

William J. Hennessey, Jr.
 Partner
 Direct: 203.425.4200
 Fax: 203.325.8608
 whennessey@carmodylaw.com

707 Summer Street
 3rd Floor
 Stamford, CT 06901

November 15, 2018

Re: Application for an Amendment of the Stamford Master Plan (MP-432)
 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street
 and portions of Parcels C1 and C2 in the Harbor Point Planned Community, Stamford, CT

Dear Neighboring Property Owner:

I am writing on behalf of my clients, The Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC (collectively the "Applicant"), owners of property known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street and portions of Parcels C1 and C2 in the Harbor Point Planned Community, Stamford, Connecticut. (collectively, the "Property"). The Applicant recently filed an Application for an Amendment of the Stamford Master Plan. This is the first of several applications required to facilitate the redevelopment of the Property.

The area that is subject to the proposed Master Plan amendment consists of approximately 5.32± acres and is generally bounded by Woodland Avenue to the north, Pacific Street to the east, Walter Wheeler Drive to the south and Atlantic Street to the west. An exhibit depicting the area to be changed is attached for your reference. The Property is the former site of B&S Carting, one of the most noxious uses in Stamford for decades. It has long been targeted for environmental remediation and redevelopment. The proposed Master Plan amendment is an important first step in accomplishing this goal.

The first phase of the contemplated redevelopment would take place on the east side of the Property. As proposed, it would consist of a multifamily building with 540 dwelling units, resident amenity space, publicly accessible open space and related parking and site improvements. The Below Market Rate unit requirement for the proposal would be satisfied onsite. If the Master Plan amendment is approved, applications related to this redevelopment will be heard by the Planning and Zoning Boards in the coming weeks, and you should expect to receive notice related to those applications in the near future.

You may also be receiving a similar notice from the City of Stamford related to a separate application to redesignate the Master Plan categories for other properties on this block. The City's application is proposed in conjunction with the Applicant's Master Plan amendment application to ensure a comprehensive review of the area. Notably, the proposed changes will provide the owners of these properties with increased flexibility for the future without negatively impacting any existing use.

Because you own property in close proximity to the property that is the subject of this application, the Planning Board requires that you be notified of the fact that the Planning Board will hold a public hearing on **Tuesday, November 27, 2018, at 7:00 p.m.** in the Cafeteria on the 4th floor of the Government Center Building, located at 888 Washington Boulevard, Stamford, Connecticut. The hearing may be continued to another time and any information relative to any continuation will be announced by the Zoning Board at the November 27th public hearing.

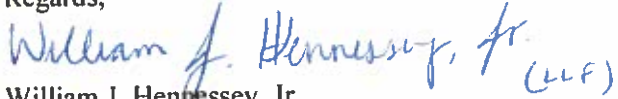
Should you have any questions, please feel free to contact me at your convenience, or if you prefer, you may review the Stamford Planning Board file containing the complete application which is available for

carmodylaw.com

Page 2

inspection during regular business hours at its office on the 7th floor of the Government Center Building, 888 Washington Boulevard, Stamford, Connecticut.

Regards,


William J. Hennessey, Jr. (LLP)

William J. Hennessey, Jr.

Encl.

cc: Ralph Blessing, Land Use Bureau Chief *via email: RBlessing@StamfordCT.gov*
David Woods, Deputy Director of Planning *via email: DWoods@StamfordCT.gov*

BLOCK 87

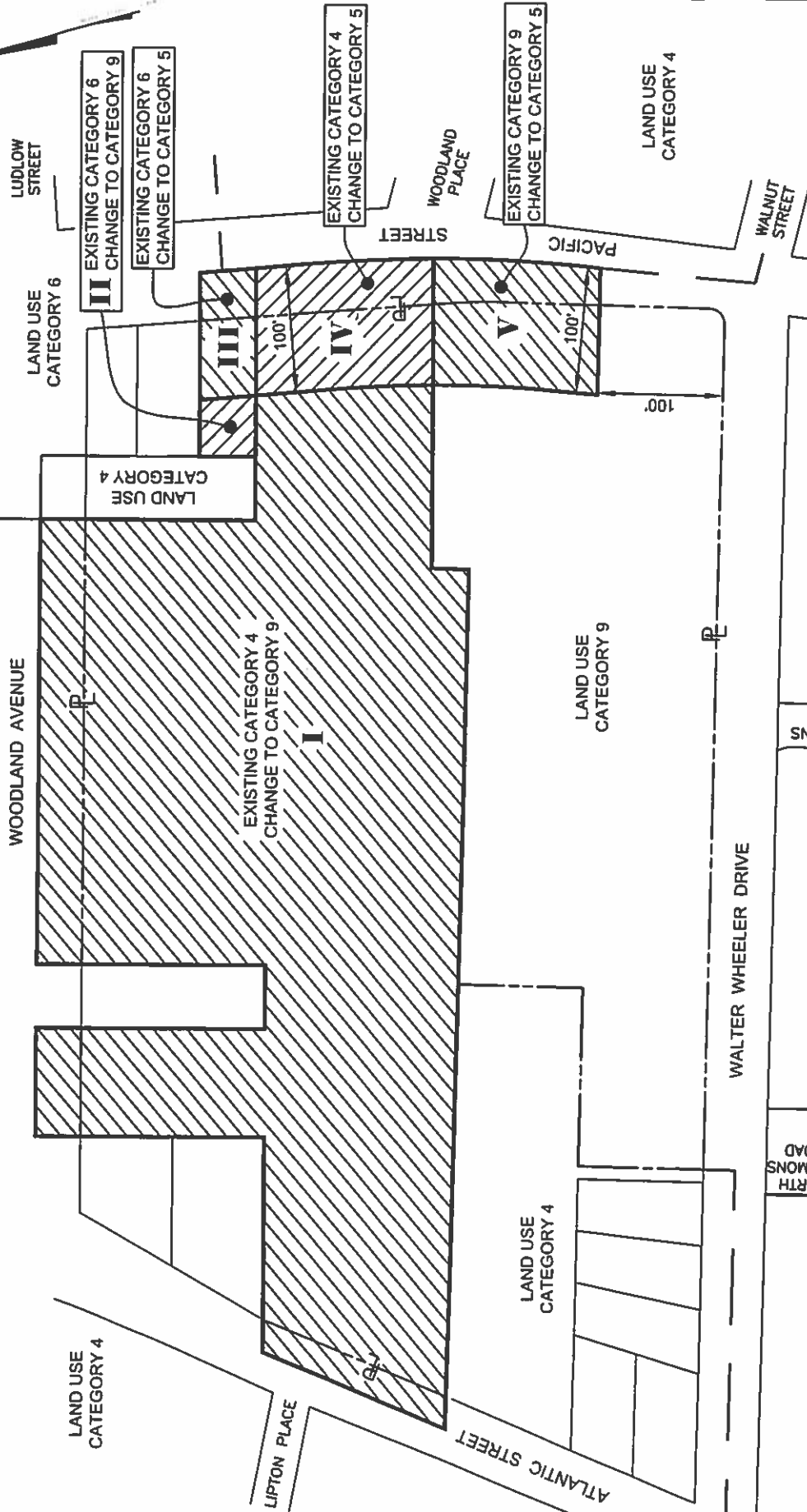


EXHIBIT
DEPICTING

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'

HARBOR POINT DEVELOPMENT
1 ELMCROFT ROAD, SUITE 500
STAMFORD, CT 06902

Woodland Pacific
PAGE 1



AMCOM LLC
46 Waterbury Ave
Stamford, CT 06902-0000

Jadwiga Rakowski
112 Webb Ave
Stamford, CT 06902

Optimus Health Care Inc
471 Barnum Avenue
Bridgeport, CT 06608

Spanish Church of God of God Inc
795 Atlantic Street
Stamford, CT 06901-0000

South End I LLC
C/O Ronald Chua
310 East Second Street #8M
New York, NY 10009-8161

785 Atlantic Street LLC
PO Box 16730
Stamford, CT 06905-0000

James L. Adams
18 Cedar Street
Stamford, CT 06903

775 Atlantic Street LLC
PO Box 931
Riverside, CT 06870

Terry B. Adams
Clayton L. Adams
15 Lipton Place
Stamford, CT 06902-6810

Yamil Taveras & Maria Taveras
56 Lenox Avenue
Stamford, CT 06906-2315

Terry B. Adams
15 Lipton Place
Stamford, CT 06902-6810

Estate of Joseph Antoni Pawlink ✓
2544 Daniel Island Drive
Daniel Island, SC 29492

Estate of Joseph Pawlink
2544 Daniel Island Drive
Daniel Island, SC 29492-8905

Holy Name Athletic Club Inc
804 Atlantic Street
Stamford, CT 06902-6832

City of Stamford
888 Washington Boulevard
Stamford, CT 06901-0000

Town of Stamford
South End Recreation BLDG
888 Washington Boulevard
Stamford, CT 06901-2930

Maria Monterroso
6 Woodland Avenue
Stamford, CT 06902

Gina E. Rosario & Romejio Rosario
10 Woodland Avenue
Stamford, CT 06902-6925

Eduardo Gonzalez
14 Woodland Avenue
Stamford, CT 06902-6925

City of Stamford
South End Recreation
888 Washington Boulevard
Stamford, CT 06901-2930

City of Stamford
South End Recreation
888 Washington Boulevard
Stamford, CT 06901-2930

City of Stamford
South End Recreation
888 Washington Boulevard
Stamford, CT 06901-2930

Neighboring Housing Serv
295 West Main Street
Stamford, CT 06902-5011

Katchko Properties LLC
315 Pepper Ridge Road
Stamford, CT 06905-2801

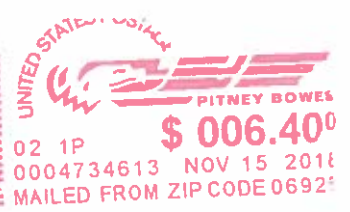
New Hope Christian Community Inc
690 Pacific Street
Stamford, CT 06902

Neighborhood Housing Serv
295 W Main Street
Stamford, CT 06902-5011

699 Pacific Street LLC
685 Newfield Avenue
Stamford, CT 06905

**HARBOR POINT DEVELOPMENT
1 ELMCROFT ROAD, SUITE 500
STAMFORD, CT 06902**

**Woodland Pacific
PAGE 2**



**Carmelo Tomas, Carmine Tomas,
Maria, Tomas & Elisabetta Tomas
685 Newfield Ave
Stamford, CT 06905-3308**

**Tanya Slavinsky / Diane LLC
205 Stuyvesant Drive
San Anselmo, CA 94960-1143**

**Inspirica Inc
712 Pacific Street
Stamford, CT 06902**

**Parish St. Johns P E Church
628 Main Street
Stamford, CT 06901-2011**

**Church of God of Stamford
Pacific Street
Stamford, CT 06902-0000**

**Seven 26/728 S Pacific ST ASC
41 Martin Street
Stamford, CT 06902-6243**

**Seven 26/728 S Pacific ST ASC
41 Martin Street
Stamford, CT 06902-6243**

**Johanna Arnone & John M. Sawicki
39 Olmstead Place
East Norwalk, CT 06855**

**695 Pacific Realty LLC
57 Soundview Avenue
Stamford, CT 06902**

**Estelle McCauley
55 Fox Run Road
Norwalk, CT 06850-2324**

**Duda Leslaw
28 Pine Tree Drive
Stamford, CT 06906**

**Church of God by Tr
Gabriel Estime Tr
690 Pacific St.
Stamford, CT 06902**

**Postmark Owner LLC
152 West 57th Street
New York, NY 10019**

**HPC-Six LLC
201 Commons Park South
Stamford, CT 06902-7064**

**TR Park Place Corp
100 Washington Boulevard
Stamford, CT 06902**

**TR Park Place Corp
875 N. Michigan Ave, Suite 3430
Chicago, IL 60611**

**City of Stamford
Woodland/Pacific Master Plan Map Change
100' Neighbor Search
Search 11/9/2018**

	Parcel ID	Street Address	Owner's Address
1.	002-0487	813 Atlantic Street	AMCOM LLC 46 Waterbury Ave Stamford, CT 06902-0000
2.	002-0489	811 Atlantic Street	Jadwiga Rakowski 112 Webb Ave Stamford, CT 06902
3.	002-5624	805 Atlantic Street	Optimus Health Care Inc 471 Barnum Avenue Bridgeport, CT 06608
4.	001-9976	795 Atlantic Street	Spanish Church of God Of Stamford Inc 795 Atlantic Street Stamford, CT 06901-0000
5.	000-7085	791 Atlantic Street	South End I LLC C/O Ronald Chua 310 East Second Street #8M New York, NY 10009-8161
6.	000-5075	785 Atlantic Street	785 Atlantic Street LLC PO Box 16730 Stamford, CT 06905-0000
7.	004-1941	779 Atlantic Street	James L. Adams 18 Cedar Street Stamford, CT 06903
8.	001-5689	775 Atlantic Street	775 Atlantic Street LLC PO Box 931 Riverside, CT 06870
9.	002-0488	773 Atlantic Street	Terry B. Adams Clayton L. Adams 15 Lipton Place Stamford, CT 06902-6810
10.	001-0631	771 Atlantic Street	Yamil Taveras Maria Taveras 56 Lenox Avenue Stamford, CT 06906-2315
11.	001-9427	761 Atlantic Street	Terry B. Adams 15 Lipton Place Stamford, CT 06902-6810
12.	001-7602	784 Atlantic Street	Estate of Joseph Antoni Pawlink 2544 Daniel Island Drive Daniel Island, SC 29492

13.	001-7601	0 Atlantic Street	Estate of Joseph Pawlink 2544 Daniel Island Drive Daniel Island, SC 29492-8905
14.	001-0351	804 Atlantic Street	Holy Name Athletic Club Inc 804 Atlantic Street Stamford, CT 06902-6832
15.	001-8164	211 Washington Boulevard	City of Stamford 888 Washington Boulevard Stamford, CT 06901-0000
16.	002-5910	137 Henry Street	Town of Stamford South End Recreation BLDG 888 Washington Boulevard Stamford, CT 06901-2930
17.	001-2873	6 Woodland Avenue	Maria Monterroso 6 Woodland Avenue Stamford, CT 06902
18.	001-0418	10 Woodland Avenue	Gina E. Rosario Romejio Rosario 10 Woodland Avenue Stamford, CT 06902-6925
19.	002-3248	14 Woodland Avenue	Eduardo Gonzalez 14 Woodland Avenue Stamford, CT 06902-6925
20.	002-6124	16 Woodland Avenue	City of Stamford South End Recreation 888 Washington Boulevard Stamford, CT 06901-2930
21.	002-6125	18 Woodland Avenue	City of Stamford South End Recreation 888 Washington Boulevard Stamford, CT 06901-2930
22.	002-6126	20 Woodland Avenue	City of Stamford South End Recreation 888 Washington Boulevard Stamford, CT 06901-2930
23.	001-2412	13 Woodland Avenue	Neighboring Housing Serv 295 West Main Street Stamford, CT 06902-5011
24.	000-1187	43 Woodland Avenue	Katchko Properties LLC 315 Pepper Ridge Road Stamford, CT 06905-2801
25.	002-4598	690 Pacific Street	New Hope Christian Community Inc 690 Pacific Street Stamford, CT 06902

26.	001-7600	692 Pacific Street	Neighborhood Housing Serv 295 W Main Street Stamford, CT 06902-5011
27.	000-1518	701 Pacific Street	699 Pacific Street LLC 685 Newfield Avenue Stamford, CT 06905
28.	001-2162	705 Pacific Street	Carmelo Tomas, Carmine Tomas, Maria Tomas & Elisabetta Tomas 685 Newfield Ave Stamford, CT 06905-3308
29.	002-1498	698 Pacific Street	Tanya Slavinsky Diane LLC 205 Stuyvesant Drive San Anselmo, CA 94960-1143
30.	002-5078	704 Pacific Street	Inspirica Inc 712 Pacific Street Stamford, CT 06902
31.	002-6760	712 Pacific Street	Parish St. Johns P E Church 628 Main Street Stamford, CT 06901-2011
32.	002-6735	724 Pacific Street	Church of God of Stamford Pacific Street Stamford, CT 06902-0000
33.	001-5983	726 Pacific Street	Seven 26/728 S Pacific ST ASC 41 Martin Street Stamford, CT 06902-6243
34.	001-2095	730 Pacific Street	Seven 26/728 S Pacific ST ASC 41 Martin Street Stamford, CT 06902-6243
35.	002-0429	734 Pacific Street	Johanna Arnone John M. Sawicki 39 Olmstead Place East Norwalk, CT 06855
36.	001-6356	695 Pacific Street	695 Pacific Realty LLC 57 Soundview Avenue Stamford, CT 06902
37.	002-4472	12 Walter Wheeler Drive	12 WWD LLC 1 Elmcroft Road Suite 500 Stamford, CT 06902
38.	000-1938	18 Walter Wheeler Drive	Estelle McCauley & Melanie Jane Patchett 55 Fox Run Road Norwalk, CT 06850-2324

39.	002-1265	20 Walter Wheeler Drive	Duda Leslaw 28 Pine Tree Drive Stamford, CT 06906
40.	002-4597	0 Pacific Street	Church of God by Tr Gabriel Estime Tr 690 Pacific Street Stamford, CT 06902
41.	004-4850	301-401 Commons Park South #C5	Postmark Owner LLC 152 West 57 th Street New York, NY 10019
42.	004-4851	201 Commons Park South #C6	HPC-Six LLC 201 Commons Park South Stamford, CT 06902-7064
43.	004-4852	101 Washington Boulevard	TR Park Place Corp 100 Washington Boulevard Stamford, CT 06902
44.	004-4852	101 Washington Boulevard	TR Park Place Corp 875 N. Michigan Ave., Suite 3430. Chicago, IL 60611
45.	003-7686	42 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
46.	001-0945	693 Pacific Street	Woodland Pacific LLC c/o BLT Management, LLC 1 Elmcroft Road Suite 500 Stamford, CT 06902
47.	001-1798	796 Atlantic Street	Walter Wheeler Drive SPE LLC c/o Building and Land Technology Corp PO Box 110295 Stamford, CT 06911
48.	000-5510	5 Woodland Avenue	5-9 Woodland LLC 1 Elmcroft Road Stamford, CT 06902-6907
49.	001-2319	9 Woodland Avenue	5-9 Woodland LLC 1 Elmcroft Road Stamford, CT 06902-6907
50.	001-2320	17 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911

51.	001-2321	21 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
52.	001-5471	23 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
53.	000-0453	25 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
54.	001-6070	29 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
55.	004-1234	39 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
56.	000-7005	41 Woodland Avenue	Woodland Pacific LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
57.	004-5373	0 Walter Wheeler Drive #SDUP2	Special District Unit Park PO Box 110295 Stamford, CT 06911
58.	004-5374	0 Walter Wheeler Drive #SDUP3	Special District Unit Park PO Box 110295 Stamford, CT 06911
59.	004-5375	0 Walter Wheeler Drive #SDUP4	Special District Unit Park PO Box 110295 Stamford, CT 06911
60.	004-5372	0 Walter Wheeler Drive #SDUP1	Special District Unit Park PO Box 110295 Stamford, CT 06911
61.	004-4856	0 Pacific Street #SDU3	Special District Unit PO Box 110295 Stamford, CT 06911
62.	001-1492	707 Pacific Street	Woodland Pacific LLC c/o BLT Management, LLC 1 Elmcroft Road Suite 500 Stamford, CT 06902

63.	004-4848	0 Walter Wheeler Drive #C3 #C3	Walter Wheeler Drive SPE LLC c/o Building and Land Technology Corp PO Box 110295 Stamford, CT 06911
64.	004-4846	0 Walter Wheeler Drive #C1	Walter Wheeler Drive SPE LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
65.	004-4847	0 Walter Wheeler Drive #C2	Walter Wheeler Drive SPE LLC c/o BLT Management, LLC PO Box 110295 Stamford, CT 06911
66.	004-4854	0 Walter Wheeler Drive #SDU1	Special District Unit PO Box 110295 Stamford, CT 06911
67.	004-4853	100/110 Commons Park North #C8	HPC-Eight LLC c/o BLT Management PO Box 110295 Stamford, CT 06911
68.	004-4855	200 Commons Park South #SDU2	Special District Unit (Consession Stand) PO Box 110295 Stamford, CT 06911