

MAYOR
Caroline Simmons



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

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February 23, 2023

Mayor Caroline Simmons
City of Stamford
888 Washington Boulevard, 10th Floor
Stamford, CT 06904-2152

**RE: AMENDED AND RESTATED LEASE AGREEMENT BY AND BETWEEN
THE CITY OF STAMFORD AND THE HALLOWEEN YACHT CLUB, INC.**

Dear Mayor Simmons:

At its February 21, 2023 meeting, the Planning Board unanimously recommended approval of the Amended and Restated Lease Agreement by and between the City of Stamford and the Halloween Yacht Club, Inc. to amend and restate the Original Lease dated April 13, 2010 and commencing on November 8, 2006 to extend the Term, expand the Demised Premises and clarify the parties' respective responsibilities. The Term of the Amended and Restated Lease Agreement will commence on July 1, 2023 for a period of twenty-three (23) years terminating on June 30, 2046.

The Board reviewed this request pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with Master Plan Category #14 (Open Space - Public Parks) and the following Master Plan policies:

- Policy C1: Preserve and enhance Cove neighborhood character and quality-of-life
- Policy C3: Preserve and enhance Cove neighborhood parks, open space and the natural environment
- Policy 6A: Maintain Residential Neighborhood Character
- Policy 7C: Enhance Open Space Management
- Policy 7E: Support an Active and Diverse Waterfront
- Policy 7F: Maximize Public Access to the Waterfront

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

cc: Via Email - Board of Finance & Board of Representatives

TD/lac