

May 4, 2023

VIA ELECTRONIC DELIVERY

Chairman David Stein
Zoning Board - City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: ZB Applications 222-23 and 222-24 (the “Applications”)
68 Seaview, Stamford, CT (Parcel ID 003-1647) (the “Property”)
Seaview House LLC (the “Applicant”)**

Dear Chairman Stein and Members of the Zoning Board of the City of Stamford:

As you are aware, our firm represents the Applicant with regards to the pending Applications before the Zoning Board. During the public hearing of the Zoning Board on April 24, 2023, we were asked by Chairman Stein to address some outstanding items related to the Applications. This memorandum and associated enclosures are the Applicant’s responses to said requests:

Request #1: Provide a Parking Management Plan (the “PMP”) and a Transportation Demand Management Plan (the “TDMP”) pursuant to Section 19.F.1 of the Stamford Zoning Regulations. The PMP must address where the parking for the marina use and visitor parking will be located.

- Both the PMP and TDMP are enclosed. We note that as requested, marina patrons and visitors will have access to free parking spaces on the ground floor, with additional spaces available on the second floor if need be.

Request #2: Provide a chart detailing how the Applicant’s proposed Fee in Lieu payment of \$2,426,028 was calculated at the time of submittal.

- Since the proposed Fee in Lieu payment was initially calculated, the Applicant has slightly modified portions of the proposed development so the Fee in Lieu payment is as follows:

Total gross SF of Building is 202,125± SF. Areas included for determination of Gross Residential Floor Area:

- Units: 91,447± SF
- Residential Common Areas (Corridor, Stairs, Mechanical Storage): 27,844± SF
- Residential Amenities (Club Room, Fitness Area, Leasing Office): 7,829± SF

- Residential Storage: 5,428± SF
- TOTAL GRFA: 132,548± SF

BMR calculated as follows:

- 132,548 GRFA x 10% = 13,254.8 SF
 - X \$150 = \$1,988,220
 - X 1.1 CFI: **\$2,187,042**

Request #3: Confirm whether there are other aspects of the buildings on the Property that are existing legal nonconformities besides those shown in the Zoning Data Chart.

- The Main Building has no additional legally nonconforming characteristics besides those detailed in the Zoning Data Chart.

Request #4: Provide the existing Public Access Easement to the Zoning Board.

- Please find the Public Access Easement enclosed, Stamford Land Records Volume 2932, at Page 180 and the referenced map.

Request #5: Provide a further breakdown of the Open Space calculation on the Zoning Data Chart to detail where each area of Open Space is available and how large said area is. Revise the Zoning Data Chart to include what the Applicant believes the Open Space requirement should be. Provide these dimensions on the Architectural Plans, with the Open Space shown in its own color.

- Enclosed is the revised Zoning Data Chart. The only change to the Zoning Data Chart since the previous submission is the additional calculations in the Proposed Open Space column. These changes are further reflected in the new Architectural Plan sheets dated May 1, 2023, and entitled:
 - “A-20 – Ground Floor Plan Open Space Diagram;”
 - “A-21 – Second Floor Plan Open Space Diagram;” and
 - “A-22 – Fourth Floor Open Space Diagram.”

As both the Zoning Data Chart and new Architectural sheets demonstrate, the amount of Useable Open Space at the Property is increasing by over 2,000± SF from current conditions. Given that the Applicant is proposing to reuse an existing building that is legally nonconforming with regards to Building Coverage, any increase in the amount of Useable Open Space at the Property is notable. There is no Useable Open Space requirement for the RM-1 Zone, and the amount of Useable Open Space for conversion projects of nonconforming commercial buildings into a residential use in the RM-1 Zone is subject to Zoning Board Approval. For comparison’s sake, the amount of Useable Open Space required in the R-5 Zone (the zone the Property is currently in) is 200 SF per dwelling unit.¹ At 22,592± SF and 52 dwelling units, the amount of Useable Open Space per dwelling unit at the Property is 434± SF, well above the amount of Useable Open Space required for the R-5 Zone. Therefore, we submit that pursuant to Section 10.I.4 of the Zoning Regulations, the Zoning Board is within

¹ Per Section 7.Q.

its discretion to determine the proposed amount of Useable Open Space at the Property satisfies the Useable Open Space requirement of the Zoning Regulations.

Request #6: Confirm approval is not needed from the U.S. Army Corps of Engineers (“USACE”) to conduct the proposed Roadway Regrading Plan.

- Please see the enclosed memorandum from D’Andrea Surveying & Engineering, P.C. responding to this request.

Request #7: Provide a photometric plan.

- Enclosed please find a photometric plan prepared by Illuminate, dated May 1, 2023, and entitled, “L-1 Sheet 1 of 1, Photometric Calculation.”

Request #8: Provide a revised Landscape Plan that incorporates additional planted canopy trees along Seaview Avenue. Revise the proposed tree counts. Detail which trees are being removed, which trees are being added, and the net number of trees being added and removed. Show the trees being added in color. Finalize the proposed pool screen planting plan.

- Enclosed please find a revised Landscape Plan Set prepared by Eric Rains Landscape Architects, dated May 1, 2023, and entitled:
 - “SPL – TR Tree Removals Plan;”
 - “SPL-1.0 – Landscape Site Plan – 1;”
 - “SPL-1.1 – Landscape Site Plan – 2;”
 - “SPL-2.0 – Landscape Schedules and Details;” and
 - “SPL-2.1 – Landscape Details.”

There are four major changes from the Landscape Plans dated April 21, 2023. First, the Applicant added two (2) additional canopy trees along Seaview Avenue. Second, the Applicant added a Tree Removals Plan sheet to the Landscape Plan set. Third, the plantings along the proposed pool and Marina Bay Association were finalized to include plantings that will be no more than 8.0’± above the finished grade at the Marina Bay Association parking lot. Finally, the revisions that were made since the April 21, 2023, Landscape Plan submission are bubbled. These changes include a table on SPL 2.0 of the total number of trees to be removed and planted, with a net change of twenty (20) trees being added as a result of the proposed development. For ease of reading, all plantings that have been added since the Landscape Plan submission dated January 30, 2023, are shown in green.

Request #9: Have Applicant look into providing a child play area, either indoor or outdoor. State how close the existing building is to the nearest play area.

- As shown on the enclosed and revised Architectural Plan Sheet A-01 dated May 1, 2023, the Applicant will provide an indoor child play area within the proposed amenity space. The nearest outdoor play area is located in Cummings Park by the softball field and tennis courts about 900’ away.

Request #10: Confirm if any streetlights will be added or removed along Seaview Avenue. If any are being added, who will be responsible for them?

- There are two existing streetlights along Seaview Avenue. The streetlight located near the Moorings Apartment building is not impacted by the proposed Roadway Regrading Plan. The streetlight in front of Marina Bay Condominiums will need to be relocated in order to be closer to the relocated roadway. The Roadway Regrading Plan currently calls for a new utility pole to be installed closer to Seaview Avenue after it is regraded, and either adding a new light or transferring the light fixture from the existing pole. The existing pole cannot be removed because of the existing utilities located within the pole. The relocation and utility coordination will be handled between the Applicant, the Engineering Department, and the utility company that provides the utilities.

There are two additional, minor changes to the enclosed Architectural Sheets from the last submission dated March 17, 2023. These sheets are enclosed, along with the sheets listed above:

- A third EV charging space was added to the third-floor parking floor (Sheet A-03), bringing the total number of EV charging spaces at the Property to six (6), which matches the figure stated in the Zoning Data Chart and Project Narrative.
- On Sheets A-08, A-09, A-10, A-11, and A-12 were revised to reflect the change at the upper levels in exterior materials. Some of the panels on floors four through seven will be Stucco instead of Composite Metal Panels. All panels will be white, as reflected on previous iterations of the Architectural Plans. There are no additional materials being added from those listed on the previous iteration of Sheet A-15 – Material Selections dated January 30, 2023.

As always, thank you for your time and attention regarding this matter. Please let me know if you require any further materials before the regular meeting of the Zoning Board on May 8, 2023.

Sincerely,



William J. Hennessey, Jr.

cc: Seaview House LLC