

CITY OF STAMFORD

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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

October 30, 2023

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**208 West Avenue - 208 West Avenue LLC
Zoning Application No. 223-41 & 223-42**

The Engineering Department has received an application for Text Change and an application for Map Change and the following documents:

- Existing Conditions Plan Prepared for Empire Storage, LLC et al of 11 Leon Place 208 & 212 West Avenue Stamford, Connecticut," dated 12/13/2022, prepared by Edward J. Frattaroli, Inc.

- Architectural Drawing Set, dated 10/18/22, prepared by Frank G. Relf Architect, P.C.

Application 223-41

The Engineering Department of the City of Stamford has reviewed the above-mentioned application for Text Change and has determined that the proposal has no impact on any authority of this department.

The Engineering Department has no objection to this application continuing with the approval process. In accordance with the City of Stamford's MS4 Permit, we encourage water quality improvements, minimizing impervious surfaces and LIDs. Developments will have to comply with the City of Stamford Drainage Manual.

Application 223-42

The Engineering Department of the City of Stamford has reviewed the above-mentioned application for Map Change and does not object to the proposed Map Change for 208 West Avenue from R-MF to NX-D.

In accordance with the City of Stamford's MS4 Permit, we encourage water quality improvements, minimizing impervious surfaces and LIDs. Developments will have to comply with the City of Stamford Drainage Manual.

Should you have any questions, please call me at (203)977-6165.

Reg. No. 310



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

October 31, 2023 (**Revision in bold font**)

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

From: Robert Clausi, EPB Executive Director 

Application 223-41 – 208 West Avenue LLC, 208 West Avenue, Stamford, CT
Text Change – Proposed amendments to Section 12.D.23 Self Storage Facilities and
Section 4.B.10.c Development Standards.

Application 223-42 – 208 West Avenue LLC, 208 West Avenue, Stamford, CT
Map Change – Proposed rezoning of 208 West Avenue from the current R-MF (Residential
Multi-Family) to NX-D (Neighborhood Mixed Use Design District).

EPB staff has reviewed the above-referenced applications for text and map changes. This property does not appear to contain inland wetlands and watercourses, does not contain any conservation easement areas, is not located in the Coastal Management Area, and is not located within a Special Flood Hazard zone (Zone X, FIRM Panel 09001C0516G).

EPB has no objection to the proposed text change, as it would allow for less impervious site coverage and more on-site green space *if* a self-storage development project were to be designed with these considerations in mind. **Rather than rely on good intentions, if the Zoning Board approves the requested parking requirement change, the Board might also consider requiring that some of the space saved be used as additional green space.**

However, the rezoning of 208 West Avenue from the R-MF to the NX-D zone will increase allowable impervious coverage and decrease the green space that is required to be maintained on the site. The “Proposed Site Plan” that has been submitted with this application indicates the green space that previously existed when 208 and 212 West Avenue contained what appear from the GIS aeriels to have been residential structures will be almost completely replaced by the new building and surrounding driveways. The plans also suggest the loss of the landscaped shoulder of the 11 Leon Place parking lot to the east of these two lots.

Redevelopment of this property as proposed under the requested zoning designation will require EPB site plan review and approval of erosion and sediment control measures, stormwater management facilities, and landscaping – which will be given special attention given the issues discussed above.

Thank you for the opportunity to comment.

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: October 30, 2023

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Sent: Monday, October 30, 2023 10:44 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford Zoning Board - New Application 223-41

Hi Kristin,

Please see attached a new application for your review and comments.

Thanks Tracy

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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March 27, 2024

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #223-42 - 208 WEST AVENUE, LLC -
208 WEST AVENUE - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 26, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 208 West Avenue from the current R-MF Zone (Residential Multifamily) to the proposed NX-D Zone (Neighborhood Mixed-Use Design District).

Jason Klein, Carmody Torrance Sandak Hennessey, LLP, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #223-42** and found this request is in general harmony with Master Plan Category #13 (Industrial - General).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the printed name.

Theresa Dell, Chair

TD/lac

RECEIVED

MAR 27 2024

ZONING BOARD