

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

April 19, 2024

RECEIVED

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

APR 19 2024

PLANNING BOARD

RE: Application 224-18-Continental Family Holdings LLC by Michael Cacace, c/o Cacace, Tusch & Santagata, 1111 Summer Street, Stamford, CT -Map Change –
Applicant is proposing to rezone 23 Barry Place from the current MG (Manufacturing, General) to the proposed RM-1(Multiple Family District-Low Density Design District) and R-MF (Multi-Family Residence Design District) zoning districts.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **May 24, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner



Attorneys at Law

1111 Summer Street
Stamford, Connecticut 06905

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

e.mail: MCACACE@LAWCTS.COM

March 26, 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

Stamford Zoning Board
888 Washington Boulevard
Stamford, CT 06901

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

Dear Members of the Stamford Zoning Board:

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

1. Application for Zoning Map Change;
2. A check for \$20,060.00;
3. Letter of Authorization;
4. Project Description;
5. Letter of support from Saint Clement's Church;
6. Legal description of Property;
7. Existing site photographs;
8. Prior Subdivision map;
9. Aerial photograph of the site;
10. Demonstration site plan showing potential development;
11. Proposed Revision of Zoning Map;
12. Existing Zoning Map; and
13. Zoning Comparison Chart.

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

Sincerely,

Michael J. Cacace

Enclosures



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

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

PRESENT ZONING DISTRICT: MG

PROPOSED ZONING DISTRICT: RM-1 and RM-F

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

See attached

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

NAME & ADDRESS	LOCATION
Continental Family Holdings, LLC	23 Barry Place Stamford, CT

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: N/A

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 Town Clerk of 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: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

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 contents thereof, before me.

Mark Santy Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Revised 04/30/20

The Land referred to herein below is situated in the County of Fairfield, State of Connecticut, and is described as follows:

All that certain tract, piece or parcel of land situate, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, said parcel being Lot "S" as depicted on a map entitled, "Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut Prepared for Continental Family Holdings, LLC," prepared by D'Andrea Surveying & Engineering, PC and dated May 8, 2023 and filed on the Stamford Land Records as Map No. 15306, said parcel being more particularly bounded and described as follows:

Beginning at the point formed by the intersection of the westerly street line of Barry Place with the division line between the parcel herein described and Lot "N" on the aforementioned map, then running along said westerly street line of Barry Place South 7°40'00" West, a distance of 461.66 feet, to the division line between the parcel herein described and land of Innis Arden Golf Club, Inc., now or formerly, then turning and running along said division line the following courses and distances:

North 88°55'00" West, a distance of 22.20 feet,
North 15°48'30" East, a distance of 155.78 feet,
North 76°54'00" West, a distance of 188.00 feet,
North 81°14'00" West, a distance of 47.20 feet,
North 69°49'00" West, a distance of 105.80 feet,
North 76°48'00" West, a distance of 80.80 feet,
North 74°34'00" West, a distance of 355.00 feet,
North 80°03'00" West, a distance of 141.87 feet,
North 0°02'30" West, a distance of 381.53 feet,
South 83°17'30" West, a distance of 85.67 feet

to the division line between the parcel herein described and land of the State of Connecticut, Metro North Railroad, now or formerly, then turning and running along said division line

an Arc distance of 610.66 feet along a circular curve to the left, having a radius of 3919.83 feet

to the division line between the parcel herein described and Lot "N" on the aforementioned map, then turning and running along said division line the following courses and distances:

South 7°00'30" West, a distance of 354.52 feet,
South 73°15'00" East, a distance of 411.40 feet,
South 16°45'00" West, a distance of 5.00 feet,
South 73°15'00 East, a distance of 101.00 feet

to the point or place of beginning, containing 9.1715 Acres, more or less.

Block 35

Tax Assessor

Acct #: 003-1399

PID: 11768

January 25, 2024

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

Re: Continental Family Holdings, LLC

23 Barry Place, Stamford, CT

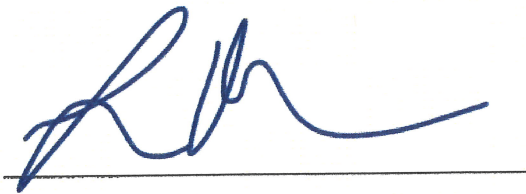
Dear Mr. Blessing:

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

PROJECT DESCRIPTION
ZONING MAP CHANGE PROPOSAL
23 BARRY PLACE, STAMFORD, CT

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 has submitted an application 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 the Master Plan application, the applicant files this application 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 Master Plan Category 3 and the proposed RM-1 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 (the proposed RM-5) 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

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,

A handwritten signature in black ink, appearing to read "Fr Carlos Rodrigues". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Fr. Carlos Rodrigues.

EXHIBIT A

The Land referred to herein below is situated in the County of Fairfield, State of Connecticut, and is described as follows:

All that certain tract, piece or parcel of land situate, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, said parcel being Lot "S" as depicted on a map entitled, "Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut Prepared for Continental Family Holdings, LLC," prepared by D'Andrea Surveying & Engineering, PC and dated May 8, 2023 and filed on the Stamford Land Records as Map No. 15306, said parcel being more particularly bounded and described as follows:

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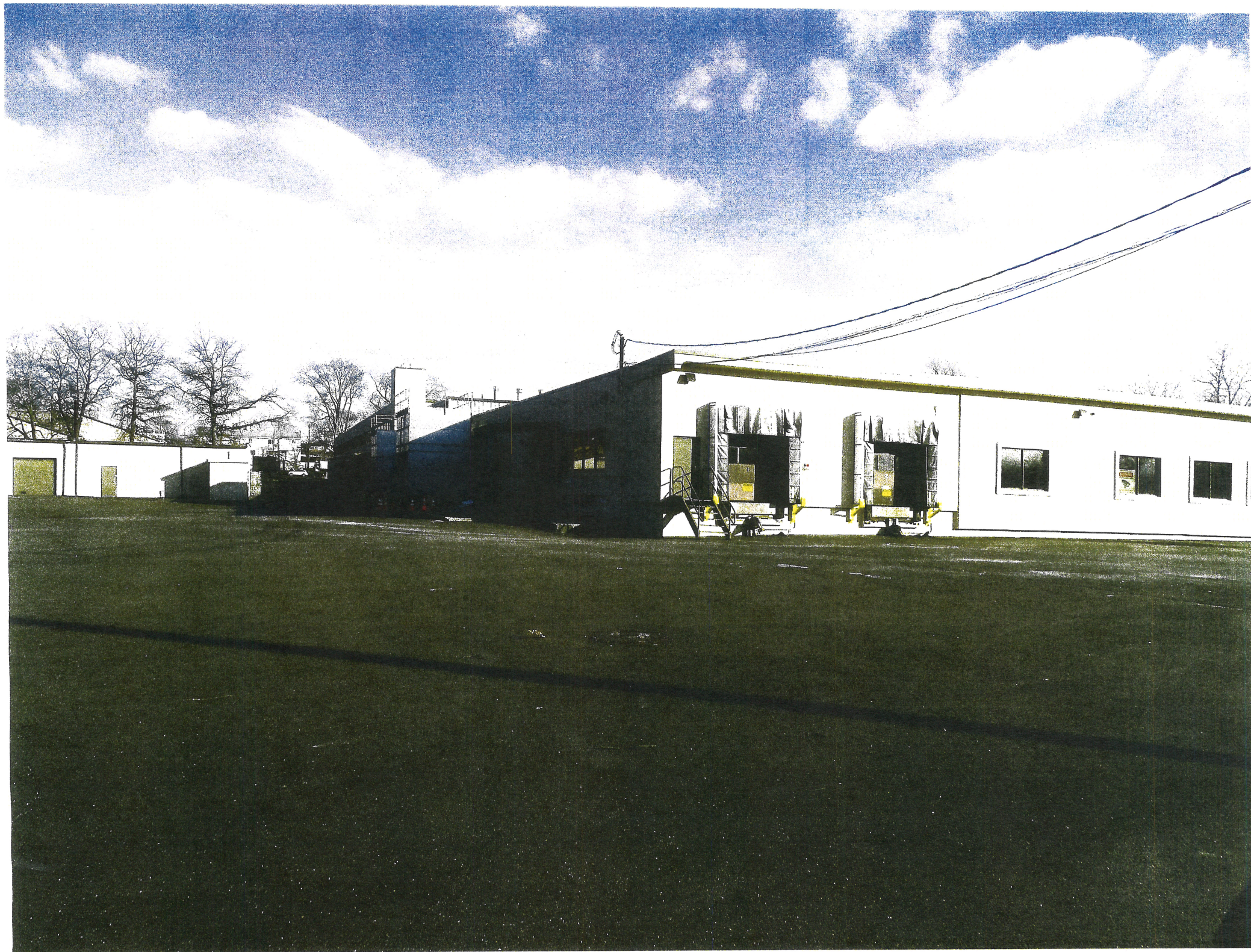
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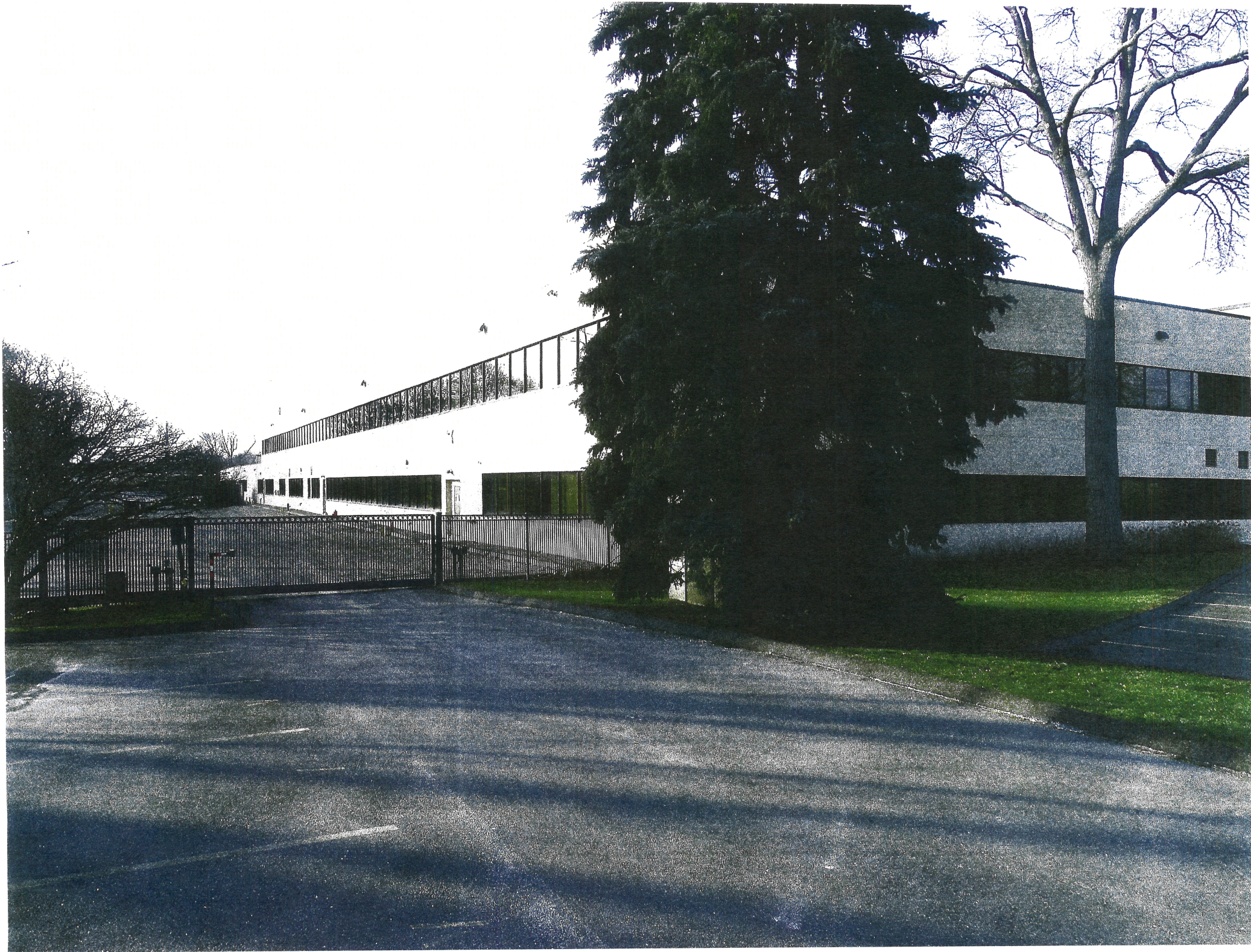
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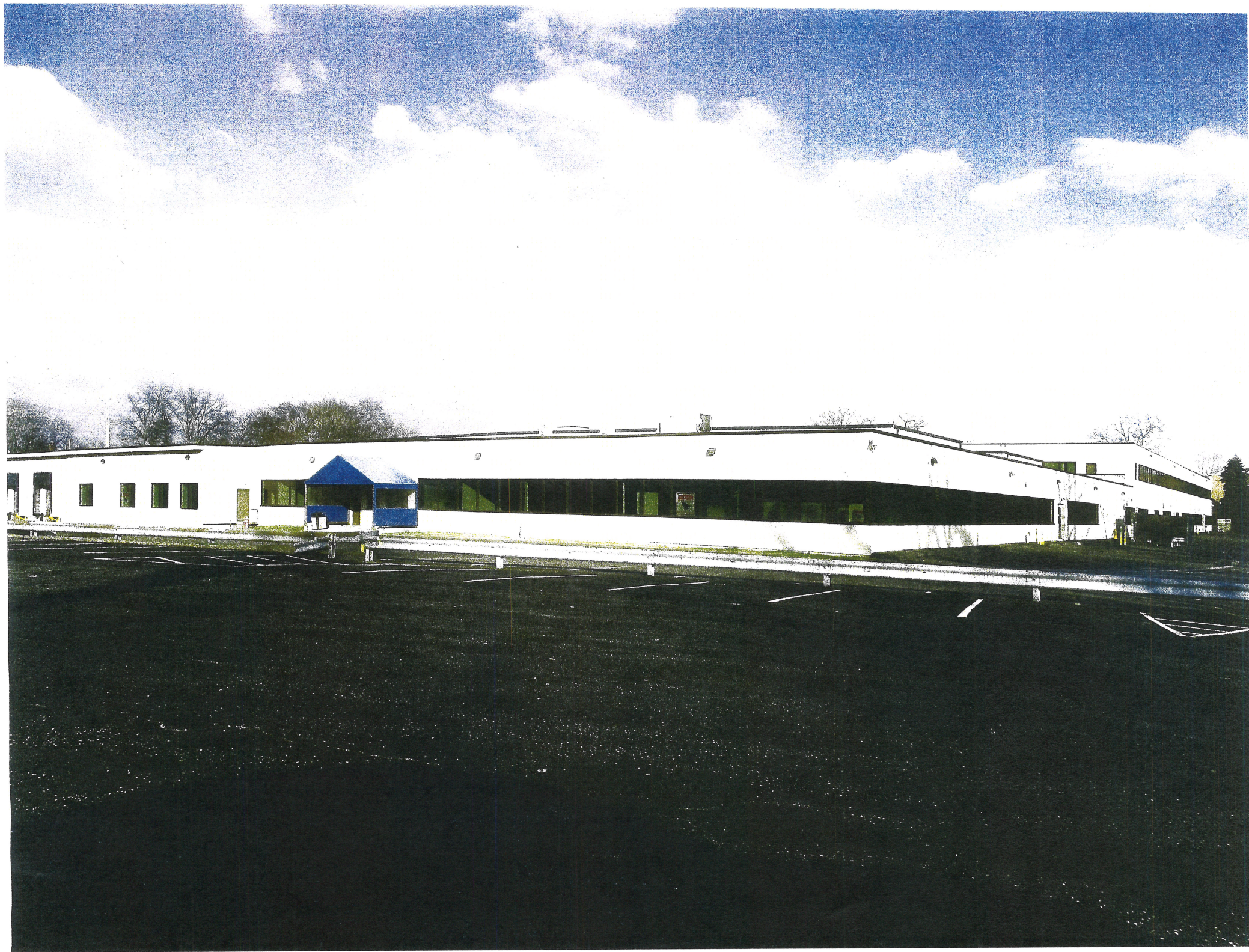
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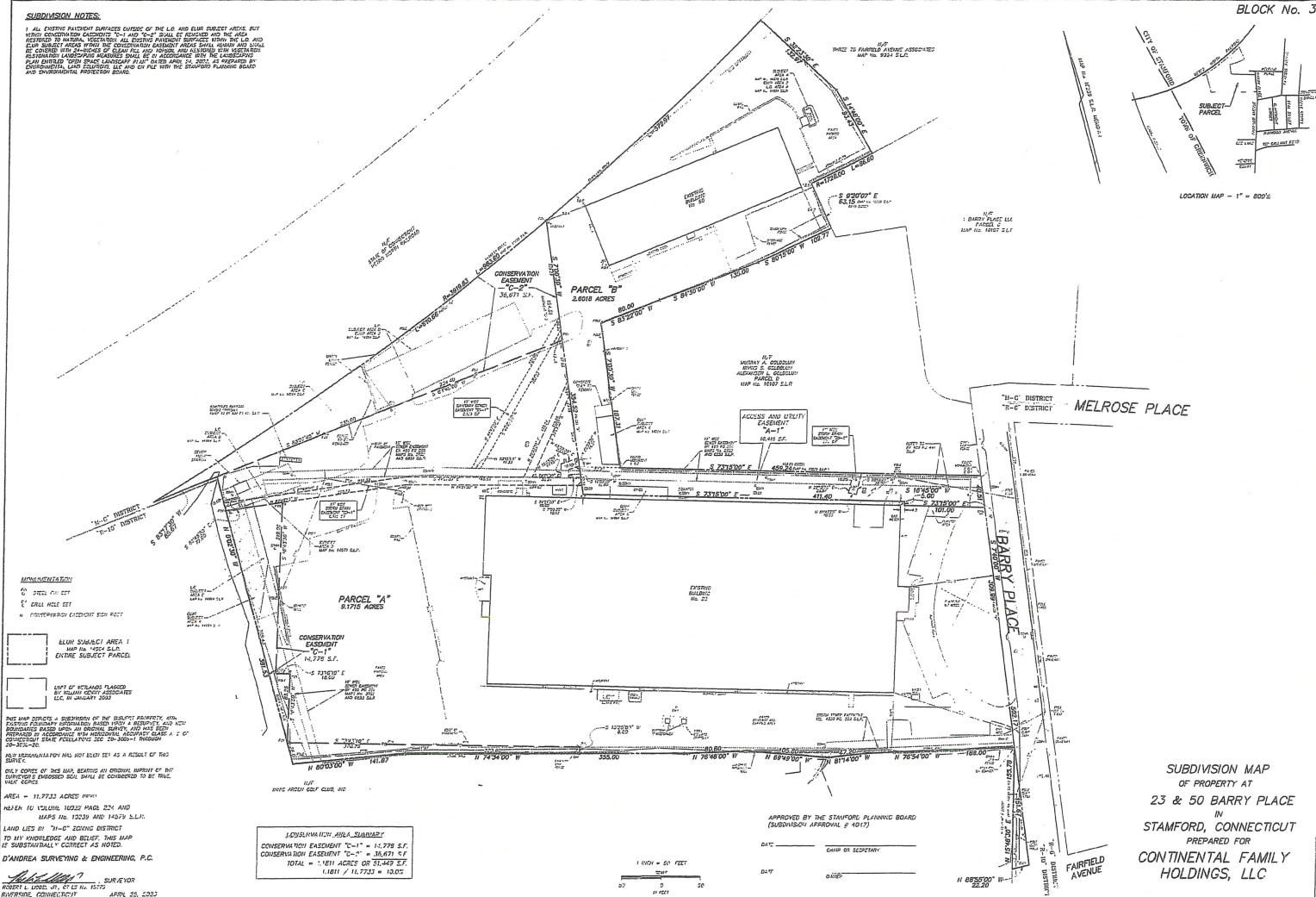


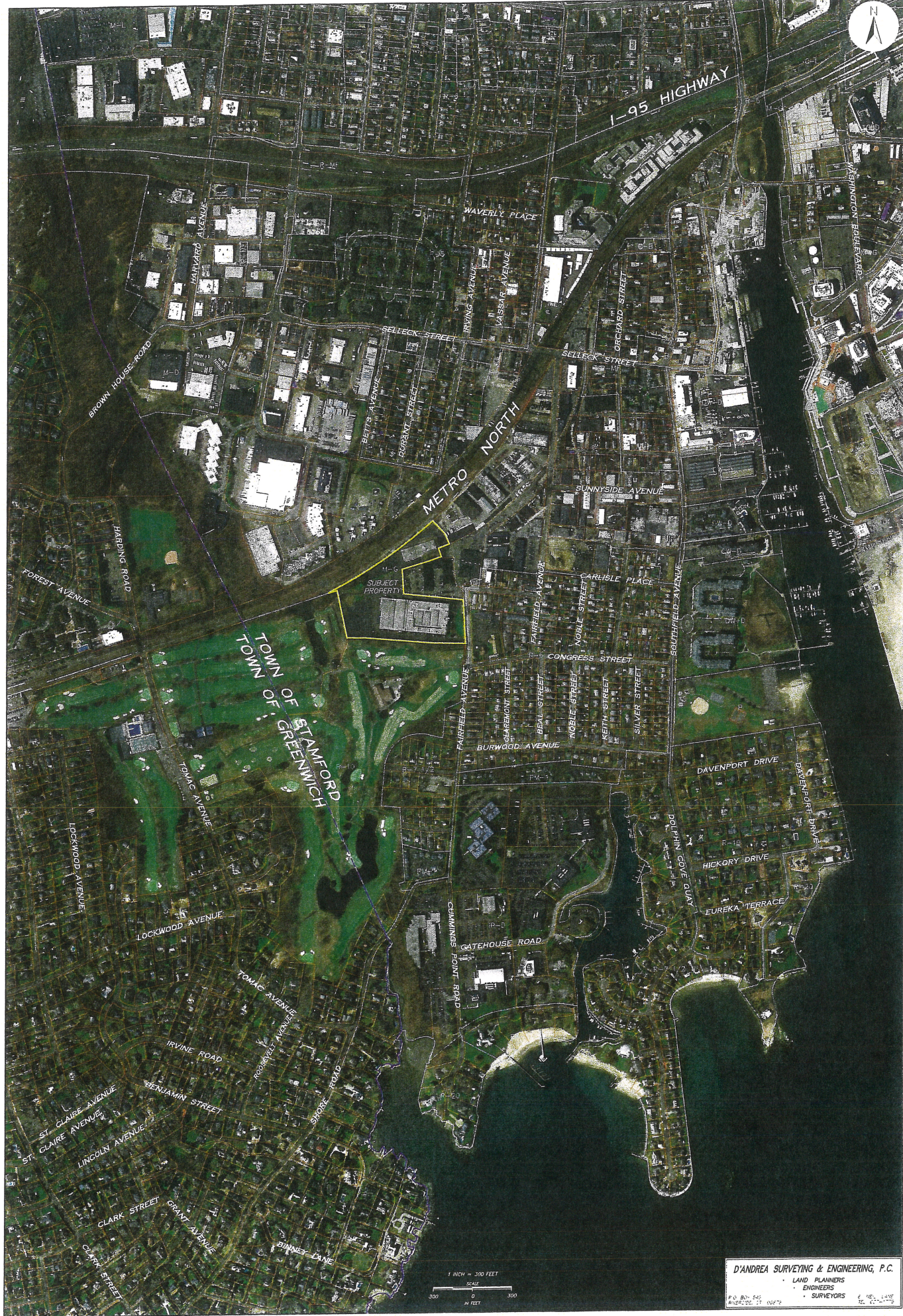




1. ALL EXISTING PAVEMENT SURFACES OUTSIDE OF THE L.O. AND EASE SUBJECT AREAS, BUT WITHIN CONVEYANCE OF THE "1" AND "2" SHALL BE GRADDED AND THE AREA RESTORED TO NATURAL VEGETATION. ALL EXISTING PAVEMENT SURFACES WITHIN THE L.O. AND EASE SUBJECT AREAS WHICH THE CONVEYANCE EASEMENT AREAS SHALL REMAIN AND SHALL BE COVERED WITH 2" THICKNESS OF CLEAN FILL AND TOPSOIL AND RESTORED WITH VEGETATION. THE CONVEYANCE EASEMENT AREAS SHALL BE COVERED WITH 2" THICKNESS OF CLEAN FILL AND TOPSOIL AND RESTORED WITH VEGETATION. THIS PLAN ENTITLED "OPEN SPACE LANDSCAPE PLAN" DATED APRIL 24, 2007, AS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC AND CH FILE WITH THE STAFFORD PLANNING BOARD AND ENVIRONMENTAL PROTECTION BOARD.

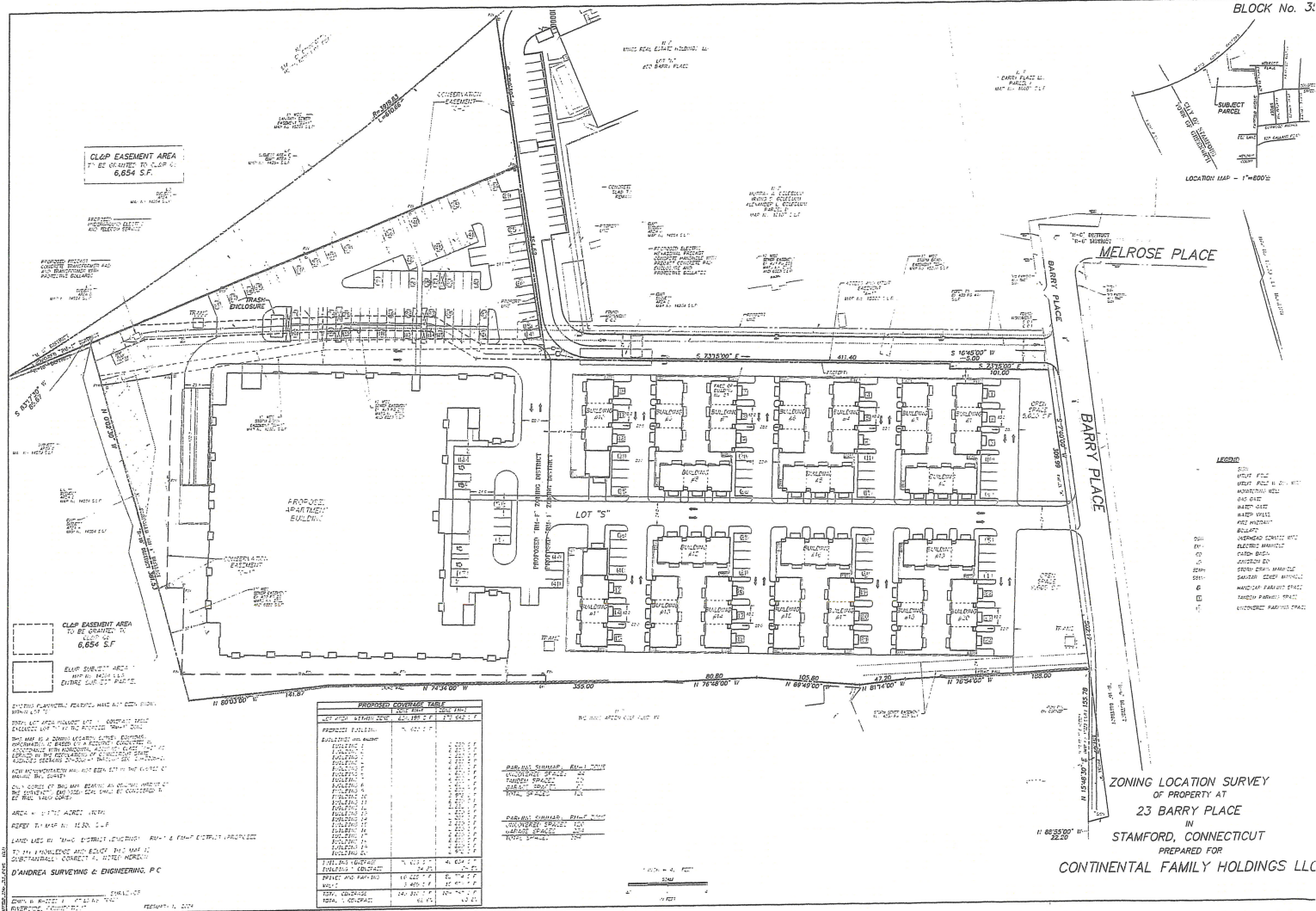
LOCATION MAP - 1" = 500'

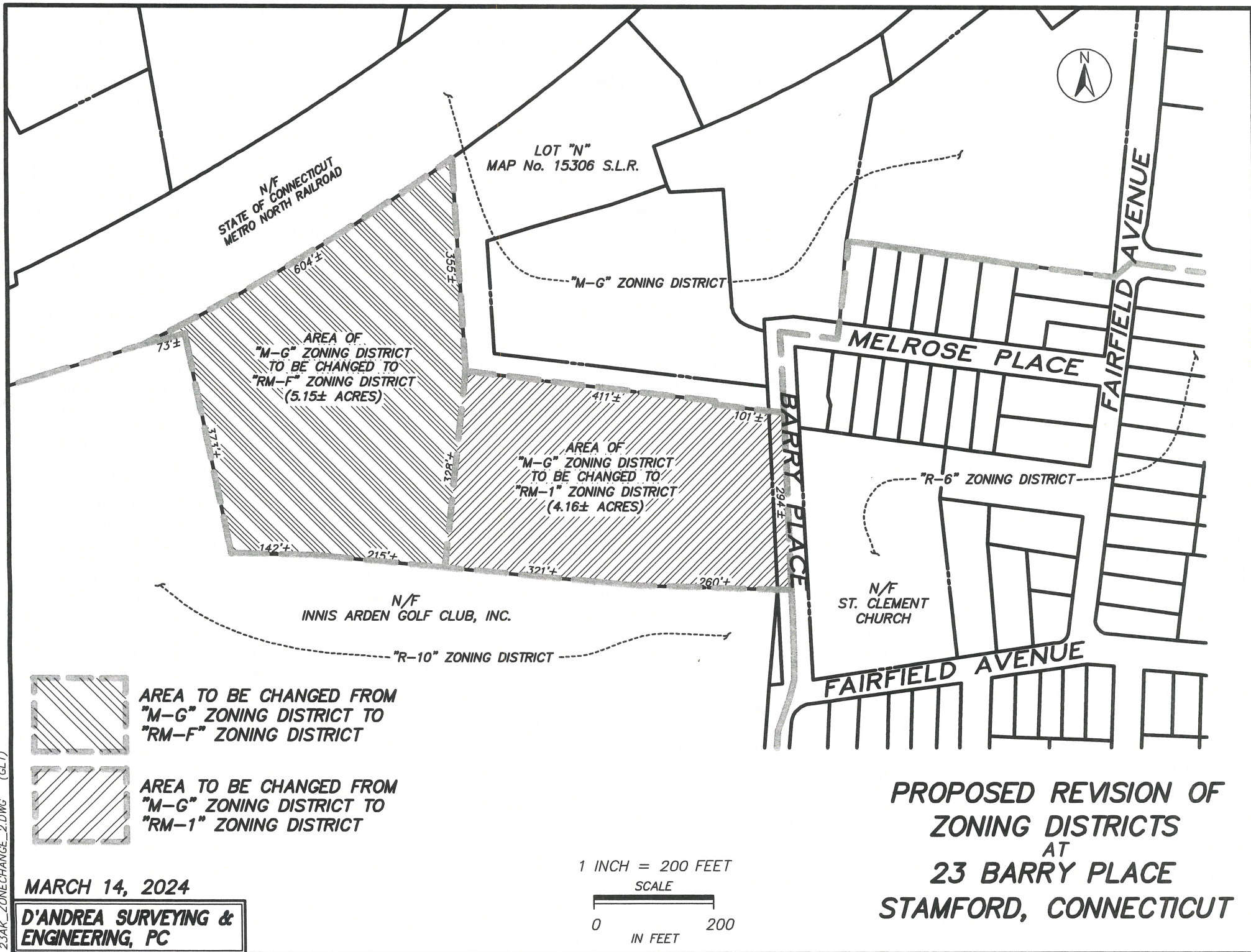




1 INCH = 300 FEET
SCALE
300 0 300
IN FEET

D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
SURVEYORS
P.O. BOX 845
STAMFORD, CT 06907
TEL: 203.341.1400
FAX: 203.341.1401

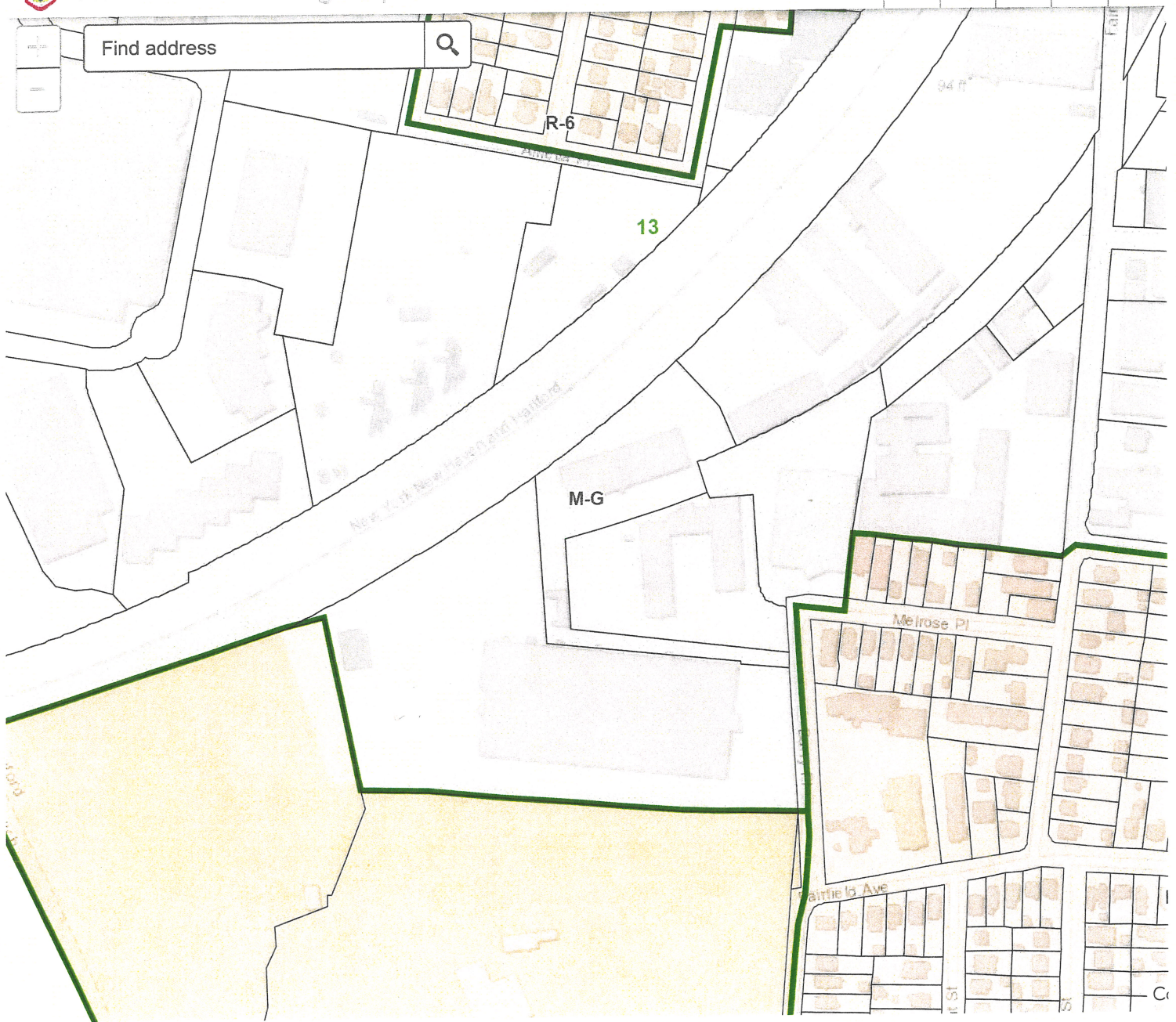






Stamford CT Zoning Map

Stamford website



Zoning Comparisons Chart

ZONING (1,3) DISTRICTS	MINIMUM SIZE OF PLOT			RESIDENTIAL DENSITY		BUILDING HEIGHT		BUILDING AREA	MINIMUM YARD DIMENSIONS				
	AREA (sf)	FRONTAGE (ft)	CIRCLE DIAM. (ft)	SF PER FAM.	MAX FAMILIES PER PLOT	STORIES	FEET	% LOT	FRONT		SIDE		REAR
									STREET LINE	STREET CENTER	ONE SIDE	BOTH SIDES	
RM-1 ⁽¹⁾	5000	50	-	3750	-	2 1/2	30	25	25	50	10	20	30
				See footnotes 17 & 22 to Appendix B									
									See footnote 18 to Appendix B				
RM-F	5000	50	-	2000	-	4	40	30	15	40	8	18	30
	20000	100	-	1500	-	4	40	35	15	40			30
								See footnote 16 to Appendix B			See footnote 3.3 to Appendix B		
M-G	4000	40	-			4	50	80	10	35	Not required but if provided, must be at least 4ft		15

23 Barry Place, Stamford, CT – Zoning Comparisons Chart

Zone Change from M-G to RM-F and RM-1¹

Standard ¹	M-G	RM-1	RM-F ¹
Min. Lot Area	4,000	5,000	20,000
Max Building Stories	4	2 1/2	4
Max Building Height	50'	30' (40')	40'
Max Building Area	80%	25% (27%)	35%
Residential Density	N/A	3750 sf per family	1500 sf per family
BMR Requirement	N/A	10%	10%
Front Setback	10' street 35' center street	25' street 50' center street	15' street 40' street center
Side Setback	0 (4' if provided)	10' one side 20' both sides	15'
Rear Setback	15'	30'	30'
Frontage	40'	50'	100'
Nonresidential Floor Area Ratio	1.0	0	0

Notes

1. Requirements based on subject property lot area of over 20,000 sf