

December 23, 2022

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
VMathur@StamfordCT.gov

RE: 50 Barry Place

Dear Ms. Mathur,

On behalf of Wings Manager, LLC (“Wings”) and Continental Family Holdings, LLC (together, the “Applicants”), please find the attached application materials submitted in connection with the partial redevelopment of 50 Barry Place (the “Property”). The Property currently is owned by Continental Family Holdings, LLC. The Applicants simultaneously have filed an application with the Planning Board to subdivide the Property into two parcels (“Proposed Parcel A” and “Proposed Parcel B”). Our firm represents Wings, the contract purchaser of Proposed Parcel B, a 2.60-acre portion of the Property. In total, the Property is 11.77 acres. It is located in the General Industrial District (M-G) and Master Plan Category 13 (General Industrial).

The Applicants propose to build a 35,500± sf structure on Proposed Parcel B that will house an indoor ice rink. Wings, plans to operate youth ice hockey and youth figure skating clinics, educational programs, leagues, and tournaments at the venue. To facilitate this proposal, the Applicants request from the Zoning Board (1) site plan approval and (2) special permit approval of a large scale development.

In connection with the attached application, enclosed please find:

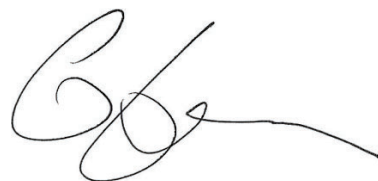
- Letters of Authority from the Applicants;
- Application fees in the amount of \$1,940, representing the application filing and public hearing fees;
- Twenty-one (21) copies of the following application forms and associated schedules:
 - Application for Site Plan Approval; and
 - Application for Special Permit Approval.

- Fourteen (14) full size copies and seven (7) half size copies of the following plans:
 - Architectural Plans prepared by Rogers McCagg, dated December 15, 2022, with the plan titles listed on Schedule A;
 - Civil Plans prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, with the plan titles listed on Schedule A;
 - Zoning Location Survey prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Zoning Location Survey”;
 - Average Grade Worksheet prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Proposed Grade Plane Plan;”
 - Subdivision Map Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Preliminary Subdivision Map;” and
 - Landscape Site Plan prepared by Environmental Land Solutions, LLC, dated December 14, 2022, with the plan titles listed on Schedule A.

- Twenty-one (21) copies of the following application materials and reports:
 - The First Submission of the City of Stamford Sustainability Scorecard for the enclosed Application;
 - Drainage Study Prepared by D’Andrea Surveying & Engineering, P.C., dated December 15, 2022, entitled “Engineering Summary Report;” and
 - Traffic Impact Study prepared by SLR, dated November 18, 2022, and entitled, “Traffic Impact Study.”

Please note that, given the Property’s location on the border of the Town of Greenwich, this application must be referred to Greenwich’s Town Clerk’s office. I have included an extra copy of this application and the required Certificate of Mailing for this purpose. As always, thank you for your time and attention regarding this matter. Please contact me should you have any questions.

Sincerely,



William J. Hennessey, Jr.

Enclosures.

cc: Development Team
R. Blessing