



APPLICATION FOR MAP CHANGE OF THE STAMFORD MASTER PLAN

Complete, notarize and forward twelve (12) copies to the Clerk of the Planning Board with a **\$1,000.00 Public Hearing Fee** and the requested application filing fee (see **Fee Schedule below**) payable to the City of Stamford. **NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

Fee Schedule:

Master Plan Map Change - one (1) Acre or Less	\$500.00
Master Plan Map Change - one (1) Acre or More	\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre.
Public Hearing Fee	\$1,000.00

APPLICANT NAME(S): Continental Family Holdings LLC by Michael J. Cacace

APPLICANT ADDRESS: c/o Cacace, Tusch & Santagata, 1111 Summer Street, Stamford, CT

APPLICANT PHONE#: (203) 327-2000 (Cacace, Tusch & Santagata)

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S): 23 Barry Place

PROPOSED MAP CHANGE: Applicant proposes to Amend the Master Plan for the property commonly known as 23 Barry Place from Master Plan Category 13 to categories 5 and 3 as shown on the attached plan.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes (If YES, notification must be sent to the Town Clerk of the neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT THIS 26th DAY OF March, 2024

SIGNED: Michael J. Cacace

NOTE: An application cannot be scheduled for a Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If the applicant wishes to withdraw the application, please notify the Planning Board at least three (3) days prior to the Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 ss:) Stamford March 26, 2024
 COUNTY OF FAIRFIELD
 Personally appeared Michael J. Cacace signer of the foregoing Application,
 who made oath to the truth of the content hereof, before me.

Notary Public or Commissioner of the Superior Court
 Commission Expires: Mark Santagata
RECEIVED

FOR OFFICE USE ONLY

MP-446

Received in the office of the Planning Board: MAR 27 2024
 (Date)

By: [Signature] **PLANNING BOARD**

January 25, 2024

MP-446

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

RECEIVED

MAR 27 2024

PLANNING BOARD

Re: Continental Family Holdings, LLC

23 Barry Place, Stamford, CT

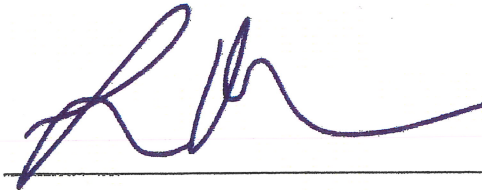
Dear Mr. Blessing:

This letter serves to authorize Cacace, Tusch & Santagata, with offices at 1111 Summer Street, Stamford, CT, to act as our agent in connection with preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,

Continental Family Holdings, LLC



By: Leandro Rizzuto
Duly Authorized

RECEIVED**PROJECT DESCRIPTION****MASTER PLAN MAP CHANGE PROPOSAL****MAR 27 2024****23 BARRY PLACE, STAMFORD, CT****PLANNING BOARD**

23 Barry Place, Stamford Connecticut consists of 9.1715 acres located in the Waterside area of Stamford and is owned by Continental Family Holdings, LLC. The property was originally part of an 11.7733 acre site which was recently subdivided to allow for an indoor ice skating rink to be built on the other parcel. The subject site is bordered by Innis Arden Golf Club on its entire westerly and southerly borders. It is bordered by Metro North train tracks along its entire northerly border and adjoins industrial and R-6 property to the east. In fact, much of its easterly border is across the street from Saint Clement Church.

It is noteworthy that the Pastor of Saint Clement's church, Father Carlos Rodrigues, has submitted a letter supporting this application, a copy of which is included with this application.

The site is currently designated a Category 13 (Industrial General) on the Master Plan Map and is entirely in an M-G (Manufacturing, General) Zoning District. The property contains one large building which most recently served as a warehouse and office facility for the Conair Corporation. The site also supports a Stamford WPCA sanitary sewer pumping station in the extreme northwest corner of the property; and a large portion of the remaining site is comprised of expansive asphalt parking areas. The applicant proposes to change the Master Plan to allow for residential development of the parcel. Specifically, the applicant proposes to amend the Master Plan Map to place the easterly portion of the site, consisting of 4.1637 acres in Category 3 (Low Density Multifamily) and the rear portion of the site, consisting of 5.1468 acres in Category 5 (High Density Multifamily).

Simultaneously with this application, the applicant is filing with the Zoning Board to have the Zoning Map amended to allow an RM-1 zone corresponding to the area proposed to be changed to Category 3 and an RM-F zone to correspond to the area proposed to be changed to a category 5. The intent is to have the easterly portion that fronts on Barry Place to serve as a transitional zone to the more intensive zone at the rear of the property. The Waterside neighborhood currently contains both RM-1 zones and an RM-F zone, as well as other zones which allow for high density housing.

It is anticipated that the area closest to Barry Place (the proposed Category 3 area) will be townhouses and if market conditions allow, it is expected that those units will be available for ownership. Full build-out of that area would allow for 62 residential units. The rear portion of the property would most likely be rental units with a full build-out allowing for 205 units. That mix would allow for 26 affordable housing units, all of which are expected to be on site. A demonstration site plan showing maximum development potential is a part of this application.

Accordingly, the application will satisfy a number of objectives contained in the Master Plan including:

1. The portion of the property fronting on Barry Place is “intended to allow the amenities of multifamily living in a single family neighborhood setting” and it will “provide for and protect single family dwellings and the least intensive of multifamily development” which is precisely what is contained in the definition of Master Plan Category 3.
2. The rear portion of the property will satisfy the requirements of Category 5 since it will yield “high-density multifamily development(s) in areas convenient to shopping, mass transit and recreational facilities.”
3. A change from industrial use on this site will:
 - a. Be consistent with Chapter 1 E of the Master Plan in that it will revitalize a higher density neighborhood while maintaining community character in an area that has the necessary infrastructure and will yield affordable housing units on site;
 - b. Help address the population growth projections outlined in Chapter 2 of the Master Plan;
 - c. Be consistent with the Master Plan’s vision for the Waterside neighborhood (p.42) “to promote neighborhood revitalization while preserving quality of life;”
 - d. Address the declining demand for both office and industrial space outlined on pages 64 and 66 of the Master Plan;
 - e. Be consistent with Policy 3C.3 by maintain affordable housing stock;
 - f. Be consistent with Policy 5E.3 by reducing conflict between residential and industrial uses;

- g. Be consistent with Policy 6.1 A by “creating new housing opportunities for existing and new residents, addressing housing affordability;” and
- h. Be consistent with Policy 6.1 D by preserving the character of a residential neighborhood, revitalizing the neighborhood while balancing it with new development.

Accordingly, the Applicant’s proposed development of the subject site for residential use fulfills and is consistent with the goals of the Master Plan by encouraging revitalization of the neighborhood, is sensitive to maintaining the residential character of the neighborhood to the east and provides new housing as well as affordable housing.

The proposed RM-1 District change will buffer the adjacent R-10 and R-6 Districts from industrial properties, and the RM-F will do the same while placing the higher density away from the adjacent roadways and adjacent to Master Plan Category 14 (Open Space) in the golf course.

St. Clement of Rome Church
535 Fairfield Avenue
Stamford, Conn. 06902-7509

Phone: 203-348-4206

Fax: 203-316-8131

MP-446

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MAR 27 2024

PLANNING BOARD

Stamford Planning Board
Stamford Zoning Board
888 Washington Boulevard
Stamford,
Ct 06902

Re: Barry Place Applications for Changes to both Master Plan and Zoning Map.

Dear Members of the Stamford Planning and Zoning Boards:

I am the pastor at St. Clement Catholic Parish located at 535 Fairfield Ave., Stamford. Our parking lot, parish hall, and parish office is directly across from 23 Barry Place, which is the property being considered for a Master Plan and Zoning Map amendment.

That property is currently in an industrial zone which frankly is out of character with our neighborhood. I have spoken to many of my parishioners living in the neighborhood and they strongly agree. I have reviewed the plans submitted by Continental Family Holdings LLC and believe that the proposed changes would be a vast improvement to our residential neighborhood. Residential development should be encouraged at that site, and the owner's plan to put less dense town houses on the first 4 acres with more intense development in the rear of the property will certainly respect the character of our church property as well as the residential character of our neighborhood. This neighborhood could certainly benefit from much needed housing as well as affordable units.

I give my total support for the Application to change both the Master Plan and Zoning Map at 23 Barry Place, Stamford. I encourage the land use boards to approve this proposal.

Sincerely,



Fr. Carlos Rodrigues.

Attorneys at Law

1111 Summer Street
Stamford, Connecticut 06905

(203) 327-2000
Facsimile (203) 353-3392
www.lawcts.com

e.mail: MCACACE@LAWCTS.COM

Stamford Planning Board
888 Washington Boulevard
Stamford, CT 06901

March 26, 2024

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MAR 27 2024

MICHAEL J. CACACE*
MARK P. SANTAGATA
PAUL T. TUSCH
JUDITH ELLENTHAL
MICHELLE A. MALONE*
JENNIFER NEAL BARDAVID*

LEGAL ASSISTANTS
CYNTHIA L. MAMMONE
STEFANIE L. TORRES

*ALSO ADMITTED IN NEW YORK

Re: **Master Plan Map Change Application**
23 Barry Place, Stamford, CT
Continental Family Holdings, LLC

PLANNING BOARD

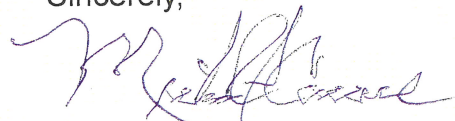
Dear Members of the Stamford Planning Board:

In connection with the above-referenced Master Plan Map Change Application, attached please find:

1. Application for Master Plan Map Change;
2. A check for \$10,500.00;
3. Letter of Authorization;
4. Project Description;
5. Letter of support from Saint Clement's Church;
6. Existing site photographs;
7. Prior Subdivision map;
8. Aerial photograph of the site;
9. Demonstration site plan showing potential development;
10. Proposed Revision of Master Plan Map; and
11. Existing Master Plan Map.

We look forward to presenting the application to the Planning Board.

Sincerely,



Michael J. Cacace

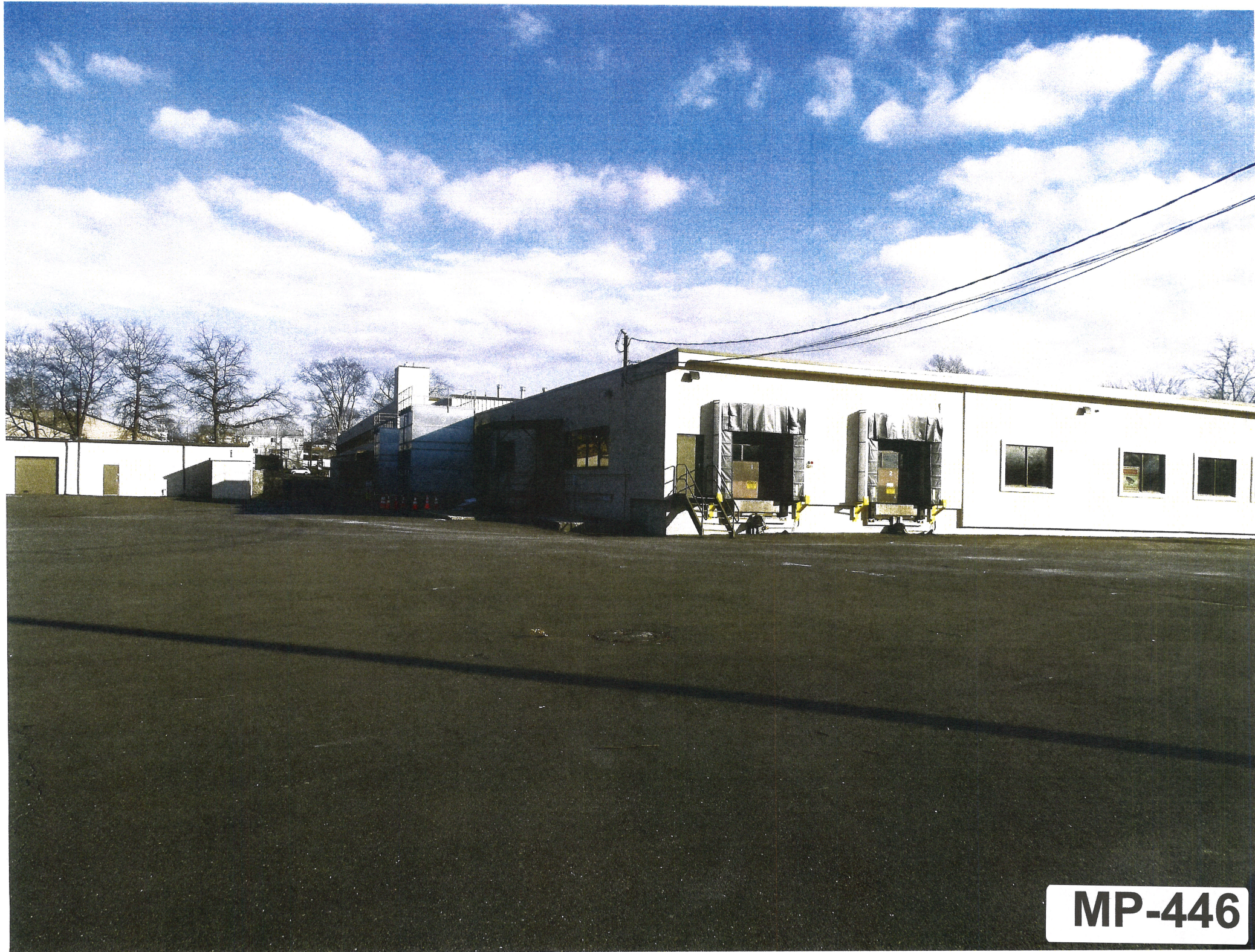
Enclosures



MP-446



MP-446



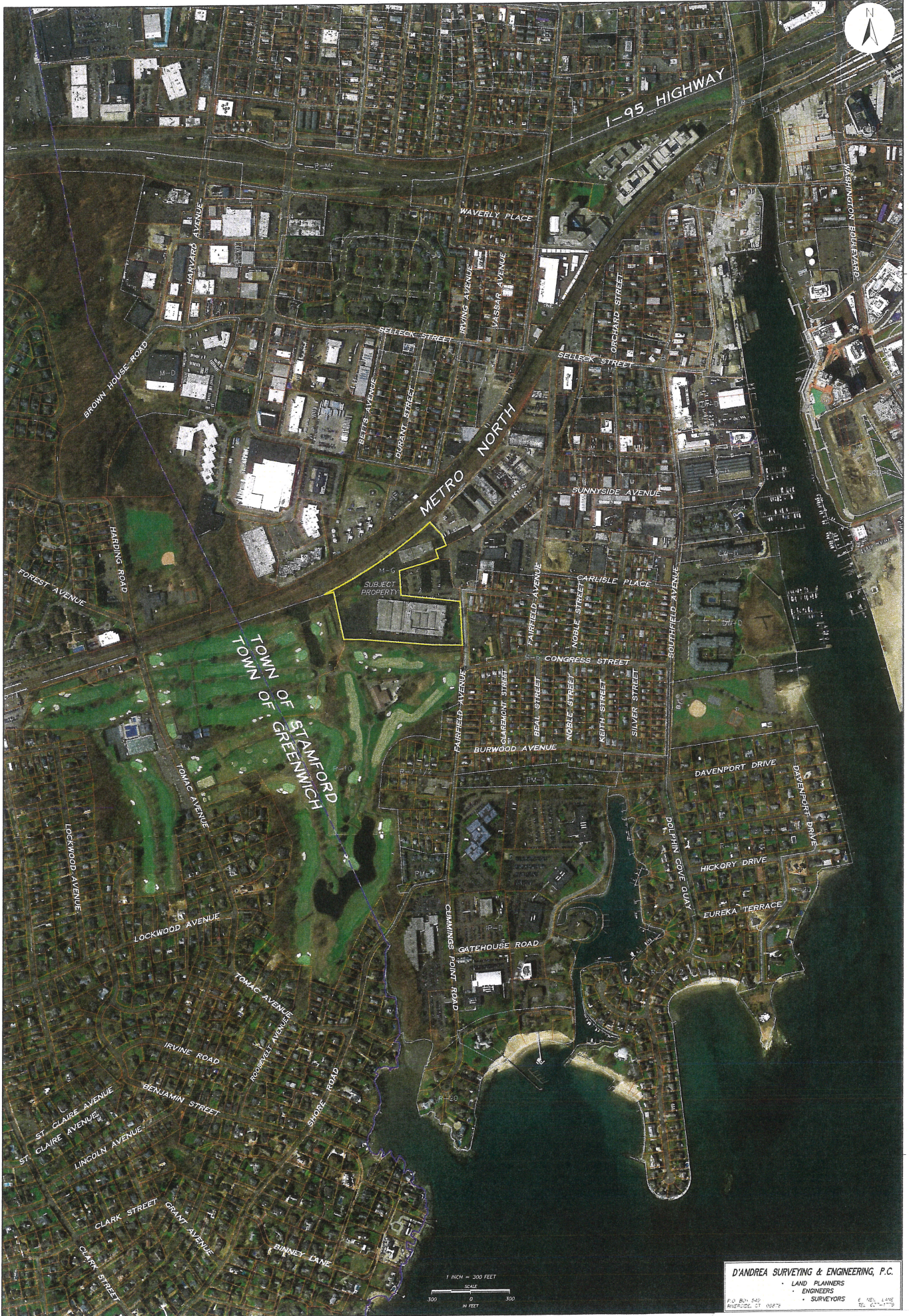
MP-446



MP-446



MP-446



1-95 HIGHWAY

METRO NORTH

TOWN OF STAMFORD
TOWN OF GREENWICH

M-G
SUBJECT PROPERTY

1 INCH = 300 FEET
SCALE
0 300
IN FEET

D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
SURVEYORS
P.O. BOX 242
MILFORD, CT 06457
603.875.1456
TEL. 603-875-1179

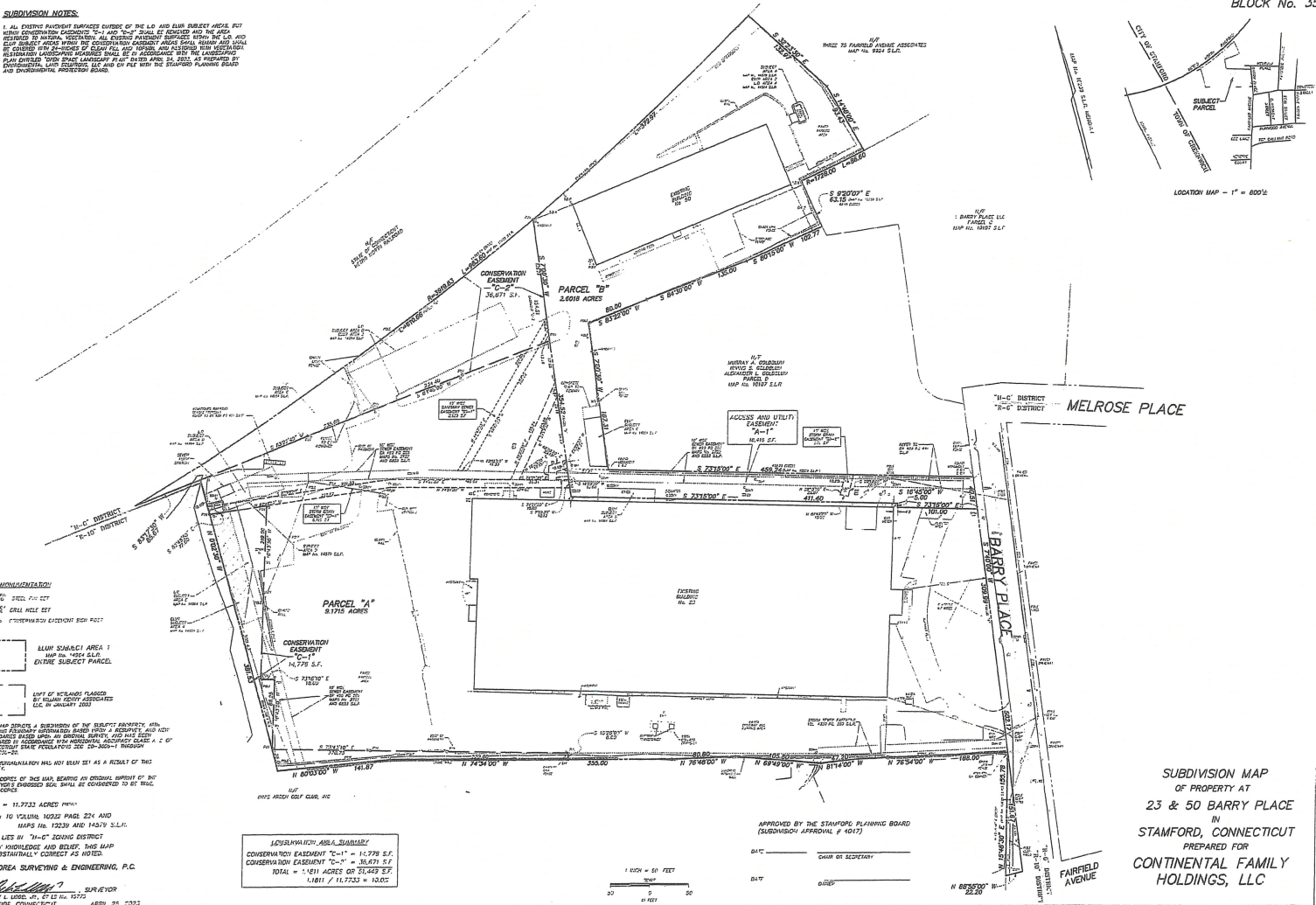
MP-446

MP-446

BLOCK No. 33

SUBDIVISION NOTES:

1. ALL EXISTING EASEMENTS, RIGHTS OF WAY, AND OTHER SUBJECT MATTER, INCLUDING CONSERVATION EASEMENTS "C-1" AND "C-2" SHALL BE SHOWN AND THE AREA THEREIN TO BE MAINTAINED. ALL EXISTING EASEMENTS SHALL BE MAINTAINED AND SHALL BE SHOWN AND THE AREA THEREIN TO BE MAINTAINED. ALL EXISTING EASEMENTS SHALL BE MAINTAINED AND SHALL BE SHOWN AND THE AREA THEREIN TO BE MAINTAINED. ALL EXISTING EASEMENTS SHALL BE MAINTAINED AND SHALL BE SHOWN AND THE AREA THEREIN TO BE MAINTAINED.



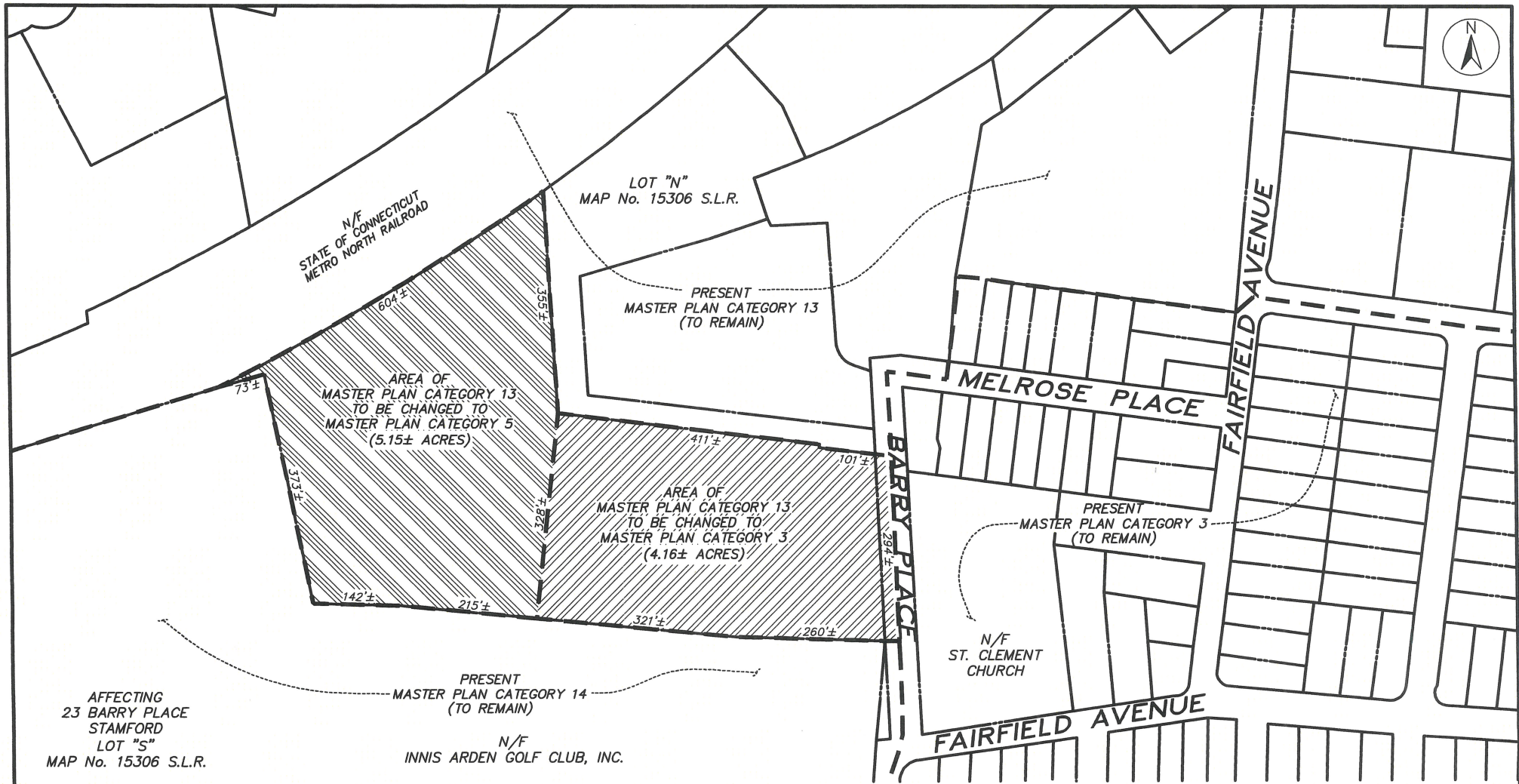
SUBDIVISION MAP
OF PROPERTY AT
23 & 50 BARRY PLACE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
CONTINENTAL FAMILY
HOLDINGS, LLC

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MAR 27 2024

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MP-446



AFFECTING
23 BARRY PLACE
STAMFORD
LOT "S"
MAP No. 15306 S.L.R.

23MK_MASTERPLAN_1.DWG (GLT)

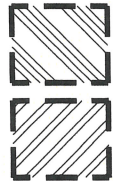
MARCH 14, 2024

D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779



AREA TO BE CHANGED FROM
MASTER PLAN CATEGORY 13 TO
MASTER PLAN CATEGORY 5

AREA TO BE CHANGED FROM
MASTER PLAN CATEGORY 13 TO
MASTER PLAN CATEGORY 3

RECEIVED

1 INCH = 150 FEET
SCALE



MAR 27 2024

PROPOSED REVISION OF
MASTER PLAN
AT
23 BARRY PLACE
STAMFORD, CONNECTICUT

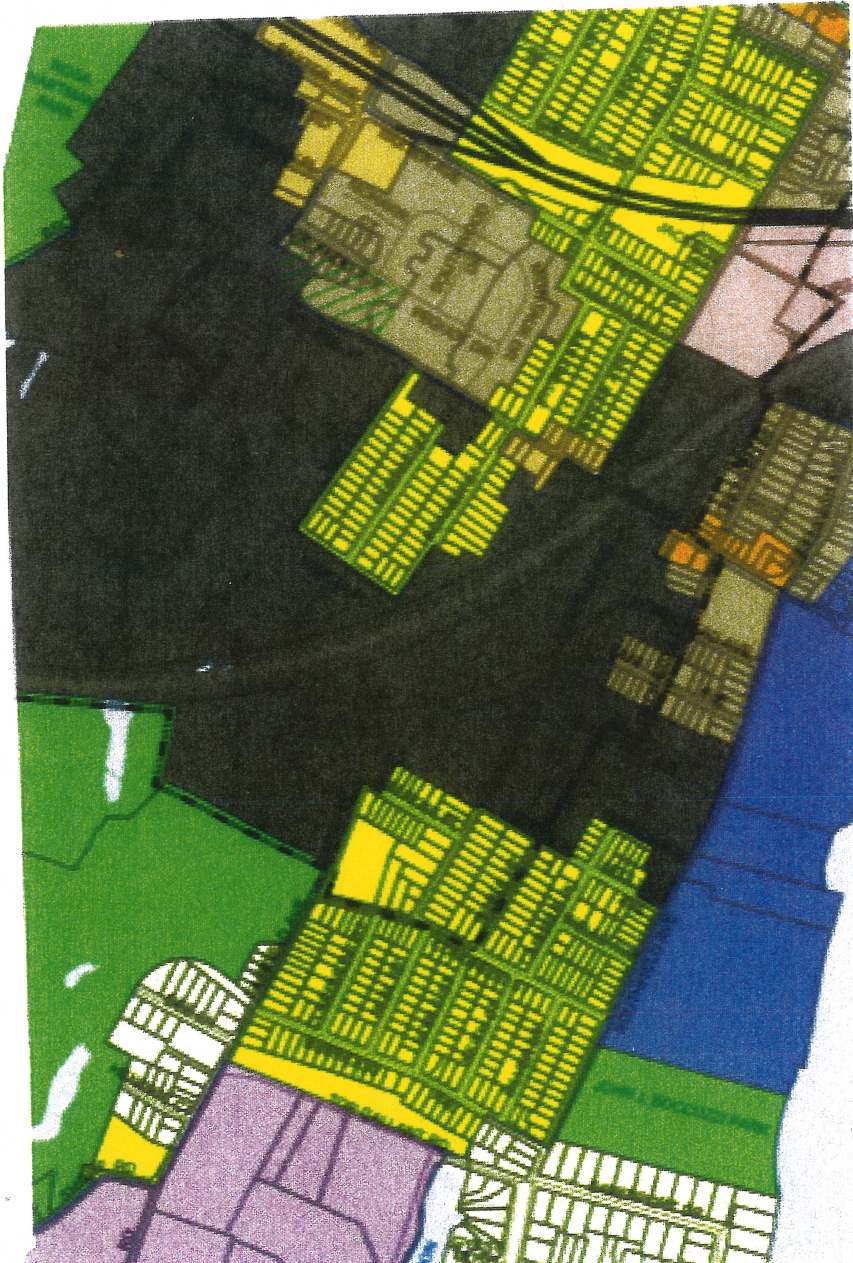
PLANNING BOARD

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MAR 27 2024

PLANNING BOARD





N/F
STATE OF CONNECTICUT
METRO NORTH RAILROAD

LOT "N"
MAP No. 15306 S.L.R.

PRESENT
MASTER PLAN CATEGORY 13
(TO REMAIN)

AREA OF
MASTER PLAN CATEGORY 13
TO BE CHANGED TO
MASTER PLAN CATEGORY 5
(5.15± ACRES)

AREA OF
MASTER PLAN CATEGORY 13
TO BE CHANGED TO
MASTER PLAN CATEGORY 3
(4.16± ACRES)

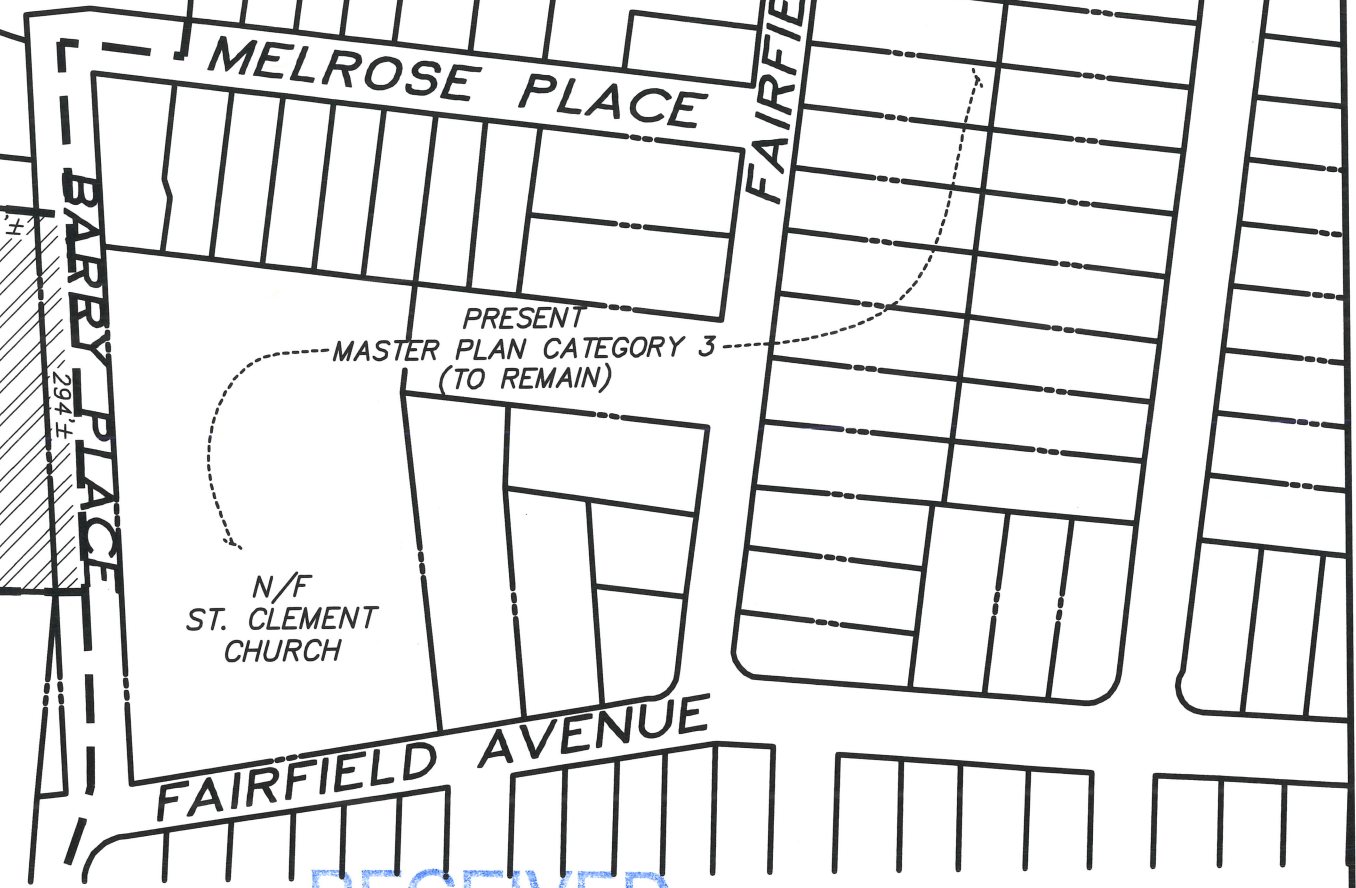
PRESENT
MASTER PLAN CATEGORY 3
(TO REMAIN)

N/F
ST. CLEMENT
CHURCH

PRESENT
MASTER PLAN CATEGORY 14
(TO REMAIN)

N/F
INNIS ARDEN GOLF CLUB, INC.

AFFECTING
23 BARRY PLACE
STAMFORD
LOT "S"
MAP No. 15306 S.L.R.



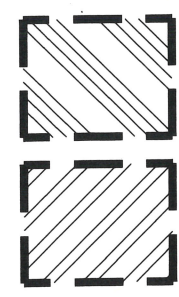
MARCH 14, 2024

D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

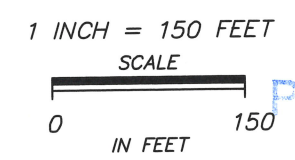
P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779



AREA TO BE CHANGED FROM
MASTER PLAN CATEGORY 13 TO
MASTER PLAN CATEGORY 5

AREA TO BE CHANGED FROM
MASTER PLAN CATEGORY 13 TO
MASTER PLAN CATEGORY 3



RECEIVED

MAR 27 2024

PLANNING BOARD

PROPOSED REVISION OF
MASTER PLAN
AT
23 BARRY PLACE
STAMFORD, CONNECTICUT

23AK_MASTERPLAN_1.DWG (GLT)