



CITY OF STAMFORD, CONNECTICUT  
**STAMFORD HARBOR MANAGEMENT &  
SHELLFISH COMMISSION**

Re-Scheduled SHMC meeting on 05/28/2024 via Zoom; called to order at 7:00 PM - Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners: Sam Abernethy, Paul Adelberg (arrived 7:03 p.m.); Robert Karp; Mike Pensiero; Russ Hollander, Alternate.

Staff: Frank Baldassare, Marina COS; Geoff Steadman, Consultant (arrived at 7:03 p.m.); Yale Greenman, Harbor Master (arrived 7:02 p.m.); and Maria Vazquez-Goncalves, Recorder.

Absent: Commissioners Ray Redniss, William Malloy III; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Frank Fumega, Deputy Harbor Master;; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

**1. Review & Approval of Meeting Minutes:**

- **Commissioner Hollander moved to approve April 16, 2024, minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**2. Chairman's Report:**

- a. Amistad Visit: Vessel will be returning to Stamford Harbor in May for educational programs with the Stamford Public Schools. Amistad will dock first at Harbor Point Marina and then Safe Harbor Yacht Haven.
- b. Report on the very successful and enjoyable Bob Strada Memorial Bench unveiling on Saturday, April 27, 2024.
- c. Report on the West Beach Boat Ramp Ribbon Cutting Ceremony, Thursday, May 2, 2024, 11 a.m.
- d. Report from Stamford Harbor Boat Ramp Feasibility Study kick off meeting held with RACE Coastal Engineers on May 7, 2024 and site visit the week of May 13, 2024.
- e. Stamford Lighthouse Fundraiser on Friday, June 7, 2024, 7 pm.-10 p.m. at Ponus Yacht Club, tickets are \$100.
- f. Stamford Hurricane Barrier: significant discussion concerning impacts on navigation and commercial and recreational users during anticipated closure of gate for repairs now planned by Corps of Engineers in 2026, and need to mitigate those impacts. HMC to have important role in regulatory review process.

### **3. Committee Reports:**

**Applications Review Committee (ARC):** Commissioner Abernethy

**Seconded by Commissioner Karp**

**Unanimously Approved**

#### **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. 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. Revised plans have since been received. The applicant's representative had informed the commissioners that the previous application was revised and a new application was not required. There was discussion concerning storm water runoff.

**Commissioner Adelberg moved to accept the ARC recommendation 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 Pensiero**

**Unanimously Approved**

**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.

**Commissioner Adelberg moved to accept the ARC recommendation 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 Karp**

**Unanimously Approved**

#### **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 building footprint. Property is located within the CAM boundary.

**Commissioner Adelberg moved to accept the ARC recommendation 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 Pensiero**

**Unanimously Approved**

**Referral of CSPR 1194 – Catherine Galvin, 49 Sea Beach Drive, Stamford, CT.** The applicant is proposing to construct an in-ground pool with associated pool equipment,

inground spa, patio, gas fire-pit, and outdoor kitchen and to legalize existing generator. Property is located within the CAM boundary.

**Commissioner Adelberg moved to accept the ARC recommendation 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 Karp**

**Unanimously Approved**

**Referral of CSPR 1196 – Nancy Lovas on behalf of Jerry Feng & Tao Yu, 216**

**Davenport Drive, Stamford, CT.** The applicant is proposing to raise the existing equipment pad and replace existing AC condensers. Property is located within the CAM boundary.

**Commissioner Adelberg moved to accept the ARC recommendation 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 Karp**

**Unanimously Approved**

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

**Commissioner Adelberg moved to accept the ARC recommendation of no objection insofar as the proposed text changes are not expected to have significant impacts on the Harbor Management Area.**

**Seconded by Commissioner Pensiero**

**Unanimously Approved**

**Application 224-05 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT.** Text change. ARC reviewed and recommended a finding of inconsistency with the Harbor Management Plan insofar as proposed text revisions appear to delete previously proposed sections intended to protect the natural environment, including the natural environment of Long Island Sound. HMC has learned that Public Hearing was held April 29, 2024 and application was approved. No action is taken tonight. HMC will ask Land Use Bureau for additional information.

Next scheduled ARC meeting is Monday, June 3, 2024, at 5:30 p.m.

**Marina & Safety Committee:** Commissioner Hollander

- a. Commissioner Hollander discussed zoom meeting with RACE Coastal Engineering on May 7, 2024.
- b. Commissioner Hollander discussed his meeting with Gary Kalan regarding Stamford Lighthouse matters on May 14, 2024.
- c. Commissioner Hollander discussed his email exchange with Bill Napolitano, Gloria Montoya, Kevin Murray and Bob Karp: Bill Krasnor's request for an undated boat launch day pass. Further discussion ensued.
- d. Discussion on the conversation with Steve Sternberg from RACE Coastal Engineering on May 17, 2024, re: Stamford Harbor Boat Ramp Feasibility Study; Kosciusko & Czekik Park ramp opportunities; opportunities on south side of hurricane barrier; and vessel traffic

concerns south of the hurricane barrier.

#### **4. Staff Reports:**

##### **Financial:**

- Mr. Baldassare reported on the revenue and expenses of the SHMC and ending balance as of 4/30/24 of \$264,408.90.
- Discussion regarding Cove Marina; anticipated shut-down to begin October 6, 2024 with dredging to begin after that date. New docks and pilings to be installed for 2025 boating season.

##### **Harbor Master:**

- Harbor Master Greenman discussed the harbor boat and items in need of repair and to be purchased from West Marine; invoices to be submitted to Frank Baldassare for payment.

#### **5. Old Business:**

- a. No update on Harbor User Fees.
- b. CHMA/Bill Status Report.
- c. Update on the Cove Island Marina.
- d. Consultant Steadman reported on matters concerning Harbor Management Plan review and the updated flow charts outlining the harbor management review process concerning DEEP permits and coastal site plan reviews. Also discussion on need and opportunities for HMC to assess economic and other impacts of anticipated extended closure of hurricane barrier gate during planned repairs and recommend mitigation/compensation to address those impacts.

#### **6. New Business: None**

#### **7. Public Participation: None**

#### **8. Next Scheduled Meeting: Tuesday, June 18, 2024, at 6:30 p.m.**

#### **9. Adjournment.**

- **Commissioner Adelberg made a motion to adjourn at 9:31 p.m.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

cc: Mayor Caroline Simmons; Director Matthew Quinones; Director Louis DeRubeis; Samuel Abernethy; Paul Adelberg; Frank Baldassarre; Russ Hollander; Robert Karp; William Malloy Jr.; Kevin Murray; Sergeant Kevin Fitzgibbon; Dr. Damian Ortelli; Michael Pensiero; Ray Redniss; Anthony Rubino; Tracy Donoghue-Board of Finance; Richard Warren; Board of Representatives-Post; Town Clerk-Post; Building Manager-Post; Harbor Master.