



City of Stamford
Planning Board • Land Use Bureau
Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
Phone: (203) 977-4076 • Fax: (203) 977-4100

APPLICATION FOR AN AMENDMENT OF THE STAMFORD MASTER PLAN

Complete, notarize and forward twelve (12) copies to Clerk of the Planning Board with a \$1,000.00 Public Hearing Fee and the requested application filing fee (see Fee Schedule below) payable to the City of Stamford. NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.

Fee Schedule:

Table with 2 columns: Description of change and Fee. Includes Master Plan Text Change (\$1,000.00), Master Plan Map Change - one (1) Acre or Less (\$ 500.00), and Master Plan Map Change - one (1) Acre or More (\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre).

APPLICANT NAME(S): Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT 06901

APPLICANT PHONE#: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S): 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29 and 39 Woodland Avenue; 796 Atlantic Street and Parcels C1 and C2 in the Harbor Point Planned Unit Development COMMUNITY

PROPOSED CHANGE: Categories 4, 6 and 9 to Categories 5 and 9

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If YES, notification must be sent to the Town Clerk of the neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT THIS 9th DAY OF October, 2018

SIGNED: [Signature of William J. Hennessey]

NOTE: An application cannot be scheduled for a Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If the applicant wishes to withdraw the application, please notify the Planning Board at least three (3) days prior to the Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss:) Stamford October 9, 2018

COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey signer of the foregoing Application, who made oath to the truth of the content hereof, before me

[Signature of Lisa L. Feinberg]
Notary Public - Commissioner of the Superior Court Lisa L. Feinberg
Commission Expires:

FOR OFFICE USE ONLY

APPL. # MP-432

Received in the office of the Planning Board:

By:



INSTR # 2018018316 VOL 12041 PG 118 RECD 10/24/2018 03:38:49 PM
LYDA RUIJTER CITY & TOWN CLERK STAMFORD CT
BLOCK 87

BLOCK 87

WOODLAND AVENUE
LAND USE CATEGORY 6

WOODLAND AVENUE

LUDLOW STREET

LAND USE CATEGORY 4

EXISTING CATEGORY 6
CHANGE TO CATEGORY 9

EXISTING CATEGORY 6
CHANGE TO CATEGORY 5

EXISTING CATEGORY 4
CHANGE TO CATEGORY 9

EXISTING CATEGORY 4
CHANGE TO CATEGORY 5

WOODLAND PLACE

EXISTING CATEGORY 9
CHANGE TO CATEGORY 5

LAND USE CATEGORY 4

LAND USE CATEGORY 4

LAND USE CATEGORY 9

LAND USE CATEGORY 4

LAND USE CATEGORY 9

LAND USE CATEGORY 9

LAND USE CATEGORY 9

LAND USE CATEGORY 9

LAND USE CATEGORY 9

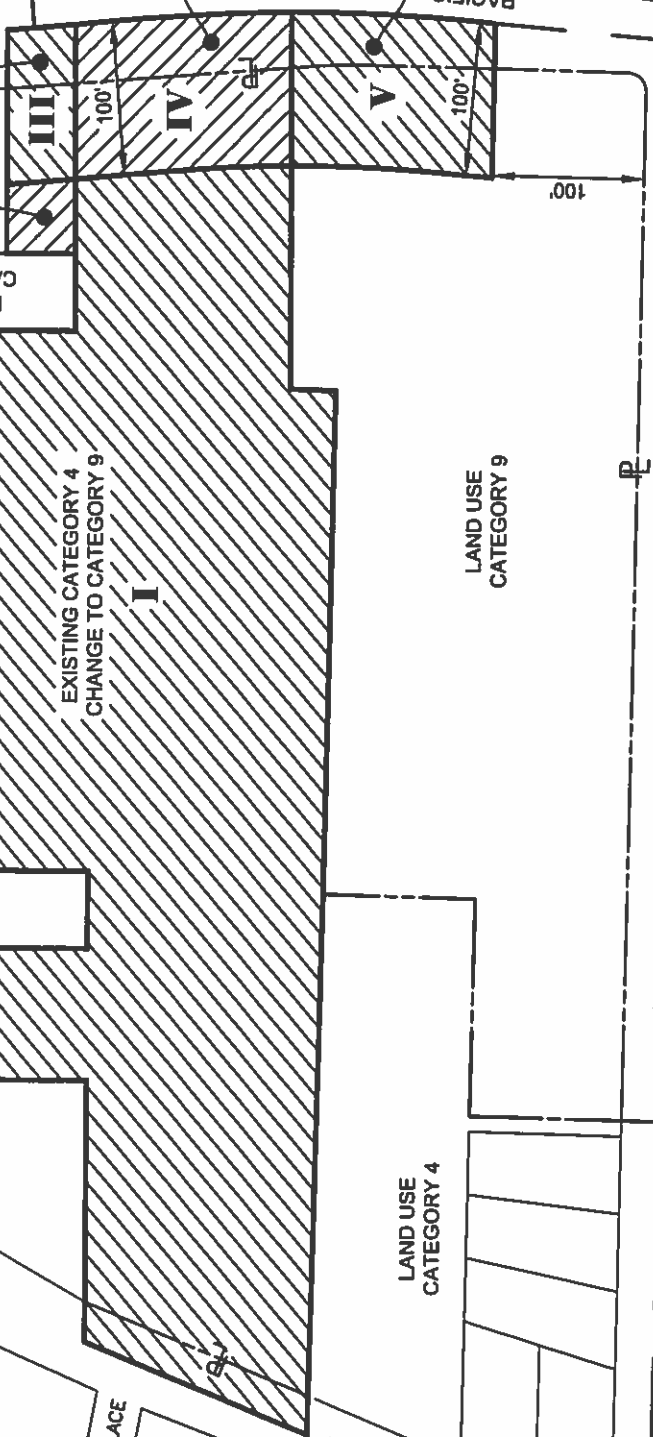


EXHIBIT
DEPICTING

EXISTING LAND IN CATEGORIES 4, 6 AND 9
TO BE CHANGED TO
CATEGORIES 5 AND 9

REDNISS
& MEAD

COMM. NO.: 6546HP-1-217 DATE: 10/23/2018 SCALE: 1"=120'

Master Plan Category Change – Area Descriptions

Area I - Land to be changed from Category 4 to Category 9:

Block #: 87

Area: 4.54± Acres (197,663± SF)

Description:

Northerly: 168'± by Atlantic Street and by land n/f of Estate of Joseph Antoni Pawlik, each in part;
Westerly: 182'± by said Estate of Joseph Antoni Pawlik and by Woodland Avenue, each in part;
Northerly: 85'± by the centerline of said Woodland Avenue;
Easterly: 182'± by land n/f of Neighborhood Housing Services of Stamford, Inc.;
Northerly: 50'± by said Neighborhood Housing Services of Stamford, Inc.;
Westerly: 182'± by said Neighborhood Housing Services of Stamford, Inc. and said Woodland Avenue;
each in part;
Northerly: 350'± by the centerline of Woodland Avenue;
Easterly: 171'± by said Woodland Avenue and by land n/f of Katchko Properties, LLC, each in part;
Northerly: 99'± by said Katchko Properties, LLC and by land n/f of Woodland Pacific, LLC, each in part;
Easterly: 141'± by land n/f of Woodland Pacific, LLC;
Southerly: 145'± by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2);
Easterly: 29'± by said Walter Wheeler Drive SPE, LLC (Unit C2);
Southerly: 674'± by said Walter Wheeler Drive SPE, LLC (Unit C2), by land n/f of Special District Unit
(SDU#1), by land n/f of Walter Wheeler Drive SPE, LLC, (Unit C1), by land n/f of Holy Name
Athletic Club Inc., and by Atlantic Street, each in part; and
Westerly: 157'± by the centerline of said Atlantic Street.

Area II - Land to be changed from Category 6 to Category 9:

Block #: 87

Area: 0.05± Acres 2,098± SF

Description:

Northerly: 45'± by land n/f of Carmelo Tomas, et al;
Easterly: 45'± by n/f of Woodland Pacific, LLC;
Southerly: 49'± by said land n/f of Woodland Pacific, LLC; and
Westerly: 45'± by land n/f of Katchko Properties, LLC.

Area III - Land to be changed from Category 6 to Category 5:

Block #: 87

Area: 0.10± Acres 4,503± SF

Description:

Northerly: 100'± by land n/f of Carmelo Tomas, et al and by Pacific Street, each in part;
Easterly: 45'± by the centerline of said Pacific Street;
Southerly: 100'± by said Pacific Street and land n/f of Woodland Pacific, LLC, each in part; and
Westerly: 45'± by said land n/f of Woodland Pacific, LLC.

Master Plan Category Change – Area Descriptions

Area IV - Land to be changed from Category 4 to Category 5:

Block #: 87

Area: 0.33 Acres (14,156± SF)

Description:

Northerly: 100'± by land n/f of Woodland Pacific, LLC and by Pacific Street, each in part;

Easterly: 141'± by the centerline of said Pacific Street;

Southerly: 100'± by said Pacific Street and by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2); each in part

Westerly: 141'± by land n/f of Woodland Pacific, LLC.

Area V - Land to be changed from Category 9 to Category 5:

Block #: 87

Area: 0.30± Acres (13,274± SF)

Description:

Northerly: 100'± by Woodland Pacific, LLC and Pacific Street, each in part;

Easterly: 134'± by the centerline of said Pacific Street;

Southerly: 100'± by said Pacific Street and by land n/f of Walter Wheeler Drive SPE, LLC (Unit C2); each in part

Westerly: 132'± by said land n/f of Walter Wheeler Drive SPE, LLC (Unit C2);

Total Area of Combined Change: 5.32± Acres (231,694± SF)

THIS MULTITONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM

Woodland Pacific LLC
1 Elmcroft Road, Suite 500
Stamford, CT 06902

JPMorgan Chase Bank, N.A.
Private Bank
New York, NY

1-2 850
210

DATE CHECK NO. AMOUNT
October 26, 2018 360 *\$1,000.00

Pay:*****One thousand dollars and no cents

PAY TO THE ORDER OF CITY OF STAMFORD
888 WASHINGTON BLVD
STAMFORD, CT 06901

Woodland Pacific LLC


Two signatures required on checks over \$1,000.00

MP-432
Public Hearing Fee

⑈000000360⑈ ⑆021000021⑆559769521⑈

Woodland Pacific LLC

CIT04

CITY OF STAMFORD

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
10-26-18	2900-10261	2900 PLANNING BD HEA	1000.00	.00	1000.00		
CHECK DATE	10-26-18	CHECK NUMBER	360	TOTAL >	1000.00	.00	1000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS



October 30, 2018



VIA HAND DELIVERY

Dr. David Woods
Deputy Director of Planning
Planning Board
888 Washington Boulevard
Stamford, Connecticut 06901

Re: Woodland Pacific / Master Plan Application

Dear Dr. Woods:

Enclosed please find a check for \$1000 representing the public hearing fee for the proposed Application to Amend the Master Plan on the Woodland/Pacific site. As you discussed with Lisa Feinberg, we understand that the application processing fee previously provided in connection with withdrawn MP-424 will be applied to this application.

Our team looks forward to presenting this matter to the Planning Board on November 27th.

Please feel free to call Lisa Feinberg should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Hattie Firlik".

Hattie Firlik
Senior Paralegal

Enc.

cc: Lisa Feinberg, Esq.

424

Woodland Pacific LLC

CIT04

CITY OF STAMFORD

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTIONS	BALANCE		
4-25-17	2900-04251	2900-ZONING APPLICAT	800.00	.00	800.00		
CHECK DATE	4-27-17	CHECK NUMBER	242	TOTAL >	800.00	.00	800.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS MULTICOPIED AREA OF THE DOCUMENT CHANGES COLOR FROM BLACK TO RED AND THEN TO GREEN AS YOU COPY IT. IT IS NOT A SIGNATURE AND SHOULD NOT BE USED TO VERIFY THE AUTHORITY OF ANY SIGNATURE.

Woodland Pacific LLC
 1 Etherton Road, Suite 500
 Stamford, CT 06902

DATE: Apr 27, 2017
 CHECK NO: 242
 AMOUNT: \$800.00

Pay: *****Eight hundred dollars and no cents*****

PAY TO THE ORDER OF: CITY OF STAMFORD
 888 WASHINGTON BLVD
 STAMFORD, CT 06901

Woodland Pacific LLC
 [Signature]

Master Plan Amendment - \$300.00
 Public Hearing Fee - \$500.00

Two signatures required on checks over \$1,000.00

⑈000000 24 2⑈ ⑆02 10000 2 1⑆ 5597695 2 1⑈

RECEIVED BY THE PLANNING BOARD

MAY 1 2017

Woodland Pacific LLC

CIT04

CITY OF STAMFORD

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
5-01-17	2900-05011	2900-ZONING FEE PLAN	90.00	.00	90.00		
CHECK DATE	5-02-17	CHECK NUMBER	244	TOTAL >	90.00	.00	90.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS MULTICOLOR AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM.

Woodland Pacific LLC
 1 Blimcroft Road - Suite 500
 Stamford, CT 06902

APM Credit Union Bank, N.A.
 Private Bank
 New York, NY

1-2950
 210

DATE: May 2, 2017
 CHECK NO: 244
 AMOUNT: \$90.00

Pay: Ninety dollars and no cents

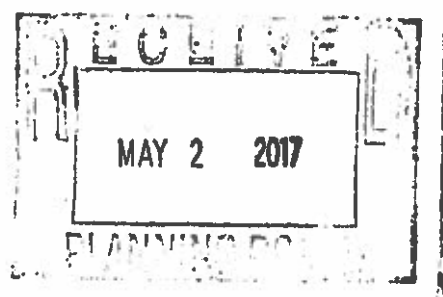
PAY TO THE ORDER OF: CITY OF STAMFORD
 888 WASHINGTON BLVD
 STAMFORD CT 06901

Woodland Pacific LLC
 [Signature]

Two signatures required on checks over \$1,000.00

Master Plan Amendment # 424
 Public Hearing Fee w/ Check # 244

⑈000000 244⑈ ⑆021000021⑆559769521⑈



Woodland Pacific LLC

CIT04

CITY OF STAMFORD

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
5-15-17	2900-05151	2900-MASTER PLAN APP	60.00	.00	60.00		
CHECK DATE	5-15-17	CHECK NUMBER	249	TOTAL >	60.00	.00	60.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS SECURITY AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND LIGHTER AT THE BOTTOM.

Woodland Pacific LLC
 1 Elmcroft Road - Suite 500
 Stamford, CT 06902

JP Morgan Chase Bank, N.A.
 Private Bank
 New York, NY

1-2050
 210

DATE: May 15, 2017
 CHECK NO.: 249
 AMOUNT: *\$60.00

Pay: *****Sixty dollars and no cents

PAY TO THE ORDER OF: CITY OF STAMFORD
 888 WASHINGTON BLVD
 STAMFORD, CT 06901

Woodland Pacific LLC
 [Signature]

signatures required on checks over \$1,000.00

Master Plan Amendment *454 Fee \$60.00

⑈000000249⑈ ⑆021000021⑆559769521⑈

October 23, 2018

VIA HAND DELIVERY


Dr. David Woods
Deputy Director of Planning
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901



RE: Master Plan Application – Woodland and Pacific, Stamford, CT

Dear Dr. Woods:

Enclosed please find an original and fifteen (15) copies of an Application for an Amendment of the Stamford Master Plan including map and property description exhibits. Prior correspondence related to this matter treated this as a modification of the previously submitted application (MP-424); however, it recently came to my attention that MP-424 was withdrawn. Thus, I am requesting the assignment of a new application number. Because MP-424 was never processed, I understand the prior application fee will be applied to this new application. We look forward to advice as to when this matter will be scheduled for a public hearing.

Sincerely,

Lisa L. Feinberg

Enc.

Cc: Vineeta Mathur, AICP