicant should also submit copies of written consent from the Marina Bay Condominiums, the Moorings Apartments Inc., and the City of Stamford for the work proposed on these sites (including tree removal) prior to beginning this roadwork.

Design Issues – Drainage & Water Quality

The applicant has provided a drainage analysis (#6) to assess the impacts the project may have on stormwater quality, abutting parcels, and Long Island Sound. The report states that implementation as proposed will increase impervious coverage by 3,383 square feet compared to current conditions, which will result in total site coverage of 93%. The measures proposed to mitigate impacts to water quality consist of catch basins with deep sumps, two infiltration galleries, and a hydrodynamic stormwater treatment structure. The drainage analysis states this system will meet the water quality treatment requirements of the Stamford Stormwater Drainage Manual and the proposed improvements will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

The Stamford Engineering Bureau has reviewed the drainage plan and supporting calculations and has provided comments the applicant must address before project implementation. A Drainage Maintenance Agreement will be required for this project.

Conservation Issue

The development plans (#1 & 3) indicate nine trees will be removed from the subject property and 17 trees will be removed from abutting properties (i.e., 13 City-owned trees, 2 Marina Bay Condominium trees, and 2 Moorings Apartments trees). The latest planting plan submitted by the applicant (#5) does not reflect the latest plan for raising Seaview Avenue and does not propose planting nearly as many large trees as the development plans show for removal. A revised plan should be submitted to plant at least as many large trees as will be removed.

Flood Hazard Issues

68 Seaview Avenue is located outside of the Stamford Hurricane Barrier and is therefore subject to the unabated force of coastal storms. Section 7P.4 of the 2015-2025 Stamford Master Plan sums up the considerations that must be taken into account when reviewing projects in this area:

The most current climate science should be considered to assess future intensity and frequency of storms. The information should be included when designing and developing the projects and infrastructure. The City’s land use boards should carefully review any development proposal outside

of the hurricane barrier. The effect of climate change on sea level rise and more damaging storm surges raises serious concerns about the need to protect critical infrastructure and to mitigate impacts on public safety, property and emergency services along the coast and adjacent rivers. Development in unprotected areas on the shoreline and other flood-prone properties poses a particular challenge to emergency services and should be carefully reviewed and must meet CAM and FEMA regulations.

The Connecticut Institute for Resilience and Climate Adaptation recommends planners “anticipate sea level will be 20 inches higher than the national tidal datum in Long Island Sound by 2050” (<https://circa.uconn.edu/sea-level-rise-and-storm-surge-viewer/>). This is an important fact to keep in mind on top of the flood regulation compliance issues related to this project that are discussed below:

1. The work proposed on the Main Building constitutes a “substantial improvement” which triggers the requirement to bring the entire structure into compliance Stamford’s Flood Prone Area Regulations (i.e., sections 15.B.2.rr. and 15.B.4.a(6)(a) of the Zoning Regulations).
2. The Main Building is in flood zones VE15 and AE14. Therefore, per section 15.B.4.a.(6)(a)x.¹, this structure must be flood-proofed to the V Zone standards, which include:
 - a. Requirements that the ground floor portion of the building be renovated so the lowest horizontal structural member is at or above the Minimum Elevation Standard (MES) of elevation 16 (see sections 15.B.2.ff.),
 - b. Requirements that the electrical, HVAC, plumbing, pool equipment, and other service facilities be located so they are above the MES or are designed to prevent water from accumulating within the components during flooding, and
 - c. Restrictions on enclosures and uses below the MES.

FEMA and Connecticut Department of Energy and Environmental Protection staff have confirmed (#12 & 20) that flood proofing to the V Zone standards is required for this project to comply with the National Flood Insurance Program. EPB will not endorse a building permit until the applicant’s development plans are revised to comply with the V Zone flood-proofing standards. Note that the sliver of the Main Building upper stories that overhangs the VE/AE zone boundary does not have to be removed since its lowest horizontal structural member is at elevation 26.9’.

3. The National Flood Insurance Program requires the area beneath elevated structures in Zone V to remain free of any obstructions that would prevent the unimpeded flow of coastal floodwater and waves during the base flood event (a.k.a., the 100-year or 1% annual chance storm). The Marine Building is an obstruction to the Main Building and must therefore either be:

¹ If a Structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire Structure (i.e., V zone is more restrictive than A zone; Structure must be built to the highest BFE). The Structure includes any attached additions, garages, decks, sunrooms, or any other Structure attached to the main Structure. (Decks or porches that extend into a more restrictive zone will require the entire Structure to meet the requirements of the more restrictive zone.)

- a. Modified so it complies with the V Zone structural standards (see bullet point #2 above) and allows flood flow and waves to pass through without significant flow diversion, wave reflection, or wave runoff, or
- b. Removed.

Note, the ground floor of the Marine Building is at elevation 8 and the northeast corner of this portion of the structure is in Zone VE15. The engineer who assessed the two on-site buildings for the applicant states (#14) “based on our structural analysis, the Marine Building structure does not have the capacity to withstand the applicable flood loads for the VE15 zone in which it is located.” This is even more reason to either modify the building so it is V Zone compliant or remove it.

4. The six underground tanks that store the marina’s gasoline and diesel fuel are located along the northern property line in the AE14 flood zone. The applicant does not propose to alter these tanks, but they do plan to modify the driveway surface above the tanks. The Conclusion and Recommendations section of a Phase II investigation of the soil around the tanks conducted in 1996 in conjunction with CSPR 100-96² raised concerns about the integrity of these tanks. EPB has no record that these issues were ever addressed. The applicant should therefore take advantage of the replacement of the existing driveway to assess the condition of these tanks and deal with any shortcomings that may be found. In addition, per section 15.B.4.f. of the Zoning Regulations, if these tanks are to be maintained or replaced, the applicant must certify that the tanks are flood-proofed and capable of withstanding the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 500-year flood.
5. An integrated system must be developed to a) educate future residents to the risks associated with living in this coastal location on the Long Island Sound, b) guide them to prepare for and safely deal with flooding, and c) alert them when they may need to evacuate. The draft “Flood Preparedness Plan” (#9) should be improved in this regard. For example, a plainly written explanation should be given of the destructive power V Zone and Coastal A Zone waves can have on this site. The final flood preparedness plan must reference the approved design specifications for the building and access road.

Public Safety Issues

Converting an office building that is only occupied during business hours to a building that houses over 100 people and their possessions 24-hours a day is a significant change of use on this site. From the start of this review process, the applicant has been told they must demonstrate that during the base flood there is an unobstructed emergency evacuation route for building residents and unimpeded access to the site for all types of emergency vehicles, not just large, high ground-clearance fire apparatus.

² “Phase II Investigation – 70 Seaview Avenue” prepared by ATEC Associates, Inc., certified by Matthew K. Chew, P.E., and Michael J. Robertson, P.G., dated February 27, 1996. COPY ATTACHED.

Roads are not defined as “structures” under FEMA or the City’s regulations, so Seaview Avenue does not have to be made compliant with the FEMA base flood elevation of AE14. In order to address public safety concerns, the applicant has therefore put forth a great deal of effort to examine the flooding situation along the 270’ long section of Seaview Avenue that is immediately north of the subject property. This entire length of the road is current subject to being covered with water during the base flood.

The certified analyses of the base flood characteristics in this specific location performed by RACE Coastal Engineering (#8 and #15) submitted by the applicant determined the base flood here reaches elevation 12. A peer review of the initial RACE study performed by Harbor Engineering, LLC (#16) corroborated the RACE findings. The City also hired the coastal engineering consulting firm Leonard Jackson Associates, who reviewed and verified the RACE findings (#18).

The applicant’s January 30, 2023 “Roadway Improvement Plan” (#3) incorporates the results of the RACE analysis in the redesign of the 270’ long flood-prone section of Seaview Avenue. The applicant proposes to shift this part of the road to the east and raise it so that the low point is elevation 12.3; i.e., above the base flood elevation of 12. The applicant’s February 14th “Supplemental Flood Study” (#17) indicates water will no longer stand on this section of the road during the base flood after the proposed modifications are made to Seaview Avenue, though wave run up may still wash across the road.

The comments provided by the Engineering Bureau (#19) after its review of this plan remain to be addressed by the applicant.

RECOMMENDATION

This proposal is currently not compliant with the Stamford Flood Prone Area Regulations or the requirements of the National Flood Insurance Program. It is possible to bring the project into compliance and the Zoning Board may conclude the project is consistent with the minimum requirements of the Connecticut Coastal Management Act and may act to approve ZB #222-23 and #222-24 if the applicant is willing and able to meet the following conditions:

- 1) Work shall conform to the plans and documents cited at the beginning of this report.
- 2) Submission of written consent from the Marina Bay Condominiums, the Moorings Apartments Inc., and the City of Stamford for all work associated with this project which is to be performed on these abutting properties shall be submitted to EPB Staff prior to issuance of a building permit and the start of any site activity.
- 3) Final civil, architectural, and other plans related to the Main Building shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. Plans certified by a Connecticut Engineer and/or Architect shall comply with the V Zone flood-proofing standards, though the sliver of the Main Building upper stories that overhangs the VE/AE zone boundary does not have to be removed. The final plans must include the statement that the proposed flood proofing methods are capable of withstanding the

flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood.

- 4) Final civil, architectural, and other plans related to the Marine Building shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. Plans certified by a Connecticut Engineer and/or Architect shall comply with the V Zone flood-proofing and free-of-obstruction standards or shall depict the manner in which the Marine Building will be removed. If the building is flood-proofed, the plans must include the statement that the proposed flood proofing methods are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood.
- 5) Final civil plans related to the Roadway Improvements shall be subject to the review and approval of EPB staff prior to the start of any site activity. These plans shall include a construction sequence with appropriate erosion control measures specified for each phase and details of how access will be maintained to the subject property, the Marina Bay Condominiums, the Moorings Apartments, and the Halloween Yacht Club throughout implementation of the roadway improvements.
- 6) The final plans described in #2 – 5 above shall include protocols for removal of stockpiles, materials, and equipment in advance of any storms that might cause flooding of the site.
- 7) Submission of a copy of Engineering Bureau approval of the drainage design and roadway plans prior to issuance of a building permit and the start of any site activity.
- 8) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, landscaping, professional supervision, and certifications, plus 15% contingency. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to issuance of a building permit and the start of any site activity.
- 9) Submission of a revised planting plan that reflects the final plans for development of the subject property and roadway improvements. The revised planting plan shall also show at least as many large trees will be planted as will be removed from the subject property and the abutting Marina Bay Condominium, Moorings Apartments, and City-owned properties. This plan shall be subject to review and approval by EPB staff.
- 10) All sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
- 11) The condition of the six underground fuel tanks shall be assessed and any shortcomings that may be found shall be addressed based on a plan submitted for EPB review and approval prior to implementation. If the fuel tanks are to be maintained or replaced, the tanks and associated components must be certified by a professional engineer as being flood proof and

capable of withstanding the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 500-year flood.

- 12) Submission of a revised flood preparedness plan which references the approved design specifications for the building and access road, provides residents with information as to the risks associated with living in this specific coastal location which is subject to V Zone and Coastal A Zone waves, guides residents to prepare for and safely deal with flooding, and provides a means of alerting residents when they may need to evacuate. This plan shall be subject to review and approval by EPB staff.
- 13) Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives.
- 14) All drainage, grading, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer with an written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
- 15) Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.
- 16) All flood proofing shall be conducted under the supervision of a professional engineer or architect registered in the State of Connecticut. Prior to the issuance of a certificate of occupancy and release of surety, the engineer or architect shall certify by way of signed and sealed correspondence that the structures and attendant facilities have been constructed in accordance with the provisions of Section 15.B of the Zoning Regulations ("Flood Prone Area Regulations"), and are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. The letter of certification shall reference each flood proofing measure incorporated into the Main Building and, if applicable, the Marina Building.
- 17) Submission of a signed and sealed improvement location survey depicting the final location of all improvements, including the elevation of the lowest horizontal structural member of the Main Building and, if applicable, the Marine Building; the elevation of equipment, meters, panels, and utility equipment; and other facilities as may be deemed appropriate by EPB staff.
- 18) Submission of a standard Elevation Certificate and V-Zone Certificate.

19) Upon the completion of construction and prior to issuance of a final certificate of occupancy, the permittee shall file a standard notice on the Stamford Land Records disclosing the following information:

- The subject property lies within a known flood hazard area described as Zone AE, Elevation 14 feet and VE, Elevation 15 feet (NAVD-88), as depicted on Flood Insurance Rate Map 09001C0517G, dated July 8, 2013.
- A permit (68 Seaview Avenue, ZB Applications #222-23 & 222-24, *insert issuance date*) was issued by the Zoning Board of the City of Stamford to rezone the property to Multiple Family Low Density Design District (RM-1) and convert the Main Building into a multifamily development on a waterfront property known to support coastal resources identified as “Estuarine Embayments, “Coastal Flood Hazard Area”, “Developed Shorefront”, “Coastal Waters”, “Shorelands”, and “General Resources.”
- Acknowledge the restrictions on using or modifying areas below the minimum elevation standard of 16 feet NAVD-88. Specific enforcement provisions for non-compliance shall be included.
- Acknowledge the existence of a “Flood Preparedness Plan”.

Thank you for the opportunity to provide these comments.

ATEC Associates, Inc.

1001 Lower Landing Road, Suite 301
Blackwood, New Jersey 08012
(609) 232-6226. FAX (609) 232-8171

February 27, 1996

Clearwater Plaza Limited Partnership
C/O John P. Tesei
31 Brookside Drive
Greenwich, CT 06830

ATTN: Mr. Seth Weinstein

RE: Phase II Investigation
70 Seaview Avenue
Stamford, CT
ATEC Project No. 3807-96-00002

Dear Mr. Weinstein:

ATEC Associates, Inc. (ATEC) is pleased to submit this Phase II Investigation report to Clearwater Plaza Limited Partnership for the above-referenced site. This assessment included the results of our findings from a soil sampling program around six steel 3,000 gallon underground storage tanks (USTs).

We appreciate the opportunity to provide you with these services. If you have any questions or comments regarding this report, please feel free to call us at your convenience.

Sincerely,

ATEC ASSOCIATES, INC.

Matthew K. Chew
Project Engineer

Michael J. Robertson, P.G.
Senior Project Manager

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PHASE II INVESTIGATION

70 SEAVIEW AVENUE
Stamford, Connecticut
ATEC Project No. 3807-96-00002

1.0 INTRODUCTION

The following report describes the procedures and results of the subsurface investigation conducted at 70 Seaview Avenue in Stamford, Connecticut. The site is located south, southeast of the T-intersection of Ingall Street and Seaview Avenue in Stamford, Connecticut hereafter referred to as the site. Mr. Matthew Chew, ATEC Project Engineer, and Associated Borings of Naugatuck, Connecticut conducted the site field investigation tasks between February 5, 1996 to February 7, 1996.

2.0 SCOPE OF WORK

The scope of work was completed in accordance with ATEC Proposal #38-95-193, dated December 27, 1995. The scope of work developed was based upon ATEC's Phase I Environmental Site Assessment (ESA) for the site, dated July 28, 1991.

The scope of work included conducting a limited soil sampling program to investigate soil conditions around six 3,000 gallon gasoline and diesel underground storage tanks located along the northern boundary of the subject site. See Figure 2 - Site Plan.

The original scope of work proposed to conduct 20 soil borings - sampling was to be conducted along the sides and ends of the USTs. However, after review of utility mark-out locations, site plans, surface geophysical survey data and on-site observations (i.e. man-holes and utility access locations), ATEC personnel identified limited areas for safe subsurface exploration. See Figure 3 - Boring Location Plan. Thirteen boring locations were completed around the perimeter of the UST field.

3.0 GENERAL SITE CONDITIONS

The site is located at the end of Seaview Avenue, north of Westcott Cove. The site contains one, seven-story, structural steel and concrete building. The building is located on the central portion of the site and occupies approximately 90 percent of the land area. The commercial building was reportedly constructed in 1987. The ground level portion of the building houses marina offices as well as parking and access to the parking garage. The bottom three levels are utilized as a parking garage. The remaining levels contain office spaces.

A marina is located along the south and eastern side of the site in Westcott Cove and contains floating docks with approximately fifty-two boat slips. There are two Texaco gasoline pumps on the northern most section of the docks. Gasoline is piped under the docking from six underground storage tanks located on the northern side of the subject site (northern side of macadam parking lot). See Figure 2 - Site Layout. The steel USTs, installed in 1981, are of 3,000 gallon capacity and contain gasoline or diesel fuels.

Groundwater at the site has been classified by the Department of Environmental Protection (DEP), Water Compliance Unit (WCU) as GA. Groundwater within this classification are considered suitable for human consumption without treatment. There are no known potable water supply wells at the site or in the immediate site vicinity. Surface waters at the site (i.e. Westcott Cove) have been classified by the DEP-WCU as SA. Marine and coastal water classified as SA may be suitable for marine fish, shellfish and wildlife habitat, recreation and navigation.

Bedrock geology at the site has been mapped by the United States Geological Survey. Bedrock under the site is classified as, Pumpkin Ground Member of the Harrison Gneiss. This rock unit consists of gray to spotted gray medium to coarse grained gneiss.

According to the United States Department of Agriculture, Soil Survey of Fairfield County, Connecticut, the soil at the site has been mapped and is classified as udorthents. This soil unit

consists of excessively drained to moderately well drained soils that have been cut or filled. Prior to construction of the plaza, 17 soil borings were advanced at the site by Robert A. Heller, P.E.. The borings showed fill material consisting of ash cinder and other miscellaneous materials. This fill material was underlain by sand and gravel. Bedrock was encountered at varying depths from 8.5 feet (west side of property) to 58 feet (east side of property) below grade. In addition, ATEC's observation of soil conditions at the site confirmed the previous soil boring program observations - the site soils around the USTs are predominantly fill material characterized by black cinder ash and miscellaneous materials with some silty sand and gravel.

Based on surface topography, as interpreted from the USGS Stamford, Connecticut quadrangle, local groundwater is assumed to flow from northwest to southeast toward the Westcott Cove, and is influenced by tidal fluctuations.

Appendix A
Figures

4.0 SUBSURFACE INVESTIGATION

4.1 Soil Sampling

On February 5, 1996 five soil borings, designated B1, B2, B3, B4, and B5 were advanced along the south sides of the six USTs along the northern side of the site parking lot. On February 6, 1996 eight soil borings, designated B6, B7, B8, B9, B10, B11, B12, and B13 were advanced along the north sides of the USTs. The boring locations are represented on Figure 3. The bottom of the USTs were estimated to be at depths of 8 to 10 feet BGS.

A TEC contracted Associated Borings Company, Inc. of Naugatuck, Connecticut to perform the drilling work under A TEC's supervision. The borings were advanced using a truck-mounted drill rig and hollow-stem augers. Split-spoon samples were collected continuously several feet beyond the groundwater table. Groundwater was consistently encountered at 7 to 10 feet below grade surface (BGS). See Appendix A for Boring Logs.

To assess for the presence of volatile organic compound (VOC) vapors in the soil, headspace analyses were performed on each sample with a photoionization detector (PID). Only Boring B8 detected VOC vapors above background levels. A maximum of 12 ppm was measured at a depth of 5 to 7 feet in Boring B8.

Fifteen soil samples from the thirteen borings were submitted for laboratory analysis at A TEC Associates laboratory in Indianapolis, Indiana - a Connecticut-certified laboratory. The sample locations, dates, and depths are listed in Appendix A. The analytical parameters are listed on the Chain-of-Custody documentation included in Appendix B. Analytical parameters and results are discussed below.

4.2 Laboratory Analyses & Discussion

Soil samples extracted (depth shown in parenthesis), designated B1 (9'-11'), B2 (11'-14'), B3 (10'-12'), B4 (10'-12'), B5 (10'-12'), B6 (10'-12'), B7 (10'-12'), B8A (5'-7'), B8B (7'-9'), B8C

Appendix A
Figures

(10'-12'), B9 (10'-12'), B10 (10'-12'), B11 (10'-12'), B12 (10'-12'), and B13 (10'-12') were submitted to a Connecticut-certified laboratory and analyzed for total petroleum hydrocarbons (TPH) by USEPA Method No. 418.1 and for Volatile Organic Compounds (VOC) by USEPA Test Method No. 8240. TPH and methylene chloride were detected in several samples. The results are summarized below. See Appendix C - Laboratory Results.

Table 1. Sample Results Summary (ppm)

| Sample # | TPH (Method 418.1) | methylene chloride |
|--|--------------------|--------------------|
| B3 | NA | 0.006 |
| B6 | 100 | NA |
| B7 | 73 | NA |
| B8A | 1400 | NA |
| B8B | 300 | NA |
| B8C | 13 | NA |
| B9 | NA | 0.006 |
| B10 | 100 | NA |
| B11 | 32 | NA |
| B13 | 50 | NA |
| CTDEP Residential Criteria ¹ | 500 | 82 |
| CTDEP Industrial/Commercial Criteria | 2500 | 760 |
| Groundwater Protection Criteria ² | 500 | 0.1 |

Except for sample B8A, all of the detected compounds are below the most conservative CTDEP remediation standards; Direct Exposure Residential Criteria and Groundwater

¹ CTDEP Connecticut Department of Environmental Protection Proposed Remediation Standard Regulations, 22A133k2b Section 4, (10/3/95), Direct Exposure Criteria for residential, commercial/industrial, and groundwater protection strategy (pollutant mobility criteria).

² CTDEP groundwater protection strategy for soils is known as the Pollutant Mobility Criteria. The Pollutant Mobility Criteria vary depending on the groundwater classification of the site. For the purposes of this investigation the most conservative classification was chosen; class GA, GAA groundwater which is uncontaminated water safe for human consumption without treatment.

Protection Criteria for soils. Sample B8A (5' to 7') identified a concentration of 1,400 ppm of TPH. The level of detected TPH at Sample B8A is below CTDEP Direct Exposure Commercial/Industrial Remediation Standards. The subject site is currently zoned and utilized for commercial use. In addition, visual observations did not detect the presence of gasoline or diesel fuel at the sample location. Wood which appeared to be part of an old telephone pole was drilled into at this sample location. The existence of creosote commonly found in telephone poles and/or the natural degradation of the wood itself, may have caused the detected concentration.

Samples were extracted from subsequent depths (Sample B8B at 7' to 9', and sample B8C at depth of 10' to 12'). Both samples detected TPH concentrations significantly below CTDEP Direct Exposure Residential Criteria.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The six USTs on-site are regulated USTs in the state of Connecticut. As such, they are currently in violation of state storage tank regulations (Control of Non-residential Underground Storage and Handling of Oil and Petroleum Liquids, 1985, 22A449D-1, 101-113). According to the regulations these steel USTs should be under a tank integrity testing program, if they are in service. If they are to remain out-of-service for more than one year they must be formally closed (i.e. removed or closed in-place). Moreover, by 1998 these USTs must be upgraded to meet fill and overflow protection, corrosion protection and leak detection or be formally closed/removed.

In addition, groundwater along the coast is subject to tidal fluctuations and it is possible that the saline groundwater in the area could enhance the deterioration rates of the steel USTs. Although, without further data (i.e. construction documents, additional subsurface information), the corrosion potential of the USTs remains an unknown. However, the USTs are 15 years old and thus, are considered to be at the end of their functional lives. A response action is warranted in the immediate future.

In general, ATEC recommends formal closure/removal of the USTs. If the USTs are to be put into service, although not recommended by ATEC, a schedule for bringing the USTs into compliance should be initiated now.

6.0 LIMITATIONS

The conclusions presented in this report are professional opinions based solely upon visual observations, supplemental testing of soil at the site and were conducted in accordance with customary principles and practices in the fields of environmental science and engineering. This report is intended for the sole use by the client. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

It must be noted that no investigation can absolutely rule out the existence of any hazardous materials at a given site. This assessment has been based upon prior site history, observable conditions and limited scope soil sampling program. Existing hazardous materials and contaminants can escape detection using these methods.

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@stamfordct.gov



Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Date: March 24, 2023

To: Vineeta Mathur, Associate Planner

From: Ann Brown, P.E., Supervising Engineer *AMB*

Subject: Application 222-23 & 24 – Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit and Coastal Site Plan Review

The Stamford WPCA has reviewed the application submitted for the referenced project and offers the following comments.

Application 222-23 – Map Change

The Stamford WPCA has reviewed the referenced application for Map Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 222-24 – Site & Architectural Plans and/or Requested Uses and a Special Permit

The Stamford WPCA has reviewed the referenced application for a Site & Architectural Plans and/or Requested Uses and a Special Permit and provides the following comments:

Sanitary Lateral

1. The existing 8-inch sewer lateral is proposed to be reused for the property. The existing sewer lateral line must be CCTV'd to ensure there are no obstructions and the lateral is in good operational condition. A copy of the CCTV video must be provided to SWPCA for review and approval.

Covered Parking Garage Drains

2. The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).
 - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1500 gallon capacity and six hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.



Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.

d. Frequency of Inspections and Maintenance

- i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
- ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances a waiver may be granted by SWPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.

e. Record Keeping and Reporting

- i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries shall be complete with the dated and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work performed, etc. All pumping reports shall include the date and time the chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e. pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.
- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to SWPCA at the following address:

Stamford Water Pollution Control Authority
Attn: Regulatory Compliance Inspector
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Amenity/Community Kitchens

5. Sheet A-01 shows two separate kitchenettes adjacent to a club and dining area. Please submit a detailed list of all equipment fixtures and/or drains in each kitchenette for review by SWPCA to determine whether there is potential for Fats, Oils, and Grease to discharge into sanitary sewer.
6. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to



discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME).

Pet Wash

7. Sheet A-01 indicates a pet wash is proposed to be constructed. Wastewater generated from this area that is scheduled to discharge into the sanitary sewer will require special approval by SWPCA.

Construction Dewatering

8. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
9. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority
Attn: Rhudean Bull
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Swimming Pools

10. The swimming pool water filtration system shall be of cartridge type. If a sand filtration system is used instead, the backwash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
11. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater. Contact Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@stamfordct.gov



Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Seaview Avenue Street Raising

12. Lifting and re-installation activity of sanitary sewer manhole covers and frames in conjunction with the raising of Seaview Ave must be coordinated with the SWPCA. Please reach out to the SWPCA Collection System Supervisor (Stephen Pietrzyk) at 203-977-5768 to coordinate the activity.
13. As the construction to raise Seaview Ave may impact the city storm barrier, if not done so already, please contact the Army Corps of Engineers for all construction matters related to the storm barrier on Seaview Ave.

Connection Charge

14. A connection charge may be assessed by the SWPCA in accordance with Section 200-41. Please be aware that the connection charge based on the new development and prior use of the site can be substantial. The connection charge is levied after a Certificate of Occupancy or Temporary Certificate of Occupancy is issued. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email abrown2@stamfordct.gov or phone 203-977-5896.

If you have any questions, please call me at 203-977-5896.

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA

September 14, 2022

Stamford Planning Board
c/o Vineeta Mathur
Stamford Land Use Bureau
Stamford Government Center
888 Washington Blvd. – 7th Floor
Stamford, CT 06901

Re: Proposed Zoning Map Amendment for 68 Seaview Avenue; Zoning Board Application #222-23

Dear Members of the Board:

Thank you for notifying this office of the proposed zoning map change for 68 Seaview Avenue to change the zoning for the land parcel in question from R-5 (Multiple-Family, Medium Design District) to RM-1 (Multiple-Family, Low Density Design District). Acting as the Commissioner's staff, our office has reviewed the proposed PDD amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA) and have found the proposed change to be consistent with the CCMA.

While a zoning designation that does not allow any residential use in the coastal flood hazard area where the parcel is located would be fully consistent with the CCMA and preferable from a coastal planning perspective, this consistency determination was based on a review of the submitted application materials that showed that such a change would reduce the overall maximum density for the property from medium density multiple-family to low density multiple-family.

Please be advised that this consistency determination was based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning, or other local government considerations that may apply. In addition, this consistency determination is for the Zoning Board Application #222-23 and has been issued separately from DEEP's coastal site plan application review for the associated Zoning Board Application #222-24. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Stamford: Zoning Board Application #222-23
September 2022

Should you have any questions regarding this letter, please feel free to contact me at (860) 424-3779 or by email at karen.michaels@ct.gov.

Sincerely,

A handwritten signature in blue ink that reads "Karen A. Michaels".

Karen A. Michaels
Environmental Analyst III
Land and Water Resources Division

KAM/kam

cc: K. Michaels, DEEP
Stamford Coastal File: Proposed Zoning Map Amendment for 68 Seaview Avenue

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quifones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

RECEIVED

AUG 15 2022

ZONING BOARD

August 15, 2022

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

RE: ZB APPLICATION #222-24 - SEAVIEW HOUSE LLC - 68 SEAVIEW AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, August 9, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to convert the main building, a mostly vacant office building, into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

This development is consistent with Master Plan Category #10 (Shorefront - Mixed-Use) and is also consistent with the following Master Plan Policies and Implementation Strategies:

- C1.2: Support efforts aimed at maintaining and enhancing the scenic quality of key corridors serving the Cove neighborhood. Priority should be given to maintaining roadways that provide waterfront views and access.
- C3.1: Protect and promote water-dependent uses, recreation and boating.
- C3.2: Promote neighborhood access to public waterfront amenities.
- C3.3: Promote waterfront views and access, particularly in connection with future waterfront development.
- 6B: Preserve existing and create new affordable housing.
- 7E: Support an active and diverse waterfront.
- 7I.4: Vehicle charging stations.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #222-24* with the conditions the applicant return to the Planning Board with the plan for affordable housing and keep the Marina Bay Association at 61 Seaview Avenue informed on the progress of the project and this request is compatible with the neighborhood and consistent with Master Plan Category #10 (Shorefront - Mixed Use).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS



CHAIRMAN
DR DAMIAN ORTELLI
VICE CHAIRMAN
RAYMOND L. REDNISS
SECRETARY
MICHAEL PENSIERO
SAM ABERNETHY
PAUL ADELBERG
RUSS HOLLANDER (ALT.)
ROBERT M. KARP
WILLIAM MALLOY, JR.

**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

April 21, 2023

Ms. Vineeta Mathur
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 222-24: Seaview House, LLC – Site and Architectural Plans and/or Requested Uses, Special Permit, and Coastal Site Plan Review

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application by Seaview House, LLC (the Applicant) for Zoning Board approval of a redevelopment project affecting property at 68 Seaview Avenue, Stamford, CT. The Applicant is proposing to convert an existing, mostly vacant office building waterward of the Stamford Hurricane Barrier into a predominantly residential multifamily development including 52 residential units and with office space on the second floor. Also proposed is on-site parking and other site improvements, including roadway improvements to Seaview Avenue which provides property access and egress over the Hurricane Barrier. No changes are proposed to the existing marina facility; the boardwalk on the east side of the property will continue to be open for public access.

As the proposed project affects property on, in, or contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (Harbor Management Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC discussed this matter during its meeting on April 18, 2023. Following significant discussion with the Applicant's representatives and consideration of public comments, including

comments from representatives of the Marina Bay Condominium Association, the SHMC approved a motion to find this application to be consistent with the Harbor Management Plan subject to the conditions, understandings, and observations discussed and agreed to by the SHMC during the meeting, including:

1. There will be no diminishment of existing water-dependent uses and public access amenities and opportunities on the property as a result of the proposed project;
2. The Applicant has attested that the proposed project will result in a significant improvement in storm water and water quality conditions on the property;
3. The applicant has attested that the proposed work on Seaview Avenue will not affect the Stamford Hurricane Barrier and therefore no approvals from the U.S. Army Corps of Engineers are needed; this should be confirmed by the Zoning Board;
4. Residents of the Marina Bay Condominium Association have expressed certain objections and concerns with regard to the proposed project, including but not limited to the condition of an existing bulkhead. The SHMC understands that discussions involving the Association and Applicant are ongoing; the Zoning Board should consider and address the Association's objections and concerns prior to any final decision on the proposed project;
5. The SHMC understands that the proposed project's compliance with all applicable FEMA requirements for floodplain development has not been determined. Should the Zoning Board act to approve the proposed project as requested by the Applicant prior to a determination of full compliance, it should be a condition of approval that no building permit shall be issued until such time as full FEMA compliance is determined to the satisfaction of FEMA;
6. The SHMC remains concerned about the introduction of additional residential development in the coastal floodplain and recognizes that the CT Department of Energy and Environmental Protection (DEEP) has found such development to be inconsistent with the CT Coastal Management Act and has recommended denial of the application. The Applicant has attested that the proposed improvements to elevate Seaview Avenue above the base flood elevation will ensure dry access and egress during the 100-year storm and therefore mitigate DEEP's concerns;
7. The SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing; and
8. The SHMC's finding of consistency with the Harbor Management Plan in this instance is made with consideration of specific circumstances associated with this proposal and property and should not be considered as a precedent for the SHMC to support other proposals in the coastal floodplain.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

William J. Hennessey, Jr., Attorney for Applicant
Robert Karp, Chairman, SHMC Application Review Committee
Karen Michaels, CT DEEP Land and Water Resources Division
Matthew Quinones, City of Stamford Director of Operations
Maria Vazquez-Goncalves, SHMC Administrator

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MA TT QUINONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PET/SE, P.E.
Email: Petise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office *J.A.*

FROM: Frank W. Petise, P.E. *iv*
Transportation Bureau Chief

DATE: April 23, 2023

RE: Zoning Board Application 222-24

LB

Luke Bittenwieser
Transportation Bureau Staff

Application #222-24

68 Seaview Avenue
Seaview House LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

Zoning Board application received August 4, 2022;
Project narrative;
Architectural plans prepared by Minna & Wasko dated May 31, 2022;
Civil Plans prepared by D'Andrea Surveying and Engineering dated June 27, 2022;
Landscaping Site Plan prepared by Eric Rains Landscaping dated May 20, 2022; and,
Traffic Impact Study Prepared by SLR dated July 19, 2022.

The proposed commercial office to residential conversion will result in 52 new residential units from a previous 105,474 sq ft office building. This conversion is predicted to generate 33 AM peak trips and 42 PM peaks trips representing a predicted decrease in 118 AM peak trips and 110 PM peak trips if the office space were fully occupied. Commercial to residential conversions are widely accepted as resulting in less overall traffic as residential uses are less intensive. The proposed development does not appear to have an adverse impact on the City's roadway network. The Department also reviewed the proposed on-site parking and is satisfied with the proposed number of parking spaces on-site.

The Department reiterates its comments from the original zoning letter dated August 26, 2022. All comments in blue relate to the revised submission.

The below comments relate to the site plans and other general site related comments.

Civil Site Plan

Site Grading and Layout Plan

1. Tactile warning pads shall be placed at the ends of all ADA access ramps
2. Applicant shall clarify the proposed operations of the loading zone. Will there be signage indicating this as a loading zone? How will it impact traffic operations within the garage?

Roadway Geometry Plan dated January 30, 2023

1. A logistics and MPT plan shall be provided with any further construction documents related to this proposed raising.
2. Provide a signage and pavement markings plan.
3. Show driveway sightlines for all driveways along the new road alignment.
4. All sidewalks shall be 5' in width.
5. The extent of the new sidewalk construction shall go to Shippan Avenue.
6. Confirm the lateral shift in the roadway is within CTDOT/FHWA Design Standards.
7. All signs on Seaview Ave shall be replaced with new.
8. A crosswalk shall be installed crossing Seaview Ave just south of the Halloween Yacht Club driveway.
9. Remove the paver entry in the City Right of Way.
10. Include traffic calming measures on the road.
11. Confirm with utility companies that the existing utility poles can remain in their current location with the new roadway alignment.
12. Additional roadway lighting may be required as the road is now shifting away from the overhead lights.
13. There shall be no change in the property lines and there shall be no reduction of the City Right of Way along Seaview Ave.
14. The guardrail along Seaview shall be installed new and to City Standard.
15. Provide turning templates for all access drives onto Seaview.
16. Confirm no adverse drainage impacts onto private driveways.
17. Clarify the purpose of the stop sign on the southern approach to the site.
18. There shall be a stop sign exiting the two access drives into the cul-de-sac area.
19. All trees in the public Right of Way shall be reviewed to ensure hardiness from salt water flooding.
20. The Department reserves the right to make additional comments related to the roadway plan and general site plans.

Sedimentation and Erosion Control Plan

1. Please detail how access and parking will remain for the marina during construction

Notes and Details

1. A brightly colored cover or reflective tape should be placed on the bollard/pipe guard
2. The minimum height of the bottom of the sign to the finished grade shall be 7'

Architectural Plans

A-01

1. Provide a detail for the ADA accessible EV charging space. Utilize new PROWAG guidance
2. Recommend installing the EV charging stations on a higher floor to protect equipment from flooding
3. Clarify if there is a gate/stop sign for those exiting the garage ramp.
4. [There shall be ADA accessible ramps from the parking lot into the building.](#)

Publically Accessible Open Space

The applicant makes frequent reference to sustainability and the publically accessible boardwalk along the property. The current boardwalk has no connection to other public boardwalks or walkways limiting its accessibility and there is no indication that this is publically accessible. The City takes exception to this being considered a public accessible open space as it does not functionally operate as one.

The Department is constantly working to improve mobility and in coordination with the Land Use Bureau seeks to improve publically accessible open space and our boardwalk network. The Department with the Land Use Bureau propose the following improvements to be undertaken by the applicant to the City's overall boardwalk network to not only make this boardwalk a true publically accessible open space, but to also form a vital link between West Beach and Cummings Park as identified in the City's 2015 Cummings Park Master Plan. The applicant shall undertake the following:

1. The current boardwalk is showing signs of age and should be re-planked with a more sustainable and resilient material. This should be completed prior to the issuance of a certificate of occupancy.
2. Construction of a 10' wide pervious paver path connecting the north side of the boardwalk along the side of the building on City property to connect to the sidewalk on Seaview Ave. This should be completed prior to the issuance of a certificate of occupancy.
3. \$100,000 contribution to the City for further design and permitting for the continuation of a new publically accessible boardwalk linking Cummings Beach to West Beach. This shall be conveyed to the City prior to the issuance of a building permit.

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov

CITY OF
STAMFORD



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

RECEIVED

AUG 30 2022

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

ZONING BOARD

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office
FROM: Frank W. Petise, P.E.
Transportation Bureau Chief
DATE: August 26, 2022
RE: Zoning Board Application 222-63 24

[Handwritten signature of Frank W. Petise]
[Handwritten signature of Luke Battenwieser]

Luke Battenwieser
Transportation Bureau Staff

Application #222-63 24

68 Seaview Avenue
Seaview House LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received August 4, 2022;
- Project narrative;
- Architectural plans prepared by Minno & Wasko dated May 31, 2022;
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The Department also reviewed the proposed on-site parking and is satisfied with the proposed number of parking spaces on-site.

The below comments relate to the site plans and other general site related comments.

Civil Site Plan

Site Grading and Layout Plan

1. Tactile warning pads shall be placed at the ends of all ADA access ramps
2. Applicant shall clarify the proposed operations of the loading zone. Will there be signage indicating this as a loading zone? How will it impact traffic operations within the garage?

Roadway Regrading Plan

1. The Department will defer to the Engineering Bureau and their comments/requirements related to the proposed raising of Seaview Ave.
2. A logistics and MPT plan shall be provided with any further construction documents related to this proposed raising.

Sedimentation and Erosion Control Plan

1. Please detail how access and parking will remain for the marina during construction

Notes and Details

1. A brightly colored cover or reflective tape should be placed on the bollard/pipe guard
2. The minimum height of the bottom of the sign to the finished grade shall be 7'

Architectural Plans

A-01

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3. \$100,000 contribution to the City for further design and permitting for the continuation of a new publically accessible boardwalk linking Cummings Beach to West Beach. This shall be conveyed to the City prior to the issuance of a building permit.

September 14, 2022

Stamford Planning Board
c/o Vineeta Mathur
Stamford Land Use Bureau
Stamford Government Center
888 Washington Blvd. – 7th Floor
Stamford, CT 06901

Re: Comments Regarding Coastal Site Plan Application Review for 68-70 Seaview Avenue; Zoning Board Application #222-24

Dear Board Members:

Thank you for notifying this office of the proposed Coastal Site Plan Application (CSP) for 68-70 Seaview Avenue. Acting as the Commissioner's staff, our office has reviewed the CSP application for consistency with the statutorily defined policies and standards of the Connecticut Coastal Management Act (CCMA), and we find it to be inconsistent with relevant flood hazard policies. Therefore, DEEP recommends that the Board deny the proposed CSP application as it is currently presented.

The Applicant, Seaview House LLC, has proposed the renovation and change of use for an existing office building into residential units. The proposed project will be renamed the Delamar Residences and the existing marina office will remain in its present location on the property. The project will include the conversion of the top parking floor and subsequent top three office floors into 52 residential units. Several on-site amenities and residential parking are proposed for the first three floors. In addition to the conversion of the office building, the Applicant has proposed several on-site and off-site improvements including, but not limited to, raising the elevation of Seaview Avenue to improve alignment with the elevation of the existing hurricane barrier and reduce flood water coverage at the center line of the road during times of flooding, installation of a stormwater treatment and containment system, an in-ground pool, and other landscaping improvements.

Section 22a-92(b)(2)(F) of the CCMA requires the Zoning Board to manage coastal hazard areas to ensure that hazards to life and property are minimized. In addition, the Stamford Plan of Conservation and Development (POCD) states:

“5C.8: Development in unprotected areas on the shoreline and other flood-prone properties poses a particular challenge to emergency services and should be carefully reviewed and must meet CAM and FEMA regulations. (p.115)”

The site is located waterward of the Stamford Hurricane Barrier, thus locating it outside any significant structural protection from the impacts to life and property from storms. The property is located in a FEMA Special Flood Hazard Area that experiences frequent flooding, and in which flood impacts from a

September 14, 2022

FEMA base flood event are more likely to occur. The Applicant is proposing to convert an existing building with a current non-residential occasional land use to a use that would increase the residential density in a high hazard area 24-hours per day, 7 days per week. This resulting increase in exposure of life to flood hazards is inconsistent with the flood hazard policy of the CCMA.

We note that the primary access to the property will remain via Seaview Avenue, which is susceptible to flooding and even if elevated to a minimum of 10.8' as proposed portions of the road will remain well below the FEMA base flood elevation of 14'. This situation raises concerns that the sole access to the parcel is flood-prone and may not provide the needed dry access for emergency personnel or for evacuation purposes by residents during a storm event.

Further, we are concerned that, as currently proposed, the conversion of the existing structure does not appear to comply with FEMA requirements. The existing office building is located in an AE 14 zone with portions of the building cantilevered into the VE 15 zone. The applicant must demonstrate that the existing structure is located solely in the AE 14 zone, and it is DEEP's understanding that because a portion of the structure is cantilevered into the VE 15 zone, under Stamford's regulations the entire structure must be considered located in the V-zone and must be compliant with V-zone NFIP and building code standards. Section 15.B.4a(6) ix. and x. of Stamford's zoning regulations (Flood Prone Area Regulations) state that if any portion of a building extends into a more restrictive flood zone, the entire building is considered to be in that flood zone. In this case, portions of the building extend into the VE 15 flood zone. In accordance with V-zone standards, the proposed use of fill to raise the first floor of the building (i.e., lobby) up to AE 15 would not be allowed. In addition, areas below the structure must be kept open to allow the free flow of water during a flood event, or if allowed, be constructed with break-away walls and a flooring that also will break up when subjected to hydrodynamic and hydrostatic pressures.

We also note that the Marina office building is located within the FEMA delineated AE 14 and VE 15 flood zones. Since the existing marina office building is not built to FEMA V zone standards, it would be considered an obstruction to the converted building with respect to NFIP standards. If the current office building is converted to residential units and made VE zone compliant, the marina building would need to be moved to remove the obstruction.

In light of the proposal's inconsistency with the CCMA and our stated concerns about compliance with FEMA standards and Section 5C.8 of Stamford's POCD, DEEP recommends that the Board deny the CSP unless the applicant can demonstrate to the Board's satisfaction that the conversion of the office building to residential units and the resulting increased hazards to life are insignificant at this parcel, and that the proposed building redesign is compliant with FEMA standards. We further recommend that the Board ensure that the applicant has thoroughly considered flood hazard mitigation alternatives including road modifications to provide dry egress and building redesign, and has prepared the CSP in consultation with professionals having particular expertise in FEMA NFIP standards and compliance.

CCMA policies regarding proposed uses of waterfront sites require that highest priority and preference be given to water-dependent uses [Connecticut General Statutes (CGS) section 22a-92(b)(1)(A)]. Water-dependent uses are defined by the CCMA in CGS Section 22a-93(16) as uses that require direct access to coastal waters in order to function and which therefore must be located on the waterfront rather than inland. They include active uses such as marinas, and passive uses such as facilities that provide general public access to coastal waters. Since this is a waterfront site, the Applicant has not clearly shown how the existing marina and public access walkway will be protected in perpetuity. No presentation of any existing public access easement was included in the CSP application materials. In addition, any future plans to convert the existing marina slips to be used solely by the residents of any residential use

September 14, 2022

developed onsite would require DEEP approval, and it is unlikely that DEEP could support such a change in use of the slips.

Finally, the subject building parcel currently has a zoning designation of RR-5, Multiple-Family Medium Density Design District. It should be noted that the Applicant has submitted a zoning map change application for the property to change the zoning district from its current R-5 designation to RM-1, Multiple-Family Low Density Design District. DEEP's comments with respect to the proposed zoning map change have been transmitted to the city via a separate correspondence from this letter for Application #222-23.

Once again, DEEP would like to thank you for the opportunity to review and comment on the proposed project. Should you have any questions regarding this letter, please feel free to contact Karen Michaels of my staff by email at karen.michaels@ct.gov.

Sincerely,



Brian P. Thompson, Director
Land and Water Resources Division

BPT/kam

cc: Stamford Coastal File:68 Seaview Avenue
FEMA Region 1