

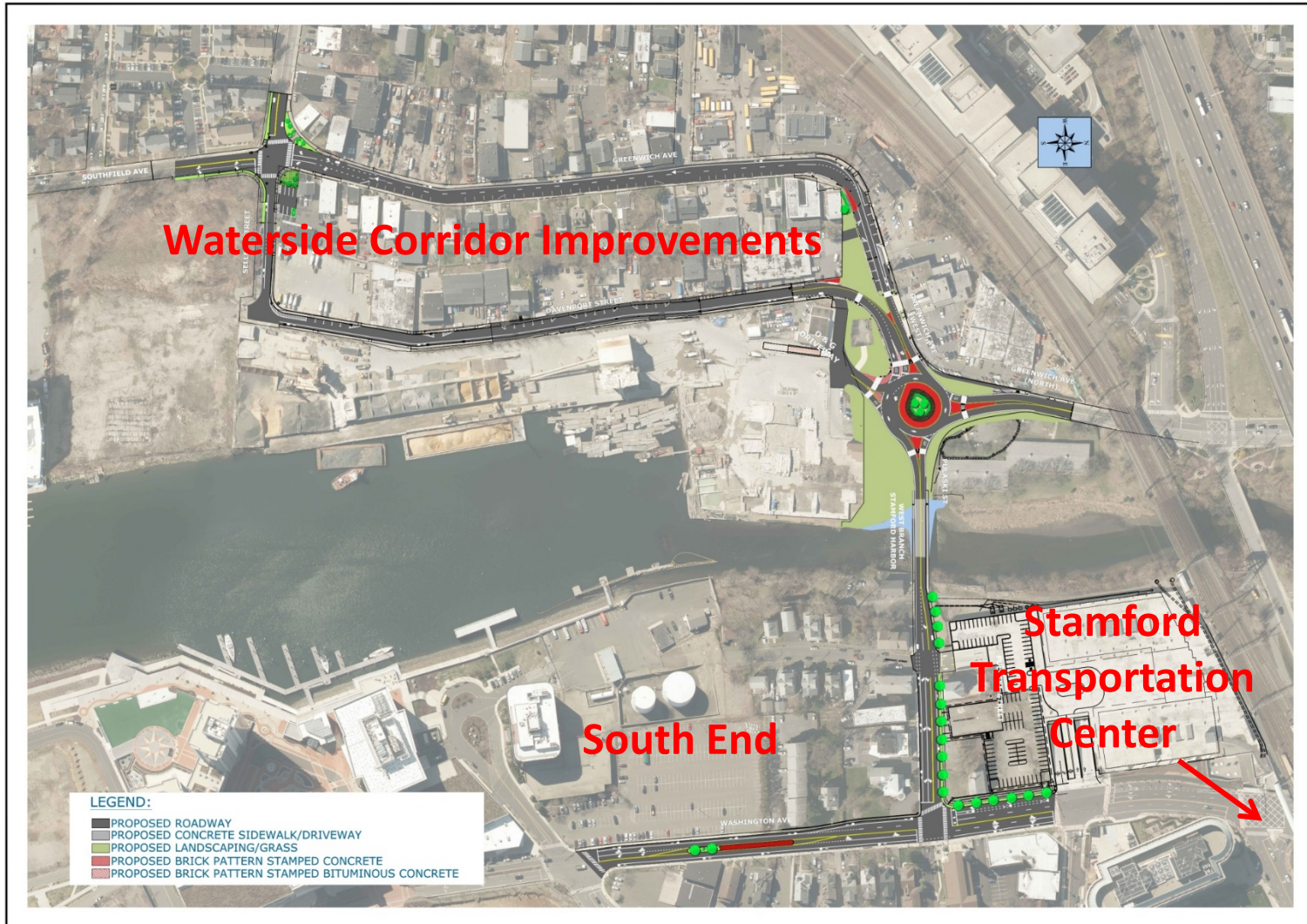
LU30.032

Initiating the Process of the
Acquisition by Negotiation or
Eminent Domain of Rights of Way
for the Washington Boulevard and
Pulaski Street Widening Project.

The City needs to widen Washington Blvd between Henry Street and Atlantic Street, and widen Pulaski Street between Washington Blvd and the Pulaski Street Bridge. This has been a proposal for a decade – it is now an urgent priority.



This project facilitates the completion of a decade long range plan to improve transportation and traffic operations around the Stamford Transportation Center, within the South-end, and to the Waterside Corridor Improvements.



Land Use Committee History

LU30.032 RESOLUTION and approval of public hearing;
Initiating the Process of the Acquisition by
Negotiation or Eminent Domain of Rights of Way for
the Washington Blvd and Pulaski Street Widening
Project.

10/10/19 – Submitted by Bureau Chief Travers

10/30/19 – Held by Committee 4-1-1

11/25/19 – FAILED in Committee 4-4-0

12/03/19 – Held by Full Board 19-16-0

12/09/19 – Held at Steering

01/14/20 – Approved by Planning Board

01/29/20 – Approved by Committee 4-1-2

02/03/20 – Held by Full Board 28 – 6 - 0

02/26/20 – Approved by Committee 5-0-1

03/02/20 – Held by Full Board 23 – 6 - 2

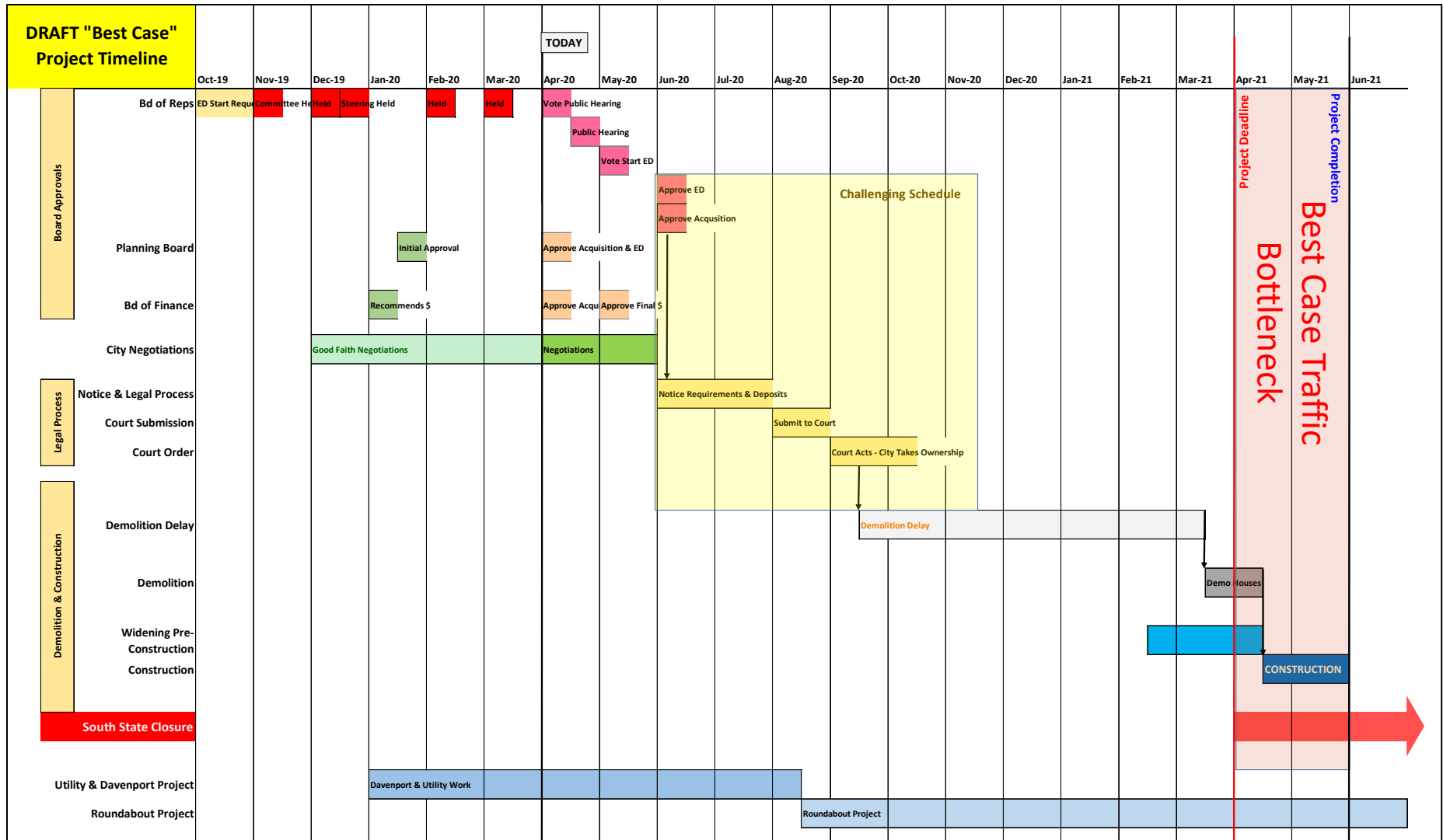
Project Timeline & Urgency

As has been reported to the Board previously, completion of this project is urgent due to anticipated traffic developments . . .

The City has been informed by CTDOT that the State anticipates **closure of South State Street beginning April 2021.**

Washington Blvd. and Pulaski St. need to be widened ahead of the closure of South State Street in order to handle diverted traffic.

Project is very behind schedule. Significant traffic issues in Spring 2021



Approval Timeline

April 6 – **BoReps** approves Public Hearing

May 4 – **BoReps** adopts resolution **initiating** the acquisition of property by negotiated agreement or eminent domain

City Actions:

- Mayor issues report for public inspection.
- Director of Administration to provide owners with notice/written report to the BoReps
- Mayor to refer project to the Board of Finance for approval

May 14 – BoFinance approves compensation

June 1 – **BoReps** adopts resolution accepting the Director of Administration's report and directing that the improvement be carried out.

Legal Timeline

June

- BoReps transmits its resolution to the Mayor for signature.
- Director of Administration provides notice to persons whose lands are to be taken, with the amount of compensation to be paid.
- Court process begins:
 - Statements filed and money deposited with Court.
 - Notice provided to property owners

August

- Proof of notice submitted to Court.

September

- Certificate of taking issued by Court & filed on land records
- Taking is complete.

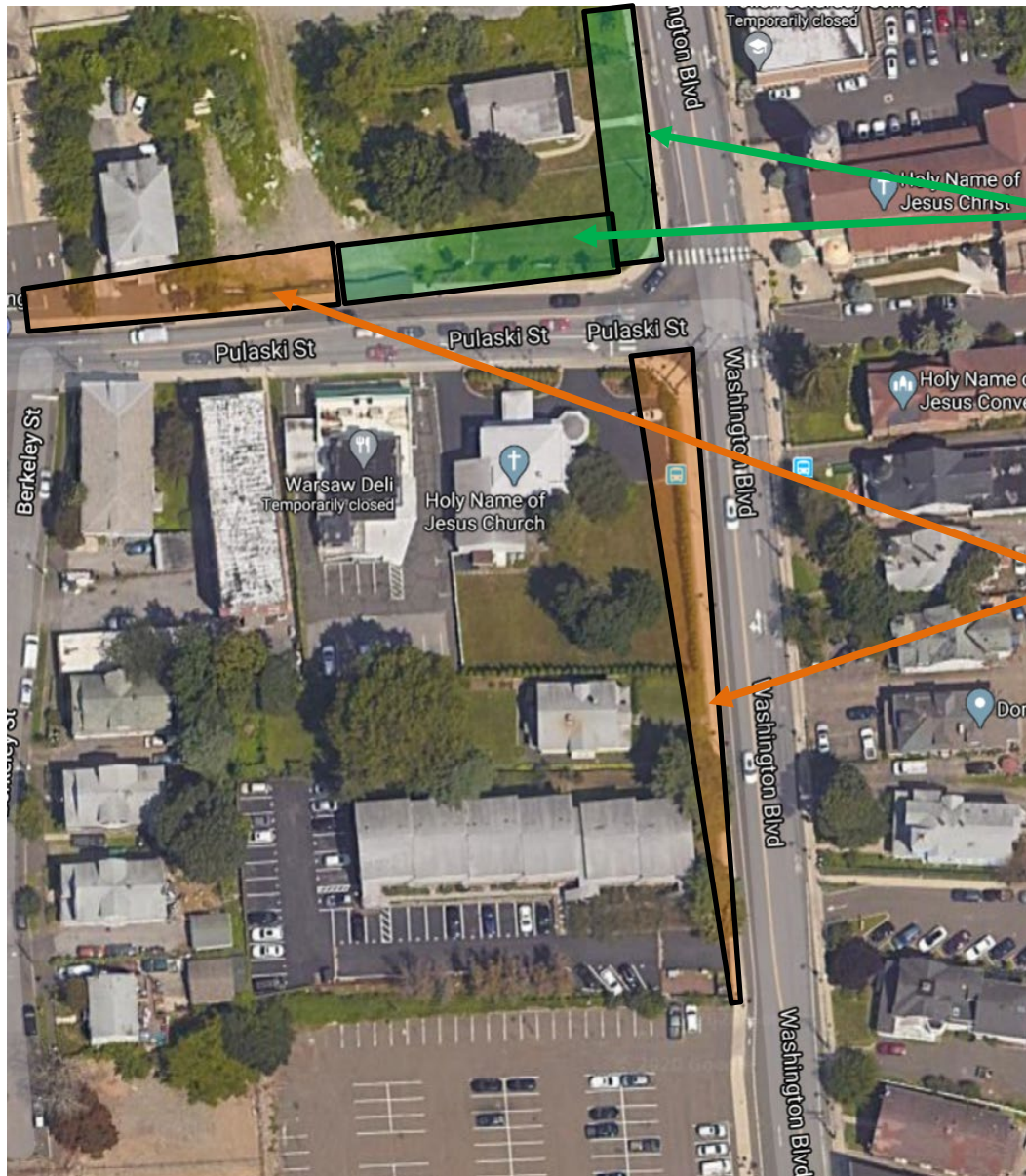
October to March – Demolition delay of 6 months

April 2021

- CTDOT closes South State Street creating Traffic delays on Pulaski & Washington Blvd
- Demolition begins

June 2021 – Transportation Improvements completed

Land needed for Project Widening



Land acquisition agreements already in place

Eminent Domain

Washington Blvd Widening



Church wants to retain full use of property in order to maximize development opportunity.

Empty House – many challenges to the lot.

Because of multiple fractional ownership cannot be practically acquired without eminent domain

Condos have a parking shortage & encroachment issue.

ABRAHAM WOFSEY 1915-1944
MICHAEL WOFSEY 1927-1951
DAVID M. ROSEN 1948-1997
JULIUS B. KURIANSKY 1952-1992
SYDNEY C. KWESKIN 1946-1998
MONROE SILVERMAN 1955-2003
SALL KWARTIN 1951-2008
EMANUEL MARGOLIS 1966-2011

WOFSEY,
ROSEN,
KWESKIN &
KURIANSKY, LLP

Condos

ANTHONY R. LORENZO
HOWARD C. KAPLAN
JUDITH ROSENBERG
EDWARD G. MELLICK
OF COUNSEL

600 SUMMER STREET • STAMFORD, CT 06901-1490 • WWW.WRKX.COM • 203-327-2300
• 203-967-9273 FAX

April 3, 2020

EDWARD M. KWESKIN
DAVID M. COHEN
MARSHALL GOLDBERG
STEPHEN A. FINN
STEVEN D. GRUSHKIN
STEVEN M. FREDERICK
ERIC M. HIGGINS
JOSEPH M. PANKOWSKI, JR.
DANIEL M. YOUNG
WILLIAM M. DAVOREN
KUROSH L. MARJANI
ADAM J. BLANK
LEONARD M. BRAMAN
WILLIAM M. CARELLO

EDMUND M. REMONDINO
COUNSEL

DANIEL B. BRILL
MICHAEL T. CANNATA II
GESSI GIARRATANA
SARAH GLEASON
BRIAN KLUBERDANZ
ZACHARY J. PHILLIPS

ALSO NEW YORK BAR

NEW CANAAN OFFICE
70 PINE STREET
NEW CANAAN, CT 06860
TEL 203-972-1700

**Re: Proposed Sale of Land in Relation to the Widening of
Washington Boulevard**

Dear President Quinones:

This office represents the Bridgewater Condominium Association, Inc., located at 256 Washington Boulevard in connection with impacts on the Association of the City's proposed widening of Washington Boulevard. It is our understanding that the City is contemplating a land swap whereby it would take from the Association approximately 934 square feet of land fronting on Washington Boulevard and give to the Association approximately 6,200 square feet of land adjacent to 256 Washington Boulevard.

The Association supports this proposal and hopes that the City will expeditiously move forward with the land swap.

As you are likely aware, the conveyance or receipt of any real property by our Association requires various notice to be provided to our members, meetings, and a formal vote of unit owners to approve of any such transaction. We have informally polled unit owners and believe there is sufficient support from unit owners to

approve a land-swap. If and when the City finalizes the details of any land-swap, please let us know so that we can get it scheduled for a formal vote by unit owners.

The Association understands that to effectuate this project eminent domain may be the most efficient process and has no objection to that.

If the Board has any questions or concerns, feel free to reach out to me.

Very truly yours,
WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP

By: Adam J. Blank
Adam J. Blank

April 3, 2020

Matthew Quinones
President
Stamford Board of Representatives
888 Washington Blvd, 4th Floor
PO Box 10152
Stamford, CT 06904-2152

Condos

**Re: Proposed Sale of Land in Relation to the Widening of
Washington Boulevard**

Dear President Quinones:

As you know, I am the President of the Bridgewater Condominium Association, Inc. I have reviewed the attached letter from the Association's attorney and I agree with everything stated in it.

Sincerely yours,

Vince McClean
Vince McClean
President
Bridgewater Condominium Association, Inc

Hi Cindy,

My apologies for not getting back to you. As most, we are all in a chaotic mode right now. However, I did have a chance to discuss and share with the pastor the recommended land swap. We are in favor of the swap, provided that the land gives us as much development options as we had previously (as in the # of units) and there is nothing about getting this land rather than the land that will be acquired by the City that would negatively impact the approvals for the project – in other words, we are made whole as a result of the swap. With this understanding, we are comfortable moving this forward. Hopefully this helps.

If we should have a call, let me know and we can set it up.

And thanks for your expression of concern, we are well here...I hope you are too.

Anne

Church Property

Dear Cindy,

in response to the letter from the City of Stamford (April 4, 2020), I would like to let you know that the parish of Holy Name of Jesus continues to discuss an acceptable solution to the proposed taking of property owned by the Parish with the City of Stamford. At this point, the Parish is willing to work with the City on either a negotiated acquisition or an eminent domain proceeding that will make the parish whole in its plans for the development of the property. Based on the city's plan to do a land swap, we support moving forward. We reserve the right to remove such support at any point in the future if these negotiations are not satisfactory for the needs of the Parish.

Sincerely,

Fr. Pawel M. Hrebenko
Pastor

Church Property

Acquisition Summary

21 Pulaski Street – Full Taking

To accommodate the widening of Pulaski Street.

274 Washington Bl. – Full Taking

To accommodate the widening of Washington Bl. and to address the development rights of 4 Pulaski Street and parking deficiencies of 256 Washington Bl.

4 Pulaski Street – Partial Taking/Land Swap

To accommodate the widening of Washington Bl. we propose a land swap which satisfies the property owners concerns.

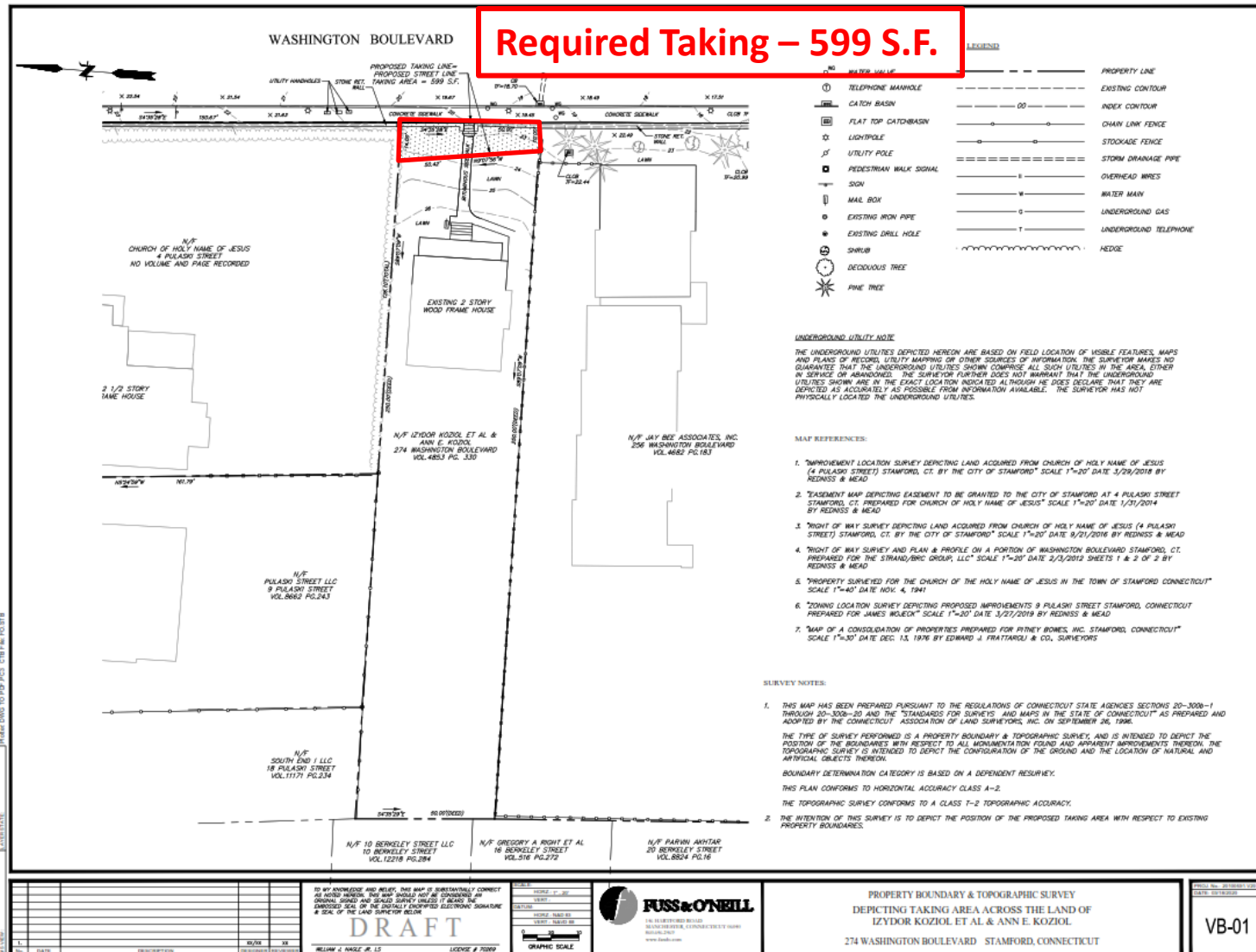
256 Washington Bl. – Partial Taking/Land Swap

To accommodate the widening of Washington Bl. we propose a land swap which satisfies the property owners concerns.

- Next Step – Approval For Public Hearing

In order to mitigate impending traffic congestion, approval is needed now for a public hearing to begin the negotiation/ eminent domain process.

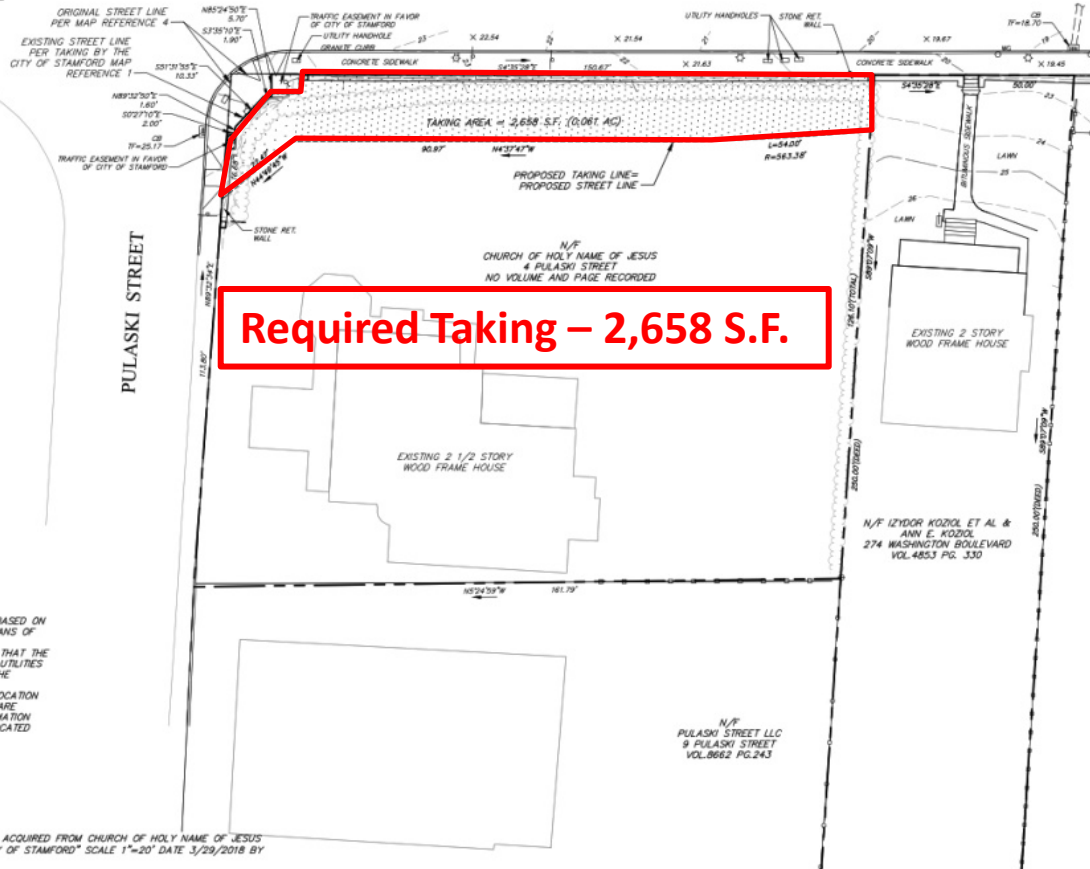
Property Acquisition – 274 Washington Boulevard



WASHINGTON BOULEVARD

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - INDEX CONTOUR
- - - CHAIN LINK FENCE
- - - STOCKADE FENCE
- - - STORM DRAINAGE PIPE
- - - OVERHEAD WIRES
- - - WATER MAIN
- - - UNDERGROUND GAS
- - - UNDERGROUND TELEPHONE
- - - HEDGE
- WATER VALVE
- ⊕ TELEPHONE MANHOLE
- ⊠ CATCH BASIN
- ⊠ FLAT TOP CATCHBASIN
- ⊕ LIGHTPOLE
- ⊕ UTILITY POLE
- ⊕ PEDESTRIAN WALK SIGNAL
- ⊕ SIGN
- ⊕ MAIL BOX
- EXISTING IRON PIPE
- EXISTING DRILL HOLE
- ⊕ SHRUB
- ⊕ DECIDUOUS TREE
- ⊕ PINE TREE



UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP REFERENCES:

1. "IMPROVEMENT LOCATION SURVEY DEPICTING LAND ACQUIRED FROM CHURCH OF HOLY NAME OF JESUS (4 PULASKI STREET) STAMFORD, CT. BY THE CITY OF STAMFORD" SCALE 1"=20' DATE 3/29/2018 BY REDNISS & MEAD
2. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO THE CITY OF STAMFORD AT 4 PULASKI STREET STAMFORD, CT. PREPARED FOR CHURCH OF HOLY NAME OF JESUS" SCALE 1"=20' DATE 1/31/2014 BY REDNISS & MEAD
3. "RIGHT OF WAY SURVEY DEPICTING LAND ACQUIRED FROM CHURCH OF HOLY NAME OF JESUS (4 PULASKI STREET) STAMFORD, CT. BY THE CITY OF STAMFORD" SCALE 1"=20' DATE 9/21/2016 BY REDNISS & MEAD
4. "RIGHT OF WAY SURVEY AND PLAN & PROFILE ON A PORTION OF WASHINGTON BOULEVARD STAMFORD, CT. PREPARED FOR THE STRAND/BNC GROUP, LLC" SCALE 1"=20' DATE 2/3/2012 SHEETS 1 & 2 OF 2 BY REDNISS & MEAD
5. "PROPERTY SURVEYED FOR THE CHURCH OF THE HOLY NAME OF JESUS IN THE TOWN OF STAMFORD CONNECTICUT" SCALE 1"=40' DATE NOV. 4, 1941
6. "ZONING LOCATION SURVEY DEPICTING PROPOSED IMPROVEMENTS 9 PULASKI STREET STAMFORD, CONNECTICUT PREPARED FOR JAMES WOJECK" SCALE 1"=20' DATE 3/27/2019 BY REDNISS & MEAD
7. "MAP OF A CONSOLIDATION OF PROPERTIES PREPARED FOR PITNEY BOWES, INC. STAMFORD, CONNECTICUT" SCALE 1"=30' DATE DEC. 13, 1976 BY EDWARD J. FRATTAROLI & CO., SURVEYORS

SURVEY NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 THE TYPE OF SURVEY PERFORMED IS A PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION FOUND AND APPARENT IMPROVEMENTS THEREON. THE TOPOGRAPHIC SURVEY IS INTENDED TO DEPICT THE CONFIGURATION OF THE GROUND AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
 BOUNDARY DETERMINATION CATEGORY IS BASED ON A DEPENDENT RESURVEY.
 THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 THE TOPOGRAPHIC SURVEY CONFORMS TO A CLASS T-2 TOPOGRAPHIC ACCURACY.
 THE INTENTION OF THIS SURVEY IS TO DEPICT THE POSITION OF THE PROPOSED TAKING AREA WITH RESPECT TO EXISTING PROPERTY BOUNDARIES.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP SHOULD NOT BE CONSIDERED AN ORIGINAL, SIGNED AND SEALED SURVEY UNLESS IT BEARS THE EMBOSSED SEAL OF THE DIGITALLY ENCRYPTED ELECTRONIC SIGNATURE & SEAL OF THE LAND SURVEYOR BELOW.

DRAFT

WILLIAM J. HADGE, JR., L.S.
 LICENSE # 70089

SCALE
 HORIZ. 1"=30'
 VERT. 1"=10'
 DATUM
 HORIZ. NAD 83
 VERT. NAVD 88
 GRAPHIC SCALE

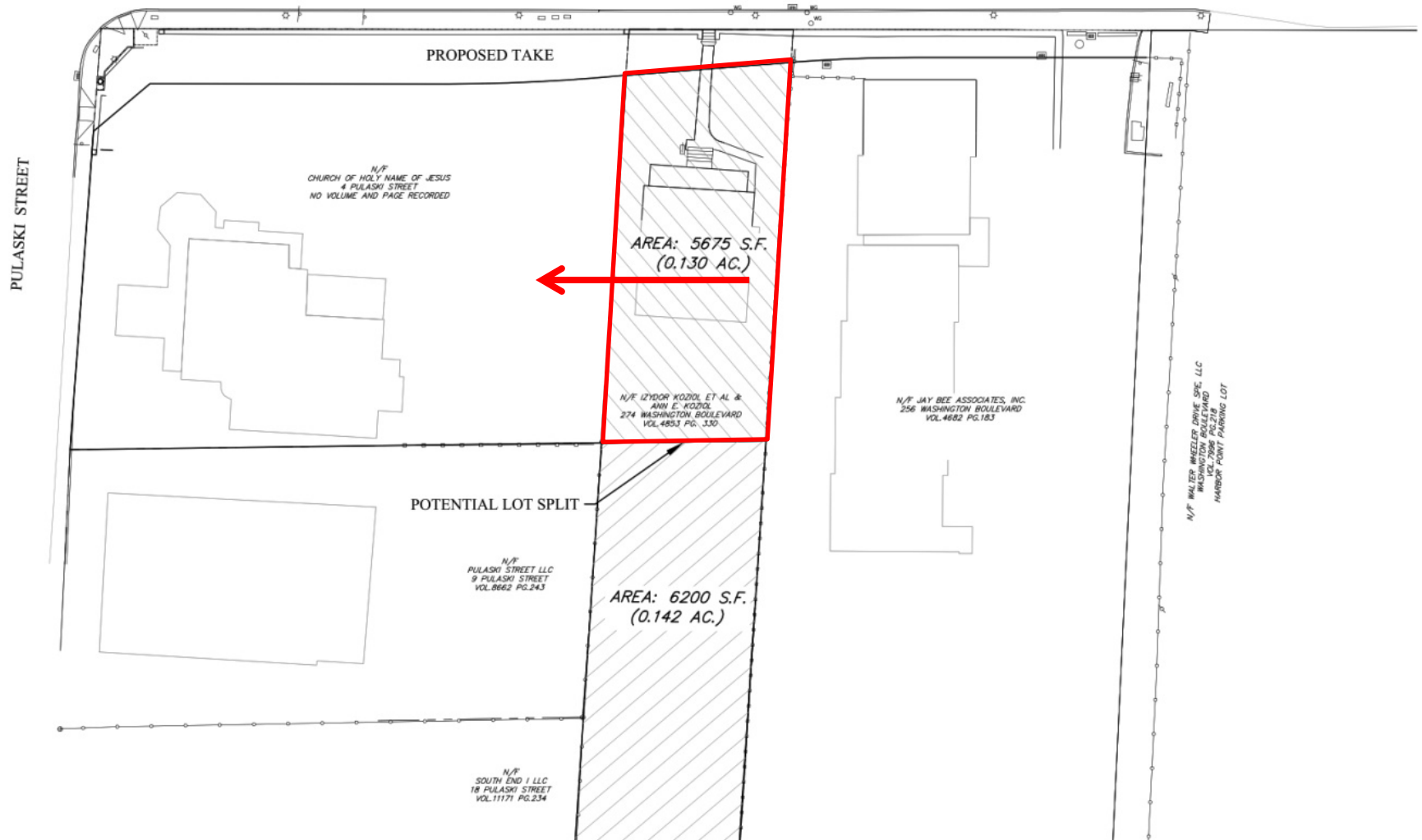
FUSS & O'NEILL
 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2809
 www.fuss-on.com

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY
 DEPICTING TAKING AREA ACROSS THE LAND OF
 CHURCH OF HOLY NAME OF JESUS
 4 PULASKI STREET STAMFORD, CONNECTICUT

PROJ. NO. 2010091V20
 DATE: 03/19/2020

VB-01

WASHINGTON BOULEVARD



City Proposal: Split front portion of 274 Washington Blvd. parcel to meet existing property lines and provide Church w/ front portion (5,675 S.F.) as compensation for land necessary for roadway widening and to preserve the Church's future development rights.

Property Acquisition – 256 Wash. Blvd.

Our understanding is that several existing parking spaces on this property encroach onto the adjacent property owners parcel and building permits were never taken to develop the expansion of this parking lot. The City recognizes the need for more parking at this site to serve the existing condominiums.

<small>NEW CANAAN, CT 06840 TEL. 203/972-1700</small>	<p>The Association supports this proposal and hopes that the City will expeditiously move forward with the land swap.</p> <p>As you are likely aware, the conveyance or receipt of any real property by our Association requires various notice to be provided to our members, meetings, and a formal vote of unit owners to approve of any such transaction. We have informally polled unit owners and believe there is sufficient support from unit owners to</p>
<p>approve a land-swap. If and when the City finalizes the details of any land-swap, please let us know so that we can get it scheduled for a formal vote by unit owners.</p> <p>The Association understands that to effectuate this project eminent domain may be the most efficient process and has no objection to that.</p> <p>If the Board has any questions or concerns, feel free to reach out to me.</p> <p>Very truly yours, WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP</p> <p>By: <u>Adam J. Blank</u> Adam J. Blank</p>	



City Proposal: Split rear portion of 274 Washington Blvd. parcel to meet existing property lines and provide Condos w/ rear portion (6,200 S.F.) as compensation for land necessary for roadway widening and to allow for rear expansion of parking area and additional green space.

