

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: April 5, 2021
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Paul Adelberg, Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Commissioner Karp at 5:43 p.m.
2. Review and Approval of March 1, 2021 Meeting Minutes.

Commissioner Adelberg moved to approve March 1, 2021 Meeting Minutes.

Seconded by Commissioner Ortelli Unanimously Approved

3. Referral of – Application 221– 06 – Raymond Mazzeo (22-1st Corp), Stamford, CT – Text Change. Raymond Mazzeo, Redniss & Mead, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection with the understanding that the proposed text change will not affect the applicability of City storm water management requirements to future development proposals for the property discussed and that the HMC will review any future site development plans for the property discussed.

Seconded by Commissioner Ortelli Unanimously Approved

4. Referral of - Application 221- 07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT – Map Change. Raymond Mazzeo, Redniss & Mead, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection with the understanding that the proposed text change will not affect the applicability of City storm water management requirements to future development proposals for the property discussed and that the HMC will review any future site development plans for the property discussed.

Seconded by Commissioner Ortelli Unanimously Approved

5. Referral of CSPR 1105 – Jane Mattson Shapiro, 10 Top Gallant Road, Stamford, Ct. Proposing the re-installation of a generator and air conditioning units at proper elevation. Steve Shapiro, Applicant, was present to explain the project and answer the commissioners’ questions.

Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection with a comment that the expression of “no objection” should not be construed as a precedent for after-the-fact approval of noncompliant work in other instances.

Seconded by Commissioner Ortelli

Unanimously Approved

6. Referral of Applicant 221-05 Zoning Text Change 226-228 West Main Street LLC, Post road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Floor, Stamford, CT, Text Change. Bill Hennessey, Carmody Torrance Sandak Hennessey LLP, was present to explain the project and answer the commissioners’ questions.

Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection and to recommend that the Zoning Board consider applying a similar requirement for filing a general development plan with any requests for a zoning text and/or map change affecting the Harbor Management Area.

Seconded by Commissioner Ortelli

Unanimously Approved

7. Referral of CSPR 1106 – Marikap Properties LLC, 179 Ludlow Street, Stamford, CT. Proposing a 1-story warehouse addition along with site improvements. Ted Milone, Redniss & Mead, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the project should result in improved storm water conditions on the property and to recommend that the Zoning Board require proper maintenance of the proposed storm water management system as a condition of development approval.

Seconded by Commissioner Ortelli

Unanimously Approved

8. Referral of CSPR 1107 – Waldemar Nurczyk, 16 Andover Road, Stamford, CT. Applicant seeking to legalize a partial finish basement with a half bath. Mr. Nurczyk, applicant was present to explain the project and answer the commissioners’ questions.

Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection with a comment that the expression of “no objection” should not be construed as a precedent for after-the-fact approval of noncompliant work in other instances.

Seconded by Commissioner Ortelli

Unanimously Approved

9. Referral of CSPR 1108 – Nicoletta Righini, 48 Euclid Avenue, Stamford, CT. Applicant is seeking to convert a single family to a two family dwelling along with interior alterations. Ms. Righini, Applicant, was present to explain the project and answer the commissioners’ questions.

Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection

Seconded by Commissioner Ortelli

Unanimously Approved

10. Referral of CSPR 1109 – Bicoastal Holdings, LLC, 110 Davenport Drive, Stamford, CT. Applicant is seeking to construct an in ground swimming pool and modify the existing patios. Dan Wychulis, Applicant, was present to explain the project and answer the commissioners' questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed site improvements will decrease impervious surfaces on the applicant's property and thereby result in improved storm water conditions on the property.

Seconded by Commissioner Ortelli

Unanimously Approved

11. Referral of Application 221-10 – 237-241 Henry Street, LLC, 237-341 Henry Street, Stamford, CT, - Site and Architectural Plans and/or Requested Uses, Special Permit, Coastal Site Plan Review and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI). Applicant is requesting the approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 and construct seven attached condominium units in the rear of the property under the standards of Section 7.3.C. Peter Lakowski, Applicant, was present to explain the project and answer the commissioners' questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the project should result in improved storm water conditions on the property and to recommend that the Zoning Board require proper maintenance of the proposed storm water management system as a condition of development approval.

Seconded by Commissioner Ortelli

Unanimously Approved

12. Referral of CSPR 1110 – Jerry Wen Hao Feng, 216 Davenport Drive, Stamford, CT. Applicant is proposing to install a 3.5' x 32' gangway, a 5' x 6' landing float, a 12' x 8' dock, and (4) 12" diameter timber piles. A float frame will be installed to keep the float a minimum of 18" off the substrate. Jill Pietropaolo, Race Coastal Engineering, was present to explain the project and answer the commissioners' questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan. In addition, an inquiry will be made to the Land-Use Bureau to understand why the proposed project for a 4/40 dock is subject to coastal site plan review.

Seconded by Commissioner Ortelli

Unanimously Approved

13. Old Business:

- Consultant Steadman updated the commissioners on CHMA proposed amendment to CT Harbor Management Act and lobby effort.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts - Work in progress. No update
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. No update
- Regarding the previously tabled proposal by Sound Beach Landing, LLC, and Commissioner Karp reported the applicant has met with nearby property owners to discuss issues concerning the proposed project. Mr. Steadman reported that a Planning Board public hearing on the proposal has been scheduled for April 27; that he has had an informal discussion with a DEEP representative concerning public trust issues and navigation rights raised in the course of discussions concerning the proposal; and that he understands DEEP may be submitting comments to the Planning Board regarding the proposal. Following discussion, commissioners agreed to table further discussion until the regular HMC meeting and to request guidance from DEEP regarding the public trust and navigation issues.

14. New Business: None

15. Next scheduled meeting Monday, May 3, 2021 at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Ortelli

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
April 6, 2021