

March 7, 2023

VIA FEDEX

Zoning Board
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: 50 Barry Place, Stamford CT (Parcel ID 003-1399)
Revised Application Materials**

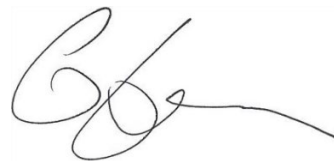
Dear Zoning Board Member,

As requested by the Zoning Board at its meeting on February 27, 2023, on behalf of the Applicants, enclosed please find the following revised application materials submitted in connection with the Site Plan and Special Permit Application for 50 Barry Place:

- Schedule F – Updated Zoning Data Chart;
- Zoning Location Survey prepared by D’Andrea Surveying & Engineering, P.C., revised to March 6, 2023;
- C-3.1 – Site Grading Plan prepared by D’Andrea Surveying & Engineering, P.C., revised to March 6, 2023;
- Landscape Plan prepared by Environmental Land Solutions, LLC, revised to March 6, 2023; and
- Photometric Plan prepared by Illuminate, dated March 3, 2023.

We look forward to discussing the enclosed materials at our hearing on March 13, 2023.

Sincerely,



William J. Hennessey, Jr.

Enclosures.

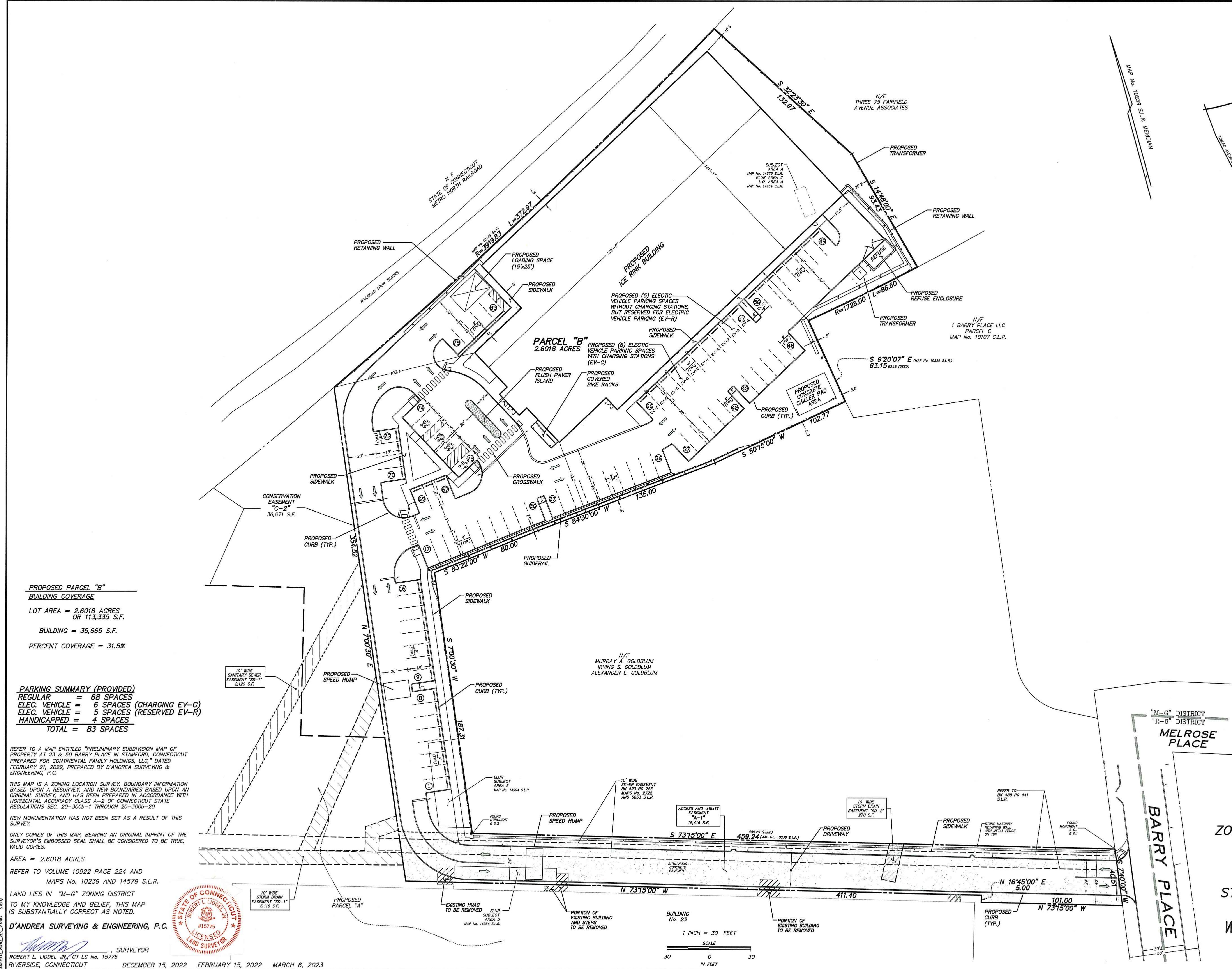
cc: R. Blessing
V. Mathur

Schedule F
M-G Zone Zoning Data Chart
50 Barry Place, Stamford, CT

	Standard/Required	Proposed Development	Notes
Min. Lot Area	4,000 sf	113,335 sf (2.6018 acres)	Complies
Min. Lot Frontage	40'	40.51'	Complies
FAR	1.0	0.31	Complies
Building Height	4 stories / 50'	2 stories / 28' 4 ¾"	Complies
Building Coverage (Interior Lot)	80%	31.5%	Complies
Min. Front Yard (to Street Line)	10'	N/A	Complies
Min. Side Yard	None required, but if provided, must be at least 4'	4.5'	Complies
Min. Rear Yard	15'	15.5'	Complies
Vehicle Parking	<i>Ice-Skating Rink: One Parking Space for every 500 sf of Gross Floor Area (35,500 ± sf)</i> <i>Total Required: 71 spaces</i>	80 spaces ¹	Complies
EV Charging Spaces	5 charging spaces	6 charging spaces	Complies
EV Reserved Spaces	5 reserved spaces	5 reserved EV spaces	Complies
Bicycle Parking	<i>Class A: 8 spaces</i> <i>Class B: 36 spaces</i>	<i>Class A: 10 spaces</i> <i>Class B: 36 spaces</i>	Complies

¹The Applicant will provide 72 non-EV spaces, six (6) EV charging spaces, and five (5) parking spaces reserved for EVs. Pursuant to § 12.L.2 of the Zoning Regulations, a charging space may count as one-half (½) of a required off-street parking space. Further, each EV reserved parking space shall count towards required off-street parking.

LOCATION MAP - 1"=800'±



**ZONING LOCATION SURVEY
OF PROPERTY AT
50 BARRY PLACE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
WINGS REAL ESTATE
HOLDINGS, LLC**

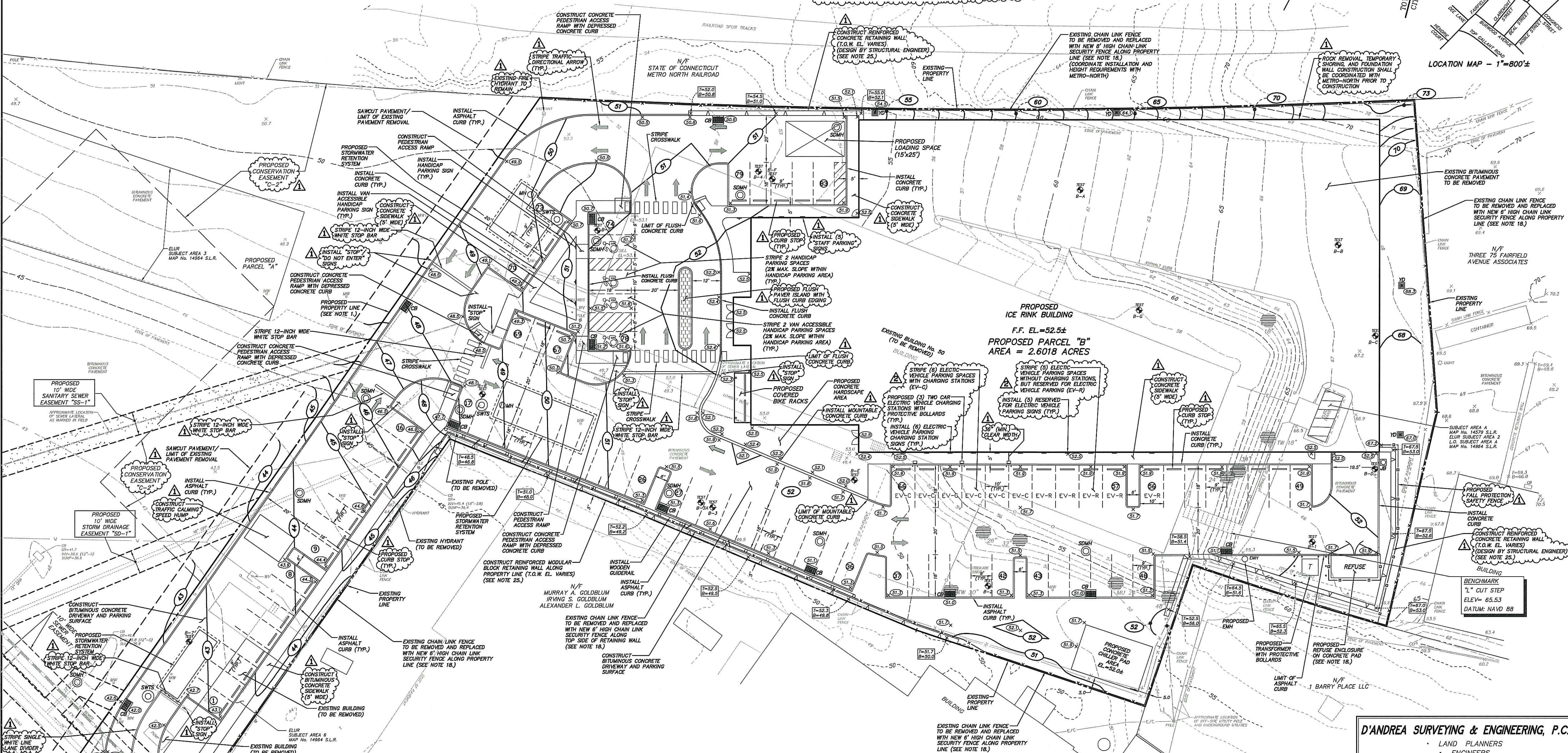
1. Boundary information was taken from a survey entitled "Preliminary Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut, Prepared for Centinetal Family Holdings, LLC," dated February 15, 2023, as prepared by D'Andrea Surveying & Engineering, P.C.
2. Existing features, and topography were taken from a survey entitled Improvement Location Survey of Property at 23-50 Barry Place in Stamford, Connecticut, Prepared for Centinetal Family Holdings, LLC," revised February 15, 2023, as prepared by D'Andrea Surveying & Engineering, P.C.
3. The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0516G, published by FEMA, effective date July 8, 2013.
4. Elevation shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
5. The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
6. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to beginning construction, and shall contact "Call Before You Dig" at 1-800-422-4455, 48 hours prior to commencing construction for mark out of underground utilities.

7. This site is served by the City of Stamford sanitary sewer system.
8. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
9. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
10. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets C-6.1 and C-6.2 for construction notes and details.
11. Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" map and certification letter shall be prepared by a professional engineer and land surveyor and the submitting Bureau for review and approval for the purpose of confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
12. Roof drains from the proposed building shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated with the architect, the engineering Bureau, and the contractor.
13. All existing buildings, driveways, and miscellaneous debris shall be removed from the site and disposed of legally. Refer to Sheet C-1.0 for general demolition notes.
14. Refer to Sheets C-4.1 and C-4.2 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.

15. Refer to Sheets C-5.0 for sedimentation and erosion control notes and details and general construction staging notes.
16. Refer to Sheet C-6.1 for City of Stamford Standard Notes.
17. The proposed building shall be designed by an architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
18. Refer to Architectural Plans as prepared by Rogers McGee Architects and Interior Designs, PC.
19. Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping, fencing, and exterior site lighting.
20. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
21. A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right-of-way. All construction within the right-of-way shall be coordinated with the City of Stamford Engineering Bureau.
22. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.

23. The contractor shall be responsible for delegating the structural design of the reinforced modular block walls to the manufacturer of the wall system. The design and as-built certification of the wall system must be prepared, signed, and sealed by a professional engineer licensed in the State of Connecticut. The contractor shall show drawings related to the project engineer for review prior to construction.
24. Refer to Sheet C-6.2 for soil boring and test pit data.
25. Footings for new walls shall not extend onto adjacent properties.
26. The locations of the planned (proposed) Environmental Land Use Restriction (ELUR) Subject Areas depicted hereinafter shall be a map annexed to the Environmental Land Use Restriction (ELUR) Subject Areas and Grant of Easement, Conair Corporation, 23 Bary Place o/k/a 50 Bary Place, dated August 10, 2017, as previously amended by a Second Amended Map #14964 S.L.R.. ELUR Subject Area 1 encompasses the entire property.
27. Any excavation or installation of storm drain pipes or structures within the existing "Environmental Land Use Restriction (ELUR) Subject Areas" or "Low Occupancy (L.O.) Subject Areas" depicted on the plan shall be coordinated with the Owner and their Professional Consultant.
28. Existing monitoring wells within the limits of disturbance shall either be protected, abandoned, or decommissioned in accordance with the recommendations from the project's Environmental Consultant and the CT DEEP.

LOCATION MAP - 1"=800'±



MATCHLINE A-A

LEGEND				
---	30	EXISTING CONTOUR	YD	YARD DRAIN
---	---	EXISTING OFF-SITE CONTOUR (TAKEN FROM CITY GIS)	CPP	CORRUGATED PLASTIC PIPE
X 30.0		EXISTING SPOT ELEVATION	PVC	POLYVINYL CHLORIDE
X T=30.0 B=29.5		EXISTING TOP/BOTTOM SPOT ELEVATION	EV	ELECTRIC VEHICLE
(30)		PROPOSED CONTOUR	A.O.B.E.	AS ORDERED BY ENGINEER
X 30.0		PROPOSED SPOT ELEVATION	V.I.F.	VERIFY IN FIELD
X T=30.0 B=29.5		PROPOSED TOP/BOTTOM SPOT ELEVATION	T.O.W.	TOP OF WALL
		DECIDUOUS TREE		UNDERGROUND UTILITY SERVICE C=CABLE, E=ELECTRIC, G=GW, W=WATER, FM=FORCE MAIN
		TREE TO BE REMOVED	---	PROPERTY LINE
			TEST	TEST PIT/BORING LOCATION
			64	PROPOSED PARKING SPACE

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET

SCALE

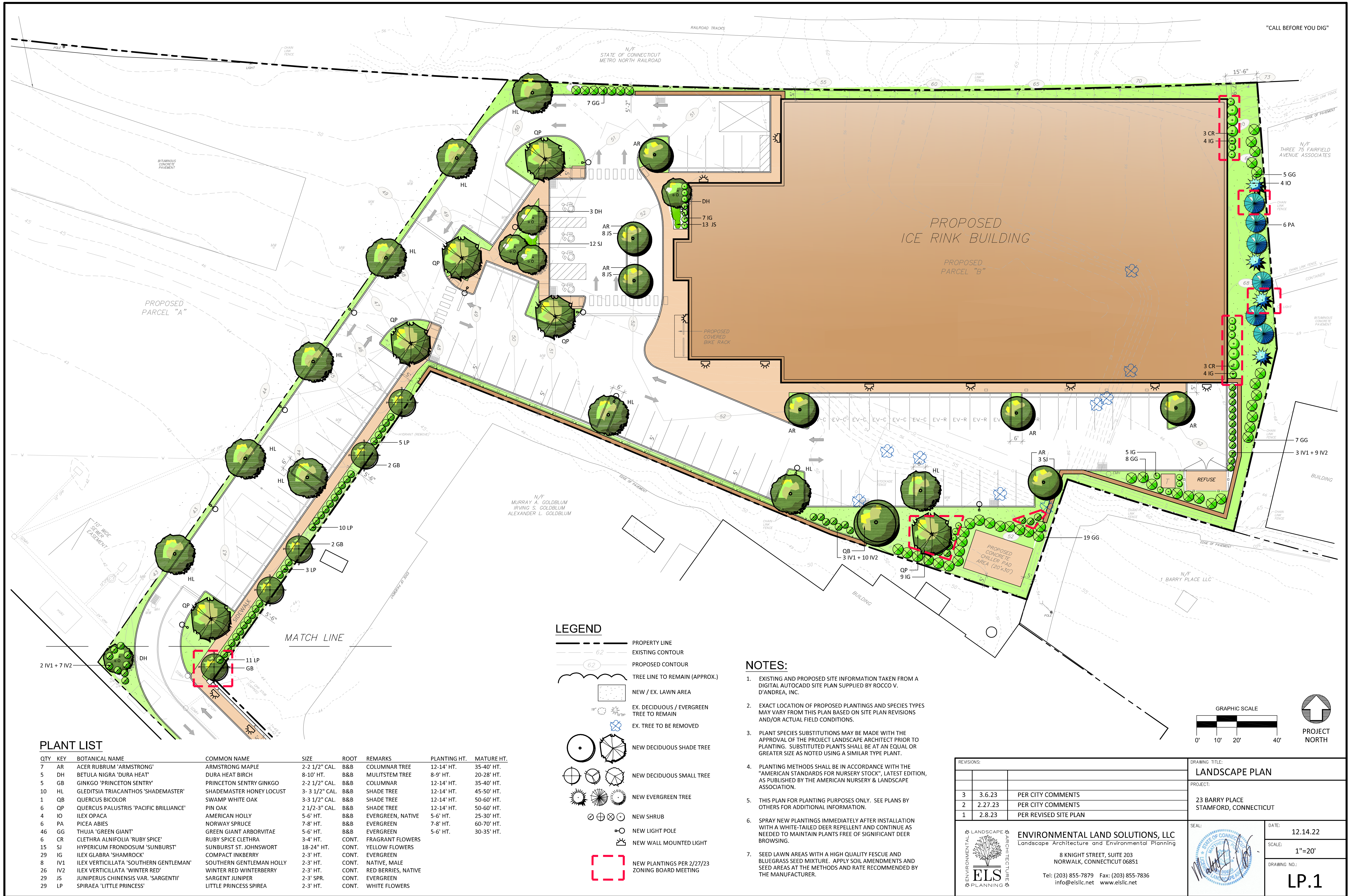
20 0 20
IN FEET

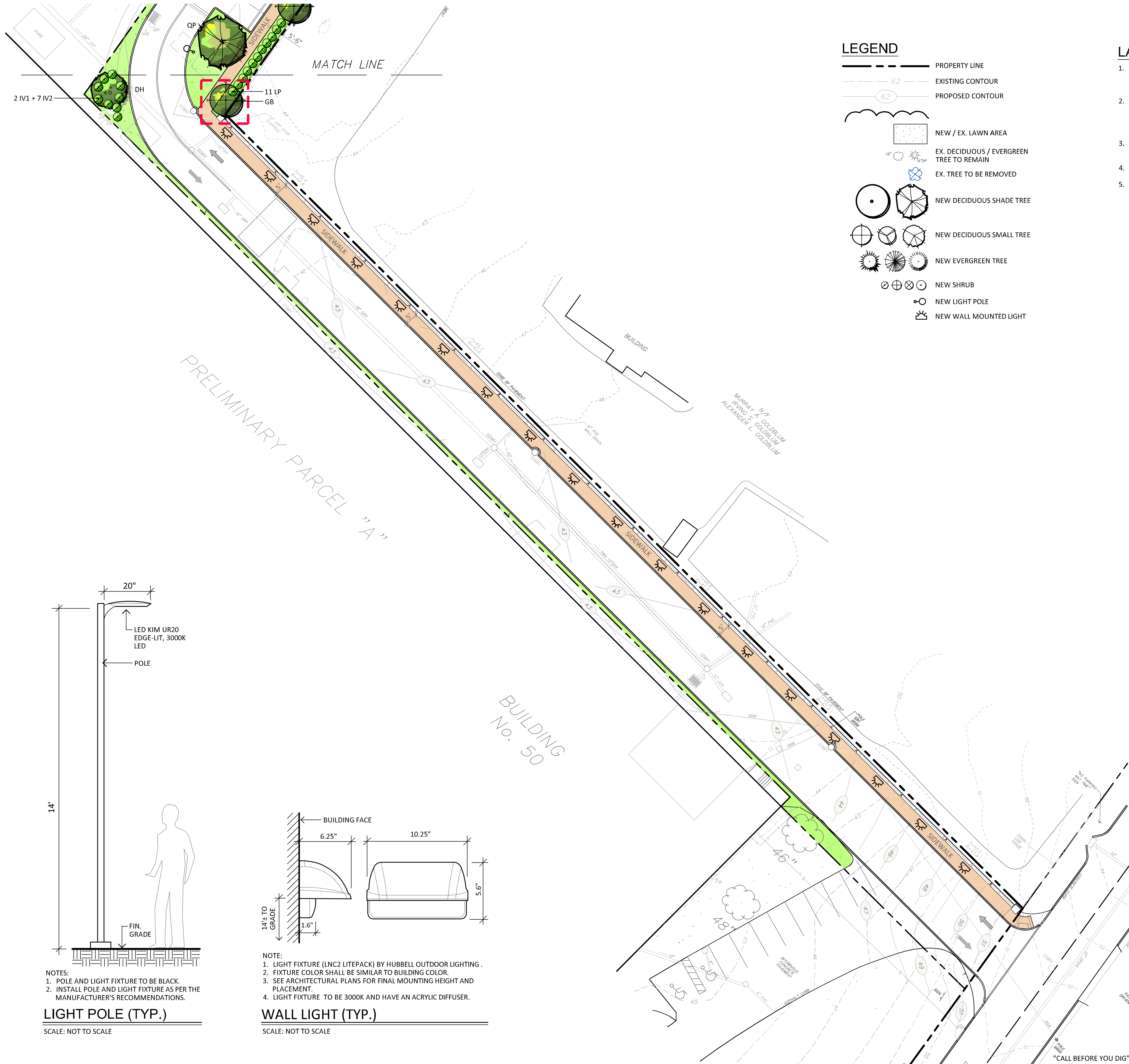
2	3-6-23	REVISED EV SPACES
1	2-15-23	RESPONSE TO CITY COMMENTS
0	12-15-22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
DEREK E. DAUNAIS, ET PE NO. 22851		
<i>Derek Daunais</i>		3-6-23
ENGINEER		

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES

D'ANDREA SURVEYING & ENGINEERING, P.C. • LAND PLANNERS • ENGINEERS • SURVEYORS P.O. BOX 549 RIVERSIDE, CT 06878 6 NEIL LANE TEL. 637-1779	
PROJECT	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C-3.1	SITE GRADING PLAN

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.



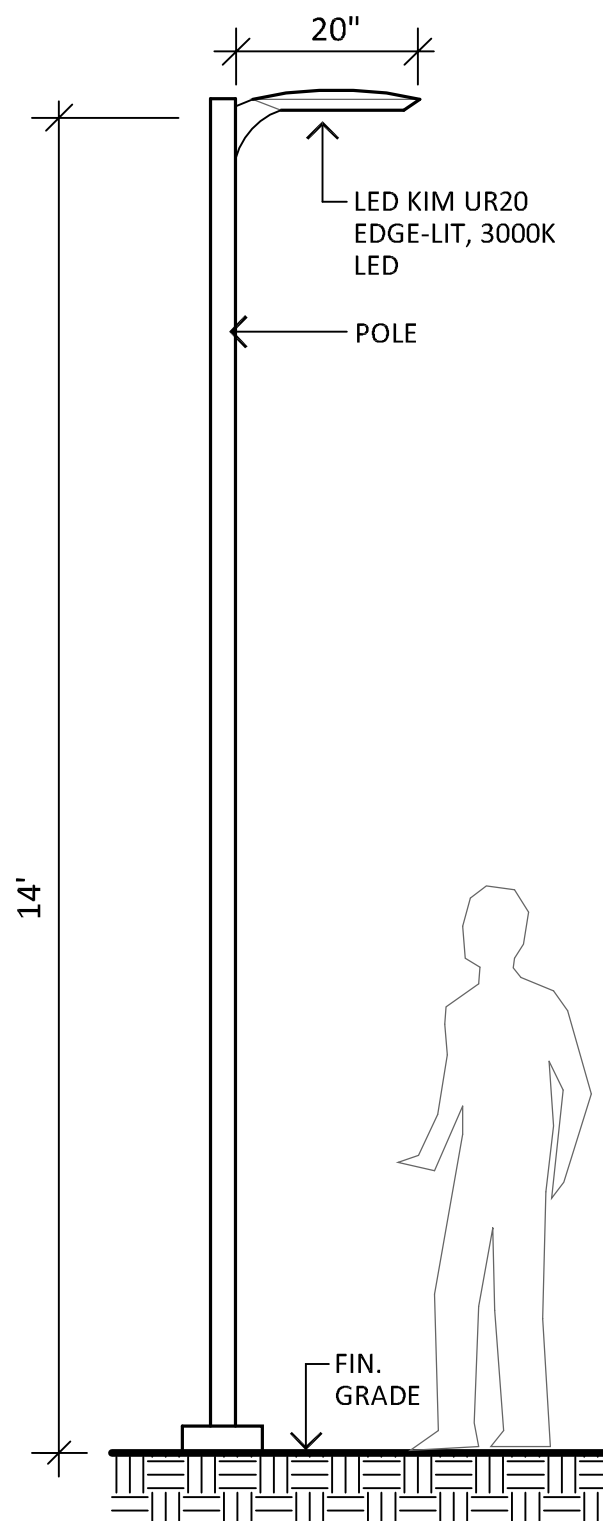


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW / EX. LAWN AREA
- EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW LIGHT POLE
- NEW WALL MOUNTED LIGHT

LANDSCAPE LIGHTING NOTES:

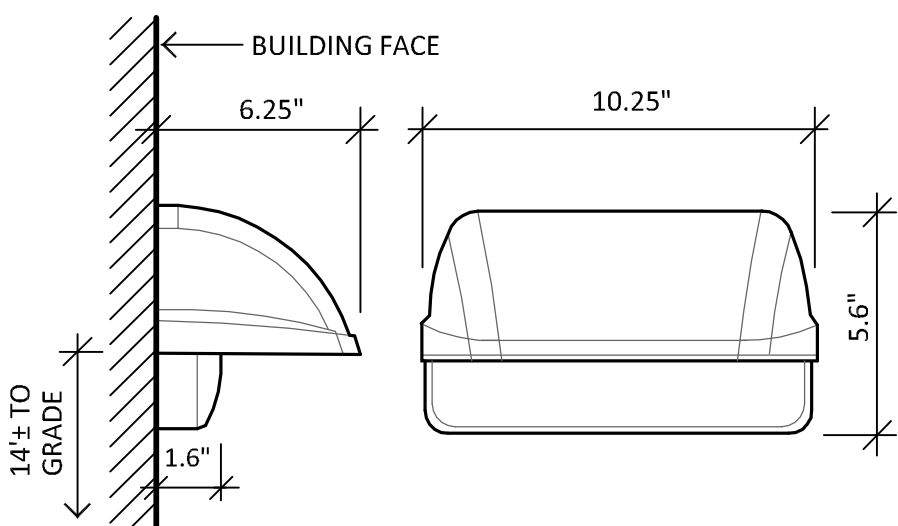
- SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT EXTERIOR DOORS.
- INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.
- LIGHT POLES LOCATED WITHIN LANDSCAPE AND PEDESTRIAN AREAS SHALL BE ON A BASE FLUSH WITH GRADE LOCATED A MINIMUM OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE.



- NOTES:
- POLE AND LIGHT FIXTURE TO BE BLACK.
 - INSTALL POLE AND LIGHT FIXTURE AS PER THE MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE (TYP.)

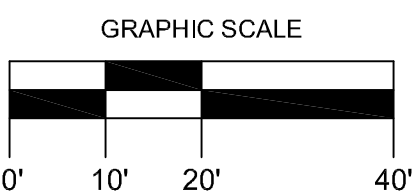
SCALE: NOT TO SCALE



- NOTE:
- LIGHT FIXTURE (LNC2 LITEPACK) BY HUBBELL OUTDOOR LIGHTING.
 - FIXTURE COLOR SHALL BE SIMILAR TO BUILDING COLOR.
 - SEE ARCHITECTURAL PLANS FOR FINAL MOUNTING HEIGHT AND PLACEMENT.
 - LIGHT FIXTURE TO BE 3000K AND HAVE AN ACRYLIC DIFFUSER.

WALL LIGHT (TYP.)

SCALE: NOT TO SCALE



REVISIONS:			DRAWING TITLE:	
			LANDSCAPE PLAN	
			PROJECT:	
			23 BARRY PLACE	
			STAMFORD, CONNECTICUT	
3	3.6.23	PER CITY COMMENTS	SEAL:	DATE: 12.14.22
2	2.27.23	PER CITY COMMENTS		SCALE: 1"=20'
1	2.8.23	PER REVISED SITE PLAN		DRAWING NO.: LP.2
			ENVIRONMENTAL LAND SOLUTIONS, LLC	
			Landscape Architecture and Environmental Planning	
			8 KNIGHT STREET, SUITE 203	
			NORWALK, CONNECTICUT 06851	
			Tel: (203) 855-7879 Fax: (203) 855-7836	
			info@elsllc.net www.elsllc.net	



Luminaire Schedule						
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description
29	W4	15	435	Single	0.900	Exo LNC2-48L-15-3K7-4W-UNV-x TDF @ 14FT AFG
11	S3	69.1	760.1	Single	0.900	Kim UR20-96L-70-3K7-3-UNV-x-x TDF @ 14FT AFG

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Mn	Max/Mn	Grid Height
Site	Fc	0.76	6.0	0.0	N.A.	N.A.	0
Parking & Drive Lane	Fc	1.73	6.0	0.1	17.30	60.00	

Project:
23 Barry Place - Skating Rink

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminate.com

Detail: Photometric Calculation
Date: 3/3/2023
Revision:-----
Scale: 1"=30'-0"
Drawn By: CK

Drawing Number:

SL-1

Sheet 1 of 1

illuminate

263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597