

MAYOR  
DAVID R. MARTIN



**CITY OF STAMFORD**  
**OFFICE OF LEGAL AFFAIRS**

888 WASHINGTON BOULEVARD  
P.O. BOX 10152  
STAMFORD, CT 06904 - 2152  
Tel: (203) 977-4081  
Fax: (203) 977-5560

DIRECTOR OF LEGAL AFFAIRS  
AND CORPORATION COUNSEL  
**KATHRYN EMMETT**

DEPUTY CORPORATION COUNSEL  
VIKKI COOPER

ASSISTANT CORPORATION COUNSEL  
CYNTHIA C. ANGER  
BARBARA L. COUGHLAN  
CHRIS DELLASELVA  
DANA B. LEE  
AMY LIVOLSI  
BURT ROSENBERG  
MICHAEL S. TOMA

Date: April 4, 2020

To: Fr. Paul M. Hrebenko  
Holy Name of Jesus Church

From: Kathryn Emmett *Kathryn Emmett*  
Director of Legal Affairs & Corporation Counsel

Re: Washington Boulevard and Pulaski Street widening

In connection with the City's proposed widening of Washington Boulevard and Pulaski Street, I want to explain the City's plan to acquire street frontage on Washington Boulevard and Pulaski Street, including approximately 2,658 square feet (sf) of street frontage, from the Church's property at 4 Pulaski Street. This plan includes transferring approximately 5,676 sf of adjoining property to the Church in exchange for the frontage on Washington Boulevard. Attached is the most recent survey that depicts the area impacted.

The City is aware that the Church is working with a developer and is concerned that if the City acquires a portion of the Church's street frontage the development plans will be adversely affected. To alleviate that concern, the City is proposing a land swap whereby it would acquire the property at 274 Washington Blvd. which adjoins the Church, and then divide the property as depicted on the attached survey entitled, "Proposed Kozial lot split" between the Church and Bridgewater Condominiums at 256 Washington Blvd. As you can see from the Kozial survey, the City will convey approximately 5,676 sf to the Church in exchange for the approximately 2,658 sf that it needs to widen the streets. We believe that this plan will not only allow the Church to achieve its original development goals but may increase the development opportunity.

We know that you and members of your parish have expressed opposition to the eminent domain process out of concern that the Church will not be adequately compensated. We believe that the City's land swap plan benefits the Church. The plan preserves, and likely enhances, the development opportunities for the Church's property, as well as reduces traffic congestion and improves traffic safety in front of the Church.

Very importantly, the exercise of eminent domain is necessary for several reasons, but in particular because of complicated title issues on the adjoining Kozial property. Without eminent domain the City will be realistically unable to acquire this property and unable to do the land swap which we believe benefits the Church.

In any event, under state statutes and the City's Charter, the Board of Representatives will continue to have oversight of the process and the Church and, other impacted property owners, and members of the public will have an ongoing opportunity to participate in the process.

We are asking for your support of the land swap proposal and the use of eminent domain to effectuate it.