

**LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD**

Application 221-24 – Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, **September 18, 2023 UNANIMOUSLY APPROVED AS MODIFIED** the application of Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permits pursuant to §7.5.C and Table IV, Appendix B Footnotes 7, 21 and 23 of the Stamford Zoning Regulations to authorize the development of a hotel in the CC Zone with a FAR of 6.0; and, to allow a front yard setback of 6.3 feet and a new non-residential structure having a gross floor area of more than twenty thousand (20,000) square feet to maintain the existing building (formerly used as a bank) and add 9 additional stories for a 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio at the premises commonly known as 160 Atlantic Street, Stamford, Connecticut.

Legal Description:

First Piece:

All that certain piece, parcel or tract of the land together with the buildings and improvements thereon, situated in the Town of Stamford and bounded Northerly 93.7 feet, more or less, by Canal Street, so-called, easterly by land now or formerly of the First Stamford National Bank, to be conveyed on even date herewith to the Grantee herein, Southerly by land now or formerly of the First Stamford National Bank to be conveyed on even date herewith to the Grantee herein, and Westerly 27.14 feet, more or less by Atlantic Street, so called.

Second Piece:

First Tract, bounded north ninety two and 12/100 (92.12) feet by land now or formerly of the Atlantic Square Company, east thirty and 9/100 (30.09) feet by the second tract herein after described and land now or formerly of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, south ninety two and 42/100 (92.42) feet by land now or formerly of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, and west thirty and 10/100 (30.10) feet by Atlantic Street

Second Tract, bounded north fourteen and 55/100 (14.55) feet by Canal Street, east forty seven and 50/100 (47.50) feet by the third tract hereinafter described, south fourteen and 96/100 (14.96) feet by land now or formerly of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, and west by the first tract hereinabove described and by land now or formerly of the Atlantic Square Company.

Third Tract, bounded north thirty four and 98/100 (34.98) feet by Canal Street, east thirty nine and 66/100 (39.66) feet by Quintard Place, south thirty seven and 41/100 (37.41) feet by land now or formerly of the Stamford Trust Company, trustee formerly of the estate of William H. Martin, deceased, and west forty seven and 50/100 (47.50) feet by the second tract hereinabove described, together with all its right, title and interest in, to and over said Quintard Place.

Third Piece:

Beginning at a point on the westerly line of Quintard Place as it now exists or formerly existed said point being further located 3.49 feet northerly of the intersection of the southerly line of land now or formerly of Stamford Savings Bank and the said westerly line of Quintard Place as measured along the said westerly line of Quintard Place, thence northerly and westerly and easterly along land now or formerly of the said Stamford Savings Bank N.19° 18' 20" E. a distance of 37.21 feet, N. 55° 29' 45" W. a distance of 39.40 feet and S. 65° 37' 20" E. a distance of 40.72 feet to a point, thence easterly, southerly and westerly over and across land now or formerly of the City of Stamford U.R.C., and Quintard Place N. 88° 27' 22" E. a distance of 27.97 feet, S. 01° 32' 38" E. a distance of 45.00 feet and N. 85° 32' 12" W. a distance of 46.24 feet to the point or place of beginning.

For a more, particular description reference is hereby made and had to be a map entitled "Map Showing Urban Redevelopment Commission Parcel 8, Stamford, Conn." And filled in the City and Town Clerk's Office as MAP #10291.

EXCEPING THEREFROM the described parcels:

The premises described in a deed from The Stamford Savings Bank to the City of Stamford and recorded in Book 481 at Page 54 of the Stamford Land Records.

The premises described in a Deed from The Stamford Savings Bank to the City of Stamford, Connecticut Urban Development Commission recorded in Book 1656 at Page 334 of the Stamford Land Records.

The premises described in a Deed from The Stamford Savings Bank to the City of Stamford, Connecticut Urban Development Commission recorded in Book 1781 at Page 139 of the Stamford Land Records.

Said premises are conveyed subject to the following:

1. Any and all provisions of any municipal ordinance, regulation and/or public or private law.
2. Taxes on the Grand List of October 1, 2018, not yet due and payable, which the Grantee agrees to assume and pay.
3. City of Stamford Zoning Appeals Board Certificate dated January 25, 1978 and recorded February 17, 1978 in Volume 1715 at Page 216 of the Stamford Land Records.
4. Effect, if any, of an Urban Renewal Plan dated January 13, 1977 and recorded March 2, 1978 in Volume 1718 at Page 273 of the Stamford Land Records.

Effective date of this Decision: October 4, 2023.

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD

CITY OF STAMFORD, CT

Dated at the City of Stamford this 22nd day of September 2023.