

Stamford Harbor Management Commission (SHMC) - Applications Review Committee Minutes Draft

Date: May 6, 2024  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Chairman Sam Abernethy; Damian Ortelli, and Paul Adelberg; Consultant Geoff Steadman; and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Abernethy at approximately 5:32 p.m.
2. Review and Approval of April 1, 2024, Meeting Minutes.

**Commissioner Adelberg moved to approve April 1, 2024, Meeting Minutes.  
Seconded by Commissioner Karp Unanimously Approved**

Committee Chairman Abernethy began with a previous application, Item 9:

9. Referral of CSPR 1188 – Radek Srednicki, 23 Perry Street, Stamford, CT. Proposing a third-floor addition to an existing building and a new 4-story addition to the rear of the existing building for a total of 5 residential units and a commercial space. Property located within the CAM boundary. Keith Werner, Ahneman Kirby LLC, applicant's representative, was present to discuss the project and answer the commissioners' questions. A proposal by the applicant was reviewed last month with the understanding that project plans required revision based on comments from the Engineering Department and then resubmittal to the Zoning Board in a new application. As a result, the SHMC could not make a favorable recommendation on the previously submitted plans. Then revised plans have been received. The applicant's representative informed the commissioners that the previous application was revised and a new application was not required. There was discussion concerning storm water runoff.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.  
Seconded by Commissioner Adelberg Unanimously Approved**

3. Referral of CSPR 1192 – Byron Yanes, 20 Chesterfield Road, Stamford, CT. The applicant is proposing a two story two car attached garage, small addition, and interior renovations. Property is located within the CAM boundary. Byron Yanes, applicant, was present to discuss the project and answer the commission's questions.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.  
Seconded by Commissioner Adelberg Unanimously Approved**

4. Referral of CSPR 1194 – Catherine Galvin, 49 Sea Beach Drive, Stamford, CT. The applicant is proposing to construct an inground pool, associated pool equipment, inground spa, patio, gas-fire pit, and outdoor kitchen and legalize generator. Property is located within the CAM boundary. Katie Wagner, applicant’s representative, was present to discuss the project and answer the commission's questions.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

5. Referral of CSPR 1195 – Alexander Harris, 40 Ocean Drive East, Stamford, CT. The applicant is proposing a partial 2.5 story addition and a 2<sup>nd</sup> floor addition over the existing footprint. Property is located within the CAM boundary. Katie Wagner, applicant’s representative, was present to discuss the project and answer the commission's questions.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

6. Referral of CSPR 1196 – Nancy Lovas on behalf of Jerry Feng & Tao Yu, 216 Davenport Drive, Stamford, CT. The applicant is proposing to raise existing equipment pad and replace existing AC condensers. Property is located within the CAM boundary. Nancy Lovas, applicant’s representative, was present to discuss the project and answer the commission's questions.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project will reduce the vulnerability of existing development to coastal flood hazards.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

7. Application 224-13 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Text Change.

**Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection insofar as the proposed text changes are not expected to have significant impacts on the Harbor Management Area.**

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

8. Referral of Application 224-05 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT – Text Change. Public hearing April 29, 2024.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of the proposed amendments inconsistent with the Harbor Management Plan insofar as proposed text revisions appear to delete previously proposed sections intended to protect natural environment, including the natural environment of Long Island Sound, and to inform the Zoning Board that the SHMC is not able to make a favorable recommendation regarding the proposed text amendments at this time.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

**10. Old Business:**

- No new update on the commissioners on the initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Chart.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Chart: drafts of the updated flow chart was distributed to the commissioners prior to the meeting and discussed.

**Commissioner Ortelli made a motion to provide the updated flow charts to the SHMC at this time for review and subsequent adoption at the June 2024 SHMC meeting.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

11. **New Business:** Commissioner Ortelli discussed the Ribbon Cutting boat ramp ceremony.

12. **Next scheduled meeting Monday, June 3, 2024, at 5:30 p.m.**

**Commissioner Adelberg made a motion to adjourn.**

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
May 7, 2024