



BLOCK 35

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on November 15, 2021 and December 6, 2021 Public Hearings were held by the ZONING BOARD on:

Application 221-26 - West Avenue Industrial, LLC (the "Applicant"), 650 West Avenue (aka 419-650 West Avenue), Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit:

Proposing to demolish 419A West Avenue (approx. 70,000 sq.ft) currently used as office space and construct a new 74,891± square feet building in the same general location to be used as flex-industrial space and associated offices. The sky bridge connecting 419A and 419B will be removed and there will be modest modifications to building 419B. There will be no changes to building 650 West Avenue. Property is located in the M-G Zone.

The subject property is owned by West Avenue Industrial, LLC, is located in the M-G Zone, and contains approximately 15.57± acres of property located and described as follows:

Block #: 35
Area: 15.57 ± Acres

ALL that certain piece, parcel or tract of land, together with the buildings and improvements thereon erected, situated, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, shown and designated as Former Parcel B 2-5 and Former Parcel B-1 on a certain map entitled "Consolidation Map of Parcel B 2-5, Map No. 12275 S.L.R., and Parcel B-1, Map No. 11713, S.L.R., Stamford, Connecticut, Prepared for Cali Stamford Realty Associates L.P." which map was filed in the Office of the Town Clerk of Stamford as Map No. 12884, reference being had thereto for a more particular description of the premises.

- Easterly: 77.60 feet by West Avenue, so-called;
- Easterly: 837.44 feet by land n/f of the United States Postal Service
- Easterly: 50.00 feet by West Avenue Extension, so-called
- Easterly: 714.52 feet by land n/f of Clearbrook Stamford LLC being no. 550 & 600 West Avenue
- Southerly: 434.95 feet by land n/f of The State of Connecticut, Metro North Railroad
- Westerly: 1,647.56 feet by the Town of Greenwich
- Northerly 932.76 feet by land n/f Enterprise Park, LLC and land n/f Benjamin Properties LLC

And the land affected is owned by and located on the following Street:

<u>NAME</u>	<u>STREET</u>
West Avenue Industrial LLC	650 West Avenue
650 West Avenue	Stamford, CT
Stamford, CT	

And that the following is a statement of its findings: **APPROVED AS MODIFIED** at its regular meeting held on December 6, 2021, and the made the following findings:

WHEREAS, the Zoning Board has reviewed applications for Special Permit and Site & Architectural Plan Review and/or Requested Uses approval for a 75,000± square foot flex industrial warehouse building as well as associated site improvements located in the M-G Zone; and

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on November 3, 2021 and November 10, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on November 5, 2021 and a Certificate of Mailing evidencing same was submitted into the record on November 8, 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on October 29, 2021 and photos and an affidavit evidencing same were submitted into the record on November 4, 2021.

WHEREAS, the Zoning Board conducted duly called public hearings on November 15, 2021 and December 6, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public.

WHEREAS, the approved Site & Architectural Plans and/or Requested Uses and a Special Permit are more particularly described in the following plans:

- Architectural Plans prepared by James Schettino Architects:

Sheet #	Title	Last Revision
A0.1	Title Sheet	08/20/2021
A2.1	First Floor Plan	08/20/2021
A2.2	Mezzanine Plan	08/20/2021
A3.1	Roof Plan	08/20/2021
A5.1	Elevations and Section	08/20/2021
M.1	Material Board	08/20/2021
M.2	Material Board 2	08/20/2021

- Site Development Plans prepared by Landtech

Sheet #	Title	Last Revision
T-1.1	Cover Sheet	07/02/2021
CD-1.1	Site Demolition Plan	09/03/2021
C-1.1	Site Layout Plan	11/08/2021
C-2.1	Site Grading & Drainage Plan	09/03/2021
C-3.1	Site Utility Plan	09/03/2021

C-4.1	Erosion & Sediment Control Plan	09/03/2021
C-4.2	Erosion & Sediment Control Plan	09/03/2021
C-5.1	Construction Notes & Details	09/03/2021
C-5.2	Construction Notes & Details	09/03/2021
C-5.3	Construction Notes & Details	09/03/2021
TM-1.1	Turning Movement Plan	09/03/2021

and an Existing Conditions Survey prepared by William W. Seymour & Associates, P.C., dated June 3, 2021, revised through July 27, 2021;

and a Landscape Plan prepared by Environmental Land Solutions, LLC, dated September 3, 2021, revised through December 3, 2021;

and a Stormwater Management Report prepared by Landtech, dated September 3, 2021;

and a Traffic Impact Study prepared by SLR, dated August 31, 2021;

and such related materials, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearings on November 15, 2021 and December 6, 2021, and conditions contained herein. Together, all of these documents are referred to hereinafter as the Building and Site Plans.

WHEREAS, the Planning Board of the City of Stamford unanimously voted to recommend approval of this Application on October 19, 2021.

WHEREAS, Approval for the following Special Permit application is requested by the Applicant: Section 19.E – Large Scale Development.

WHEREAS, the Zoning Board makes the following special findings:

- The approved Site and Architectural Plans and Requested Uses and Special Permit applications conform to the standards, goals, purposes, and specific objectives of the M-G Zone, Special Permit requirements, standards, and conditions of Section 19.C.2, Site Plan Review requirements of Section 19.D.4 of the Stamford Zoning Regulations, and all other requirements of the City's Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that the Zoning Board **APPROVED AS MODIFIED** Application 221-26 subject to the following conditions:

SITE-SPECIFIC CONDITIONS

1. All work shall substantially conform to the above-referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.

2. Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of Building Department staff, with comments included in a certain memorandum from Bharat Gami, dated October 19, 2021.
3. Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with comments included in the memoranda from Susan Kiskin P.E., dated October 29, 2021 and December 1, 2021.
4. Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the Transportation, Traffic & Parking Bureau comments included in a certain memorandum from Frank Petise, P.E., dated November 8, 2021 including but not limited to payment of \$20,000.00 to the City for the Transportation, Traffic & Parking Department to implement offsite traffic improvements at the intersection of West Avenue and Selleck Street.
5. Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the comments of the Fire Marshal included in an e-mail from Walter Seely dated October 14, 2021.
6. Prior to the issuance of a Building Permit, the Applicant shall comply to the satisfaction of department staff, with Environmental Protection Board comments included in a certain memorandum from Pamela Fausty, dated December 3, 2021.
7. Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the comments of the Ann Brown, SWPCA Supervising Engineer, in the memorandum dated November 18, 2021.
8. Prior to the issuance of a Building Permit, the Applicant shall submit the second submission of the Sustainability Scorecard, having a score not less than the Scorecard submitted to the Zoning Board and reviewed at its meeting of December 6, 2021. Applicant shall submit the third (and final) Sustainability Scorecard prior to the issuance of a Certificate of Occupancy having a score not less than the Scorecard submitted to the Zoning Board and reviewed at its meeting of December 9, 2021. The Scorecard Plaque as further defined in the "Stamford Sustainability Scorecard and Manual" (2020), as amended, shall be conspicuously posted near the main pedestrian access of the building within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.
9. Prior to the issuance of a Certificate of Occupancy, the picnic table and any other encroachment located in the Conservation Easement Area, will be removed.
10. The public will have access to the on-site EV charging stations. Details regarding the terms of use are to be determined with Land Use Bureau Staff prior to the issuance of a Certificate of Occupancy.

11. The Applicant shall submit a final Parking Management Plan, consistent with Section 19.F of the Zoning Regulations, subject to Zoning Board staff approval, prior to issuance of a Certificate of Occupancy. Said Parking Management Plan shall contain provisions for annual reports (no later than January 15th) to the Zoning Board for a three-year period beginning when first tenant occupies, reporting to include information such as usage rate of EV chargers, complaint history, and other information as required by the Zoning Board staff. Based on the results of that report, the Zoning Board staff in consultation with the Transportation, Traffic and Parking Department may, at its discretion, require the Applicant to modify its Parking Management Plan in accordance with acceptable parking management strategies. The Parking Management Plan submitted prior to the Certificate of Occupancy shall include the contact information for the personnel managing the parking reports. The Parking Management Plan shall include the proposal for the reduced number of bike parking spaces.

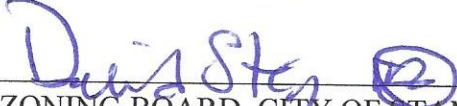
STANDARD CONDITIONS

12. Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
13. Prior to the start of any site activity and prior to issuance of a Building Permit, Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, streetscape, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety.
14. Prior to the release of surety and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.
15. Prior to the release of surety and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
16. Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.

17. No mechanical equipment shall be installed at grade or on building roofs within public view from any public street or public access area without the prior approval of the Zoning Board staff.
18. The Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Director of Operations and the Building Department prior to issuance of a Building Permit. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking, and measures requiring the timely removal of construction debris and/or litter from the jobsite.
19. Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
20. Sanitary sewer and storm drainage plans are approved subject to final review of design specification and construction plans by the Engineering Bureau.
21. All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a certificate of occupancy.
22. Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to approval by the Environmental Protection Board staff.
23. The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to up to three one-year extensions by the Zoning Board which shall be approved upon timely application and good cause shown.

Effective date of this decision: December 22, 2021

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 22nd day of December, 2021