



FOR REFERENCE ONLY

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a **(see Fee Schedule Below)** payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): Sound Beach Landing, LLC

APPLICANT ADDRESS: C/O The Franco Group, LLC, 40 Signal Road, Stamford, CT 06902

APPLICANT PHONE #: (203) 249-6512

PROJECT LOCATION: 40 Signal Road & 0 Thread Needle Lane

PROPERTY OWNER (S): Sound Beach Landing, LLC

CONTACT FOR QUESTIONS: Chris Franco

ACREAGE OF PROJECT PARCEL: 2.3325 +/- Acres to Mean High Water

SQUARE FEET OF PROPOSED BUILDING: 9,727 SF +/- (4 Dwellings)

ZONING DISTRICT OF PROJECT PARCEL: R-20

PROJECT DESCRIPTION:
See Attachment

Coastal resources on which the project is located or which will be affected by the project:
(See "Index of Policies" Planning Report 30)

Coastal policies affected by the project:
(See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filing
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

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JAN 12 2023

PLANNING BOARD

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
YES NO NOT APPLICABLE

If yes, in what manner?
Docks, piers, etc
Industrial process or cooling waters?

General public access
Other, please specify: _____

S4045



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)
 See Attachment

How is the proposal consistent with all applicable goals and policies of the CAM Act?
 See Attachment

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)
 See Attachment

Is there any deed restriction(s) that may prohibit the construction proposed in this application? No

If yes, list Town Clerk Book & Page reference: _____

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: _____

DATED AT STAMFORD, CONNECTICUT, THIS 6th DAY OF January 20 23

SIGNED: _____

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD 1-6 20 23

Personally appeared Joseph J Capalbo III, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

~~Notary Public~~ Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____