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TRANSPORTATION, TRAFFIC & PARKING**
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INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: April 25, 2023

RE: Zoning Board Application 223-02

Application #223-02

1231 Washington Blvd
Sunrise Child Development Center

The Transportation, Traffic & Parking Department (TTP) reviewed the following documents:

- Zoning Board application received March 27, 2023
- Project description, dated March 24, 2023
- Supportive application documents

The proposed application does not appear to have an adverse impact on traffic and parking at and adjacent to the Site.

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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
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INTEROFFICE MEMORANDUM

March 31, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**1231 Washington Boulevard - Claudio Matthew Jung
Zoning Application No. 223-02**

The Engineering Bureau received Zoning Application documents proposing to open a Child Day Care Center located at Saint Andrews Episcopal Church, 1231 Washington Boulevard.

The following documents were reviewed:

- "Existing Conditions Topographic Survey, St. Andrew's Episcopal Church 1231 Washington Boulevard" by Rocco V. D'Andrea, Inc. dated 5/29/09

- "Zoning Location Survey, St. Andrew's Episcopal Church 1231 Washington Boulevard" by Rocco V. D'Andrea, Inc. dated 5/29/09

- "Development Plan, St. Andrew's Episcopal Church 1231 Washington Boulevard" by Rocco V. D'Andrea, Inc. dated 5/29/09

- "Project Description Proposed Child Day Care Center at 1231 Washington Boulevard" dated 3/24/23

- Building and site photos included in the Zoning Application submittal

The applicant stated, "No site changes are proposed other than fencing and surfacing of the parking lot."

The Engineering Bureau does not object to this application proceeding with the approval process and has determined that any future site improvements (other than those specified in this application) or increase in impervious surfaces will require Engineering Bureau review and must comply with the Stormwater Drainage Manual.

Please note, the concrete at the top of the stairs in "Entrance 1" photo may be a tripping hazard. This should be fixed prior to beginning daycare operations.

The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

Reg. No. 90



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

March 27, 2023

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 223-02
Sunrise Child Development Center / 1231 Washington Boulevard
Site & Architectural Plans and/or Requested Uses

EPB staff has reviewed the above-referenced application to utilize the northern portion of the St. Andrew's Episcopal Church building at 1231 Washington Boulevard as a child day care center. This property is not in a flood zone (Zone X, FIRM Panel 09001C0516G) and contains no inland wetlands or watercourses, no conservation easement areas, or other EPB-regulated resources. The applicant states in their cover letter and project description narrative that they will use the existing building and they are only planning to do some minor site work (i.e., fence replacement, paving of existing parking lot). EPB therefore has no objection to this proposal moving forward through the Zoning Board's review process since.

Note the three plans submitted with this application are from 2009 and no one of these plans depicts the current conditions on both Parcel A and Parcel B.

Thank you for the opportunity to provide these comments.