

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

Application 222-26 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its special meeting held on Thursday September 29, 2022, **UNANIMOUSLY APPROVED AS MODIFIED**, the application of Richard W. Redniss (22-1st Corp) to amend the City of Stamford Zoning Regulations by amending Section 6 (DESIGN STANDARDS FOR PUBLICLY ACCESSIBLE AMENITY SPACE) as further described below:

By adding new paragraph 6.B.13 to read as follows:

13. In zoning districts where there is a PAAS requirement, such requirement may be satisfied, in whole or in part, by a fee-in-lieu cash contribution to a City of Stamford account dedicated to pedestrian and open space improvements, as designated by the Director of Administration, pursuant to Special Permit approval the Zoning Board.
- a. Granting of any such Special Permit is at the sole discretion of the Zoning Board. In making its decision, the Board shall consider (i) the nature and location of the subject property, including its existing and proposed uses, and (ii) the proximity to, and condition of, existing public open space, amenity areas or pedestrian infrastructure.
 - b. Where a fee-in-lieu cash contribution is utilized, applicant shall not be eligible for any Bonus Floor Area that may be associated with the provision of a PAAS.
 - c. Where the provision of waterfront access is required by these or other regulations, a fee-in-lieu cash contribution may not be utilized.
 - d. The fee-in-lieu cash contribution shall be calculated at a rate \$35 for each square foot of required PAAS area. The fee per square foot shall be automatically adjusted annually on January 1st of each year by the Construction Cost Index, as published by the Engineering News Record (ENR), with January 2022 as the base.
 - e. All fee-in-lieu payments under this section must be received prior to issuance of a building permit.

By adding new paragraph 6.C.1.i to read as follows:

- i. Where a proposed development includes publicly accessible sidewalks within the boundaries of the subject property, such sidewalk areas may be counted toward any PAAS requirement, as determined by the Zoning Board in consultation with the Land Use Bureau and the Transportation, Traffic and Parking Bureau; provided, however, that the sidewalk area counted towards the PAAS requirement shall not exceed 5% of the required PAAS area.

Effective date of this Decision: October 21, 2022.

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

Dated at the City of Stamford this 6th day of October 2022.