

April 12, 2023

**VIA ELECTRONIC DELIVERY** – [Vmathur@StamfordCT.gov](mailto:Vmathur@StamfordCT.gov)

Ms. Vineeta Mathur  
Principal Planner - City of Stamford  
888 Washington Boulevard  
Stamford, Connecticut 06901

**RE: ZB Applications 222-23 & 222-24 (collectively, the “Application”)  
68 Seaview, Stamford, CT (Parcel ID 003-1647) (the “Property”)  
Seaview House LLC (the “Applicant”)  
Response to EPB “Flood Hazard Issues,” Comment 4**

Dear Ms. Mathur:

As you are aware, our firm represents the Applicant with regards to the Application before the Zoning Board of the City of Stamford (the “Zoning Board”). On March 20, 2023, Director Clausi submitted formal referral comments regarding the proposed development plan outlined in the Application. Comment #4 under “Flood Hazard Issues” states:

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 100-96 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.

In response to this comment, enclosed please find a memorandum from Liberty Auto & Electric Co., Inc., dated August 6, 1999, and entitled, “Marina Installation/Fuel Dock, 70 Seaview Avenue – Stamford, CT,” confirming that the issues raised in the Phase II investigation were addressed. The Applicant has no objection to a condition of approval that states: “*Prior to the issuance of a Building Permit, the Applicant will be required to provide evidence certifying that the tanks are flood proof and capable of withstanding the weather factors associated with a 500-year flood during the post-approval stage.*”

I ask that you maintain the enclosed memorandum in the Property's file to document the fuel tanks' compliance. As always, thank you for your time and attention regarding this matter.

Sincerely,



William J. Hennessey, Jr.

Enclosure.

cc: Seaview House LLC  
Mr. Bob Clausi, EPB  
Mr. Geoff Steadman, HMC

# LIBERTY AUTO & ELECTRIC CO., INC.

SERVICING THE PETROLEUM INDUSTRY SINCE 1920

E-1 LIC. NO. 102015  
P-9 LIC NO. 205556  
F-3 LIC NO. F30025

38 GURDON STREET  
P.O. BOX 6217  
BRIDGEPORT, CT 06606  
(203) 333-4112  
FAX (203) 332-1726

August 6, 1999

Mr. Steve Warner  
CLEARWATER HOUSE  
Atlantic Street  
Stamford, CT

RE: Marina Installation/Fuel Dock  
70 Seaview Avenue - Stamford, CT

Dear Mr. Warner:

The Liberty Auto And Electric Company performed the following work at the above referenced location during the month of April and May 1999.

Excavate, uncover and remove (6) 3,000 Gallon Underground Storage Tanks. Cut, defurne and dispose of tanks at legal junkyard. Enlarge excavation and install (2) 6,000 Gallon Double-Wall Fiberglass Underground Storage Tanks. This part of the project was inspected by the Stamford Fire Marshall, Norm Fox.

Trenching from the tank farm to the existing bulkhead. Install double-wall flexible discharge piping for both gasoline and diesel. This pipe was contained on both ends by waterproof sumps. New flexible double-wall piping was installed from the bulkhead to the end of the dock to the two fueling positions. This work was inspected by the Fire Marshall and Plumbing Department.

New underground conduit and wiring was installed for both the tank farm and dispensing area. The tanks are equipped with electronic monitoring located in the dockmaster office. All electric work was inspected by Bob DeMarco of the Stamford Building Department.

The entire project was inspected by the Fire Marshall prior to opening the marina to the public. All state and federal requirements were met or exceeded for this project.

Sincerely yours,

  
Brian Hulse

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