



INSTR # 2021010569
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 86

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on April 26, 2021 and May 3, 2021 Public Hearings were held by the ZONING BOARD on:

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).

Requesting the approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 and construction of seven attached condominium units in the rear of the property under the standards of Section 7.3.C. Property is located in the R-MF zoning district and within the CAM boundary.

Block: #86

Total Site Area: 0.2812 Acres

All THAT CERTAIN lot of land, with the buildings thereon, situated in the said City of Stamford and bounded:

- NORTHERLY: 24 (twenty-four) feet by Henry Street;
- EASTERLY: 200 (two-hundred) feet by land now or formerly of William D. Ginyard and Helen L. Ginyard;
- SOUTHERLY: 24 (twenty-four) feet by land now or formerly of Frank W. Sennet; and
- WESTERLY: 200 (two hundred) feet by land now or formerly of Alice Rich, land now or formerly of Mary Zaleski; and land now or formerly of Alex Trzenski and Josefa Trzenski

TOGETHER with an easement of way for all lawful purposes over and across a four (4) foot strip of land adjoining the premises hereby conveyed on the east, fronting four (4) feet on Henry Street and being eight-nine (89) feet seven (7) inches in depth, and subject to a like easement of way over and across a four (4) foot strip of land fronting four (4) feet on Henry Street and being eighty-nine (89) feet seven (7) inches in depth, being the Northeasterly portion of the premises above herein described.

ALL THAT CERTAIN lot of land, with the buildings thereon, situated in the said City of Stamford and bounded:

- NORTHERLY: 36 (thirty-six) feet, more or less, by Henry Street;
- EASTERLY: 200 (two hundred) feet by land now or formerly of Sarah I. McGarry;

SOUTHERLY: 36 (thirty-six) feet by land, more or less, by land now or formerly of Emilio Franco; and
WESTERLY: 200 (two hundred) feet by land now or formerly of Lorenzo H. VanWagener and Lilly M. VanWagener

TOGETHER with an easement of way for all lawful purposes over and across a four (4) foot strip of land adjoining the above described premises on the west, fronting four (4) feet on Henry Street and being eighty-nine (89) feet seven (7) inches in depth, and subject to a like easement of way over and across a four (4) foot strip of land fronting four (4) feet on Henry Street and being eight-nine (89) feet seven (7) inches in depth, being the Northwesterly portion of the premises.

And the land affected is owned by and located on the following Street:

NAME	STREET
Piotr Laskowski 106 Pine Hill Avenue Stamford, CT	237 Henry Street Stamford, CT
Pawel Laskowski 125 Joffre Avenue	237 Henry Street Stamford, CT

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at a special meeting held on May 3, 2021, and the regulations will now read as follows:

WHEREAS, the Zoning Board has reviewed applications 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) for the Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 and construction of seven attached condominium units in the rear of the property under the standards of Section 7.3.C. Property is located in the R-MF zoning district and within the CAM boundary.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on April 14, 2021 and April 21, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on April 13, 2021 and a Certificate of Mailing evidencing same was submitted into the record on April 14, 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on April 13, 2021 and photos and an affidavit evidencing same were submitted into the record on April 13, 2021.

WHEREAS, the Zoning Board conducted duly called public hearings April 26, 2021 and May 3, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public.

WHEREAS, the Applicant is seeking approval of Special Permits for:

- (a) bonus density of 1 unit
- (b) building coverage of 35% and
- (c) parking reduction pursuant to Section 7.3.C.1. to 1 spaces per unit..

WHEREAS, the Zoning Board makes the following special findings:

- a. Proposed use and site plan are compatible with and implement the objectives and policies of Stamford's Master Plan;
- b. Proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of R-MF zoning district, and will not impair the future development of the surrounding area;
- c. The proposed uses and site plan serve to critically reconstruct a significant historic structure and the loss of the structure would be detrimental to the neighborhood.

WHEREAS, the approved 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) are more particularly described in the following plans:

- Architectural Plans prepared by Elena Kalman, Architect

<u>Sheet#</u>	<u>Title/Description</u>	<u>Date</u>
A-1	Development Sketch	3/1/2021
A-2	Basement, First and Second Floor Plans	3/1/2021
A-3	Roof Plan and Building Sections	3/1/2021
A-4	237 Henry Street Elevations	3/1/2021
A-5	Elevations of Entire Development	3/1/2021
A-6	Schedules	3/1/2021
A-7	Section Details	3/1/2021

- Architectural Plans prepared by Aedifex Architecture & Construction Management

<u>Sheet#</u>	<u>Title/Description</u>	<u>Date</u>
A-0.01	Title Sheet/General Nites/Drawing Index	3/1/2021
A-0.02	Exterior Door & Window Schedule	3/1/2021
A-1.01	First Floor Plan	3/1/2021
A-1.02	Second Floor Plan	3/1/2021
A-1.03	Third Floor Plan	3/1/2021

A-1.04	Fourth Floor Plan	3/1/2021
A-1.05	Attic Plan	3/1/2021
A-1.06	Roof Plan	3/1/2021
A-2.00	Front (East) Elevation	3/1/2021
A-2.01	Rear (West) Elevation	3/1/2021
A-2.02	North & South Elevations	3/1/2021
A-3.01	Proposed Building Sections	3/1/2021
A-3.03	Typical Wall Section	3/1/2021
A-3.04	Typical Framing Details	3/1/2021
S-1.01	Foundation Plan	3/1/2021
SY-0.01	Proposed Site Plan	3/1/2021

- Landscaping Plan (LP.1) prepared by Environmental Land Solutions, LLC, dated 3/30/2021
- Plot Plan prepared by Edward J. Frattaroli, Inc. dated 2/2021
- Drainage Plan (Sheets 1 & 2) prepared by Fairfield County Engineering LLC, dated revised 3/25/2021
- Drainage Report prepared by Fairfield County Engineering LLC, dated revised 3/24/2021

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application 221-10 subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) (a) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.
(b) Prior to issuance of a Building Permit, the Applicant shall submit a revised landscape plan to show a vinyl privacy fence on the east, west and south side of the property.
- 2) Prior to issuance of a Building Permit, the Applicant shall post a bond or surety to assure completion of the historic preservation work in accordance with the approved Site and Architectural Plan. The amount of said surety shall be based on the cost of the proposed rehabilitation work, as determined by the Land Use Bureau and the Qualified Historic Preservation Expert.
- 3) Prior to the issuance of a Certificate of Occupancy and return of surety or bond, a Historic Preservation Easement, satisfactory to the Stamford Law Department and Land Use Bureau staff, shall be recorded on the City of Stamford Land Records.
- 4) Prior to the issuance of a Certificate of Occupancy and return of surety or bond, the Applicant shall submit a final written certification of historic rehabilitation by a qualified expert acceptable to the Zoning Board and which certification is subject to approval by Zoning Board staff.

- 5) Prior to the issuance of a Certificate of Occupancy, the Applicant shall install a brass dedication plaque on the front facade of the historic building listing the year of original construction and other pertinent information, subject to approval by Zoning Board staff.
- 6) Prior to issuance of a Building Permit, the Applicant shall comply with comments from Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspections as set forth in the memo dated March 23, 2021.
- 7) Prior to issuance of a Building Permit, the Applicant shall comply with comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau, dated April 30, 2021.
- 8) Prior to issuance of a Building Permit, the Applicant shall comply with comments from Fire Marshall Walter Seely as set forth in an email dated February 22, 2021.
- 9) Prior to issuance of a Building Permit, the Applicant shall comply with comments from Rick Talamelli, Executive Director, Environmental Protection Board as set forth in a memo dated April 12, 2021.
- 10) Applicant shall comply with the memo from HPAC dated April 8, 2021.
- 11) Prior to issuance of a Building Permit, Applicant shall satisfy the Building Department's comments set forth in the memo from Bharat Gami dated April 5, 2021.

STANDARD CONDITIONS:

- 12) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 13) No mechanical equipment shall be installed within view of any public street without prior approval of the Zoning Board staff.
- 14) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.

- 15) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
- 16) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 17) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 18) Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.
- 19) Prior to the release of surety, transfer of title and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 20) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 21) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 22) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.
- 23) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 24) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: May 18, 2021

DAVID STEIN, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 19th day of May, 2021