

**From:** Leonard Braman <[lbraman@wrkk.com](mailto:lbraman@wrkk.com)>  
**Sent:** Friday, December 15, 2023 10:44 AM  
**To:** Blessing, Ralph <[RBlessing@StamfordCT.gov](mailto:RBlessing@StamfordCT.gov)>  
**Cc:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** 12-18 Taylor Street

Ralph,

As requested by the Zoning Board during Monday night's hearing, below is a list of changes from the July 2023 plans we originally submitted to the Zoning Board to the November 2023 updated, revised plans that we submitted as a result of comments from various Boards, Commissions, Departments, and Staff:

### **Engineering Plans**

- Widened Taylor Street entrance from 15 ft. to 20 ft., per Fire Marshal
- Added one parking space (increasing from 21.5 to 22.5 spaces)
- Eliminated impervious driveway south of 18 Taylor Street and replaced with landscaping, eliminating curbcut
- Increased Usable Open Space (including children's play area) and other landscaping
- Separated original four-plex Buildings C & E into duplex Buildings C, D, E & F
- Relocated air conditioning units to in between Buildings C&D and E&F in order to better screen them and to enhance Usable Open Space
- Updated drainage system design, per Engineering Bureau

### **Architectural Plans**

- Separated original four-plex Buildings C & E into duplex Buildings C, D, E & F, reducing massing and increasing resemblance to single-family homes
- Revised descriptions of paint colors
- Added the door at the left porch on Building A in order to correct plans to conform to existing conditions
- Added windows and a roof vent on the Mission Street façade of Building G, per HPAC

### **Landscaping Plans**

Conformed Landscape Plan to revised Engineering Plans

Also attached is a markup of the Narrative for the project showing changes from the initial Narrative submitted – the Narrative was revised to conform to the changes in the Plans that were made during the course of the application in response to the various comments we received.

Lastly, I understand that you were going to reach out to the City's Engineering department to obtain their final signoff on the drainage plan – let us know if we can assist in any way.

Please let me know if you, the Chair, or the Zoning Board have any questions or would like any additional information.

Thanks,  
Lenny

**From:** Leonard Braman <[lbraman@wrkk.com](mailto:lbraman@wrkk.com)>  
**Sent:** Saturday, December 30, 2023 9:12 AM  
**To:** Blessing, Ralph <[RBlessing@StamfordCT.gov](mailto:RBlessing@StamfordCT.gov)>  
**Cc:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** RE: 12-18 Taylor Street

Ralph,

As discussed, attached is a new version of the utility plan in which the only change is the addition of notes memorializing the location and relocation of electric meters, including for moving Building A's electric meters to the side of the building. As stated during the public hearing, we are happy for the relocation of Building A's electric meters to the side to be a condition of approval.

Thanks and happy new year,  
Lenny

**From:** Leonard Braman  
**Sent:** Friday, December 22, 2023 1:08 PM  
**To:** Blessing, Ralph <[RBlessing@StamfordCT.gov](mailto:RBlessing@StamfordCT.gov)>  
**Cc:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** RE: 12-18 Taylor Street

Ralph,

Attached are the requested renderings of the view from Taylor Street. We are working on something simple to memorialize the relocation of the electric meters to the side of Building A, which will not be a problem and we will get to you.

Thanks and happy holidays,  
Lenny

**From:** Blessing, Ralph <[RBlessing@StamfordCT.gov](mailto:RBlessing@StamfordCT.gov)>  
**Sent:** Monday, December 18, 2023 2:27 PM  
**To:** Leonard Braman <[lbraman@wrkk.com](mailto:lbraman@wrkk.com)>  
**Cc:** Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** Re: 12-18 Taylor Street

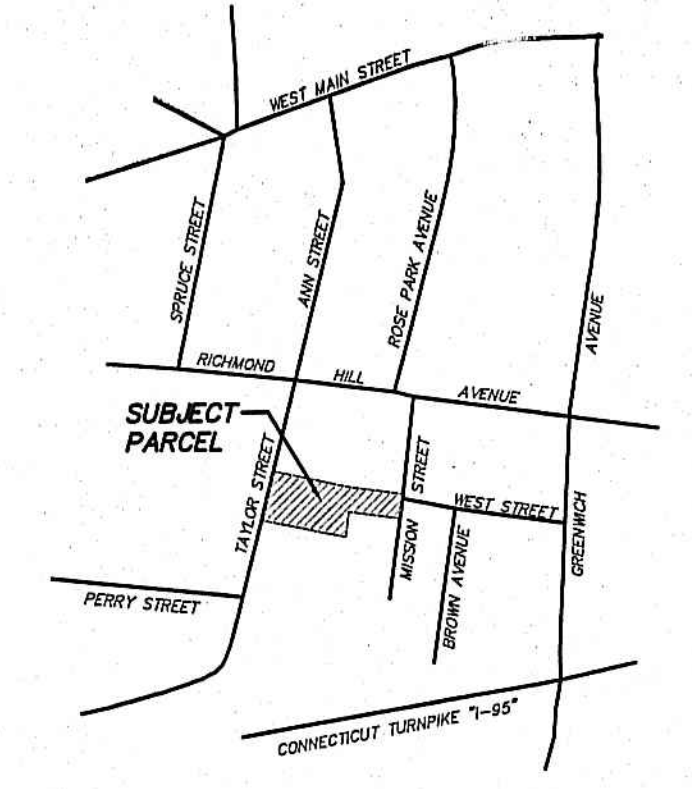
Lenny,

I have reached out to the Chair and he requested two more things:

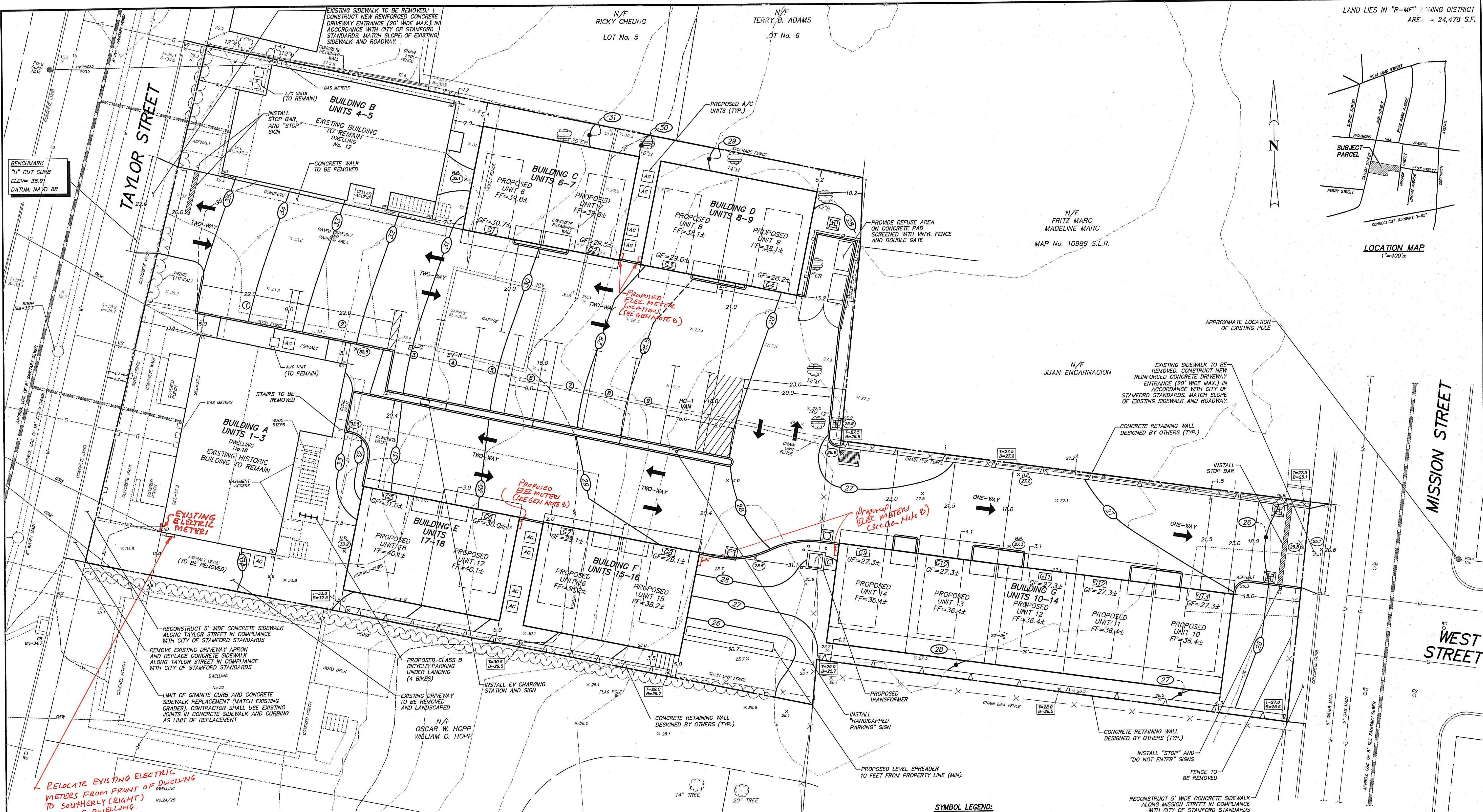
1. rendering of view from Taylor St. showing how units in the back will look from Taylor Street. (sticking up over the 2 original buildings on Taylor St.)
2. Move Building A electric meters to side of the building.

Ralph

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LOCATION MAP  
1"=400'



BENCHMARK  
"U" CUT CURB  
ELEV= 35.91  
DATUM: NAVD 88

- GENERAL NOTES:**
- Refer to a map entitled "Topographic Survey of property at 12 Taylor Street in Stamford, Connecticut, prepared for Halimat Ballate", as prepared by D'Andrea Surveying & Engineering, P.C., and dated October 6, 2020.
  - Refer to a map entitled "Existing Conditions Plan, Owner: Taylor Mission LLC, Site: 18 Taylor Street, Stamford, Connecticut", prepared by Edward J. Frattoni, Inc. and revised to October 16, 2008.
  - The limits of wetlands are taken from a map entitled "Existing Conditions Plan, Owner: Taylor Mission LLC, Site: 18 Taylor Street, Stamford, Connecticut, prepared by Edward J. Frattoni, Inc. and revised to October 16, 2008.
  - Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD88).
  - Refer to architectural plans as prepared by Aivalis Architects and Developers for interior bicycle storage.
  - Refer to landscape plans as prepared by Environmental Land Solutions, LLC.

*Add the following notes*  
 7. COORDINATE THE RELOCATION OF EXISTING METERS ON BUILDING A TO THE SOUTHERLY SIDE OF DWELLING WITH EVERSOURCE.  
 B. ELECTRIC METERS FOR BUILDING SHALL BE INSTALLED ON THE WEST SIDE OF THE BUILDING, COORDINATE WITH EVERSOURCE. COORDINATE ALL OTHER METER INSTALLATIONS FOR BUILDINGS C, D, E AND F WITH EVERSOURCE

*YMD 12/29/23*

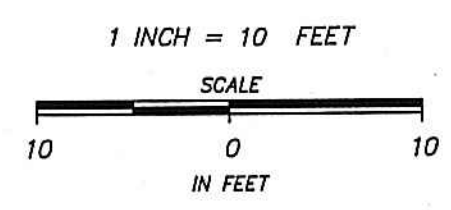
*RELOCATE EXISTING ELECTRIC METERS FROM FRONT OF DWELLING TO SOUTHERLY (RIGHT) SIDE OF DWELLING. (SEE GENERAL NOTE 7)*

*PROPOSED ELEC. METERS (SEE GEN. NOTE 6)*

*PROPOSED ELEC. METERS (SEE GEN. NOTE 6)*

**SYMBOL LEGEND:**

---30---	EXISTING CONTOUR	H.P.	HIGH POINT
---30---	EXISTING SPOT ELEVATION	RD	ROOF DRAIN
---30---	PROPOSED CONTOUR	RS	RETENTION SYSTEM
---30---	PROPOSED SPOT ELEVATION	EV-C	ELECTRIC VEHICLE CHARGER
(T)	TREE TO REMAIN	EV-R	ELECTRIC VEHICLE RESERVED
(C)	CONIFEROUS TREE	(H)	FIRE HYDRANT
(CB)	CATCH BASIN	(U)	UTILITY POLE
(C.O.)	CLEAN OUT	(S)	SIGN
(JB)	JUNCTION BOX	(CO)	CLEAN OUT
(YD)	YARD DRAIN	(W)	WATER GATE
(DCB)	DRIVEWAY CATCH BASIN	(SSMH)	SANITARY SEWER MANHOLE
(PVC)	POLYVINYL CHLORIDE	(CB)	CATCH BASIN
(CPP)	CORRUGATED PLASTIC PIPE	(T)	TEST PIT
(TW)	TOP OF WALL	(G)	UNDERGROUND UTILITY SERVICE: W=WATER, G=GAS
(RCP)	REINFORCED CONCRETE PIPE		
A.O.B.E.	AS ORDERED BY ENGINEER		
V.I.F.	VERIFY IN FIELD		



REV.	DATE	DESCRIPTION
5	11-16-23	RESPOND TO ENG COMMENTS
4	11-6-23	RESPOND TO ENG COMMENTS
3	10-2-23	RESPOND TO ENG COMMENTS
2	9-21-23	RESPOND TO ENG COMMENTS
1	7-24-23	MINOR REVISIONS
0	5-2-23	INITIAL SUBMISSION

REV. DATE DESCRIPTION  
 MATTHEW M. KIVAJARY CT. PE No. 36982  
 ENGINEER DATE 11-16-23

**D'ANDREA SURVEYING & ENGINEERING, PC**  
 LAND PLANNERS  
 ENGINEERS  
 SURVEYORS

P.O. BOX 549  
 RIVERSIDE, CT 06878  
 6 NEIL LANE  
 TEL. 637-1779

PROJECT	<b>RESIDENTIAL DEVELOPMENT</b>
PREPARED FOR	<b>G&amp;T TAYLOR STREET LLC</b>
LOCATION	<b>12 &amp; 18 TAYLOR STREET, STAMFORD, CONNECTICUT</b>
1 OF 5	<b>GRADING PLAN</b>

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.



