

# Waterside Traffic Project - Reinforcing Resident Concerns

Feeny, Christina @ Stamford <Christina.Feeny@cbre.com>

Sat 5/9/2020 8:39 AM

To: Paul Feeny <pfeeny@isimpact.com>; Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Martin, David <DMartin@StamfordCT.gov>;

Categories: lu30040-read

Ms. Roseman,

In connection with the upcoming hearing, we ask that you reinforce the importance of this project to our neighborhood and read this at the hearing.

1. Significant **safety** concerns – in addition to the general population, we have many elderly residents, several residents with recent heart failures (several resulting in these folks passing away) and at least one neighbor battling cancer every day that must all have clear pathways should they need medical treatment. If our residents can't gain easy access to hospitals during crunch traffic cycles, we're putting their lives in danger which is not acceptable. In addition, the roads are also extremely narrow and we're seeing more and more pedestrians walking directly on street, cars parking or idling on street, and tempers flaring – again, more safety issues.
2. Significant **financial** concerns – if traffic issues persist, then our neighborhood becomes less attractive and less marketable - resulting in houses going up for sale / lower home prices / lower tax base for the city. If traffic issues persist, businesses will not put their employees or customers at a disadvantage with a location they cannot easily access. This includes Gartner and Point 72 whom we suspect both bring considerable financial benefits to the city and state. You should know that Gartner has recently merged with a company based in VA; I don't think it would surprise anyone if we lose yet another Fortune 1000 employer to another region due to traffic / cost of living issues. Also, I'm a local business owner and there is nothing more than I would like to do than place my offices near Prime; at this point, I can't even consider it because of the traffic issues and the negative impact it would have on my employees' lives / families.
3. Significant **quality of life** concerns – the traffic from 3:30pm -6pm is simply not going to go away on its own. We're literally having to leave 60-90 minutes early to get our 2 teenage children (whom we purposefully kept in Stamford public schools and related programs) to and back from after school activities; this takes away from time we can be working, doing homework, getting exercise – instead we sit in traffic or leave an hour + early to anything we have in late afternoon or evenings during the week. It also limits access to local business / restaurants – as an example, we simply opt not to go to Harbor Point in the evenings because we cannot get there in a timely fashion (even though we're 5 minutes away in theory).

It is my understanding that much of this commercial activity (e.g. Charter, new apartment buildings, etc.) was only approved with the expectation that traffic challenges would be addressed and mitigated. Given that, we need these important projects (roundabout, one ways for Pulaski / Davenport, road widening, etc.) to be finalized and executed within the next several months – before some of the funding windows close. We can and should have one of the most vibrant areas to live and work in the city - traffic issues can and will simply grind that to a halt.

Paul & Christina Feeny

# Waterside Traffic Improvement

Nancy Harrison <ndevharrison@optonline.net>

Sat 5/9/2020 1:26 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: de la Cruz, Virgil <VdelaCruz@StamfordCT.gov>;

Categories: lu30040-read

Dear Valerie,

We built our house in Dolphin Cove in 2004. Ever since our moving in, the traffic has grown, year by year. It was always bad. It is beyond bad now, strobe light horrible in my opinion. On top of that, Waterside thought years ago (in the lights as I recall) that there was a city plan to fix it, along the lines of the current plan, but nothing happened. Except that once again developers got the upper hand with city government and built hundreds of new apartment rentals on Southfield, with no apparent understanding of the REAL traffic impact of all those new tenants and their cars (v. The previous industrial site without offices/homes). Even then Waterside was told by the city that there would be an extra lane added in northbound Southfield, from Taff St. North, which didn't happen.

Waterside is a diverse community and we like that. It has lost a lot of value since we moved in 16 years ago, in part because the traffic is so problematic and there are few alternatives.

So look, the one way Greenwich Avenue route is in, and the circle, when truly done as planned, is going to help. All the experts say so. But please God, could you get it done? Try driving it during rush hour or school bus time and you will see how dreadful it remains. Please restore our faith in government, which is frankly at an all time low. Do what you have been promising the residents for years, and finish the project.

Thank you.

I'd appreciate your reading this at the session.

Nancy Harrison  
Dolphin Cove  
Sent from my iPad

# WATERSIDE TRAFFIC IMPROVEMENTS

Stanley Krasnow <[skrasnow@gmail.com](mailto:skrasnow@gmail.com)>

Sun 5/10/2020 9:42 AM

To: Rosenson, Valerie <[VRosenson@StamfordCT.gov](mailto:VRosenson@StamfordCT.gov)>;

Cc: de la Cruz, Virgil <[VdelaCruz@StamfordCT.gov](mailto:VdelaCruz@StamfordCT.gov)>;

Categories: lu30040-mail

**Ms. Valerie Rosenson - please read the following during the public hearing regarding WATERSIDE TRAFFIC IMPROVEMENTS (which is believed to be currently scheduled on May 20th):**

We find ourselves at a point at which the only remaining logical choice our community has for improving the traffic flow in Waterside is to use Eminent Domain. Let's not let one property owner destroy the entire traffic mitigation project; and let's not submit to one property owner's outrageous demands which are akin to extorting all of us.

Thank you,

Stanley Krasnow

[1 Dolphin Cove Quay](#)

[Stamford, Ct. 06902](#)

|  | email: [skrasnow@gmail.com](mailto:skrasnow@gmail.com) |

# Waterside Traffic Improvements Project

McDonald Chris <connemac@yahoo.com>

Mon 5/11/2020 10:11 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Categories: lu30040-read

Dear Ms Rosenson,

As a long time resident of Dolphin Cove, I am writing to express my strong support of the Waterside Traffic Improvements project.

This project is critical to ensure the overall well being and quality of life in the Waterside and South End areas of Stamford. As of now, the extremely heavy traffic in the morning and evening rush hours makes travelling to or living in the area a nightmare. The many businesses and residents in the area will soon rethink their decision to locate here, and will look to move out if steps are not taken to alleviate the traffic pressure and time wastage.

The Waterside Traffic Improvements project seems an excellent plan to solve the problems noted above, and should be actioned as soon as possible. The demands of a few homeowners should not trump the welfare of the thousands of business owners and residents of Waterside and the South End.

I hereby kindly request that this note be distributed to the other members of the Board of Representatives, and also be read out during the public hearing.

Thank you very much.

Sincerely,

Chris McDonald  
258 Dolphin Cove Quay

# Washington Boulevard and Pulaski Street

Nancy Thode <nthode8@gmail.com>

Tue 5/12/2020 5:56 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Categories: lu30040-read

***Nancy Head Thode, M.S.W., L.C.S.W.***

*161 [Dolphin Cove Quay, Stamford, CT 06902](#)  
phone: 203-249-7212– email: [nthode8@gmail.com](mailto:nthode8@gmail.com)*

May 12, 2020

Dear Ms. Rosenson,

Please pass on this letter to the Board of Representatives.

I am writing this letter to the Stamford's Board of Representatives to emphasize the critical importance of widening the intersection between Washington Blvd. and Pulaski Street. Too much time has passed since the Board tabled the motion to acquire the necessary property. It is time for the Board to finally resolve the issue and proceed using eminent domain.

I live in Dolphin Cove. I have directly experienced the extreme traffic congestion which takes place through the Greenwich Avenue/ Pulaski Street/Washington Blvd. intersection. No one in Stamford should have to wait 20 to 30 minutes to get through an intersection. This congestion has only worsened as a result of the recent construction, approved by the City of Stamford, of multiple apartment buildings along Southfield Avenue.

Further delay of this intersection project may potentially jeopardize both State grants and contributions by the developer of the project that have been agreed upon in past negotiations. If these contributions are in jeopardy, then it strengthens the need to get this project moving now.

Please forward this letter to the Board and have it read aloud at the meeting.

Sincerely,

Nancy Thode

Nancy Thode

161 Dolphin Cove Quay

Stamford, CT 06902

203-249-7212

fax: 203-353-9431

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# Re: Time To Use Eminent Domain

Richardmpd@Aol.com <richardmpd@aol.com>

Tue 5/12/2020 7:45 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Diane Jones <dchegjones@gmail.com>; Michael Jones <mbevanjones@gmail.com>; dgtns <dgtns@aol.com>;

Dear Ms Rosenson,

My wife and I, residents of Dolphin Cove, strongly endorse this request. Please add us to the list of petitioners.

There have been FAR too many delays with this project.

The situation must be corrected urgently. The traffic jams and delays are becoming unbearable. It is high time for the city to act. We need the traffic circle that has been proposed, and it needs to be built now.

Many thanks!

Richard

Richard M Pordes  
Donna G Pordes

+1 (203) 570 2223 (cell)  
+1 (203) 316 9190 (home)  
+1 (203) 446 2446 (work)

Sent from my iPad so messages may be short and error-prone.

On May 12, 2020, at 5:34 PM, Diane Jones <dchegjones@gmail.com> wrote:

Dear Ms. Rosenson,

Please pass on this letter to the Board of Representatives.

We are writing again to Stamford's Board of Representatives to emphasize the critical importance of widening the intersection between Washington Blvd. and Pulaski St. asap. Many months have passed since the Board tabled the motion to acquire the necessary property. It is time for the Board to finally resolve the issue and proceed using eminent domain.

We live in Dolphin Cove. For too long, we have directly experienced the extreme traffic congestion which takes place with the ingress and egress of cars through the Greenwich Avenue/ Pulaski Street/Washington Blvd. bottleneck. This unacceptable congestion was only worsened by the recent construction, approved by the City, of multiple apartment buildings along Southfield Avenue. It is well past the moment for this waste of time, gasoline, worker productivity, and mental anguish to stop. No one in Stamford should have to sit for 20-30 minutes just to get through one intersection, sometimes 2 times a day! And this extreme bottleneck will resume as soon as Waterside employees start to return to work after the May 20 date set by Governor Lamont.

We understand that further delay of this intersection project may jeopardize both State grants and contributions by the developer of the project that have been agreed upon in past negotiations. If that is correct, then it strengthens the need to get this project moving now.

Please forward this letter to the Board and have it read aloud at the meeting.

Thank you,.

Sincere regards,

Michael B. and Diane C. Jones



# Support for the Waterside traffic improvement project

Trez <trezevantmoore@gmail.com>

Thu 5/14/2020 6:56 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Ms. Rosenson and the Board of Representatives

I am writing to express my enthusiastic support for the essential project. Not only will it reduce the out of control traffic all of us living in Waterside endure, but it should materially reduce the significant pollution caused by the traffic backing up. The project is essential for all resident in the South End and Waterside. Please feel free to read this aloud at the meeting on the 27th.

Regards,

Trez Moore  
+1.610.608.3858

# Please Read this at the Public Hearing on the Waterside Traffic Project on May 27th

Jean Moore <jmoore835@gmail.com>

Sat 5/16/2020 10:41 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Valerie,

I reside in Waterside and would like to add my voice to supporters of this project. The inadequacy of the roads leading into Waterside create congestion and smog as traffic backs up daily. It is critically important to the safety and health of drivers, pedestrians, and residents of Waterside that this project be completed. I would like the Board to know that I fully support completion of this project. Thank you.

regards,

Jean Moore

# BOR Land Use Committee Public Hearing comment FOR LU30.040 / to be read please

David M <davidmichel74@gmail.com>

Tue 5/19/2020 11:08 AM

To: Quinones, Matt <MQuinones@StamfordCT.gov>;

Cc: Board of Representatives <bdreps@StamfordCT.gov>; Rosenson, Valerie <VRosenson@StamfordCT.gov>;

To the esteemed members of the Land Use Committee,

I believe in progress with proper back up. The 2018 neighborhood study clearly asked for a "detailed traffic study".

Adding idling traffic in Pulaski will worsen the air quality for residents, to lead bicycles and more cars to a bottleneck of a bridge with one lane each way and some room for pedestrians to cross, puts in question the validity of that bike lane. I am in favor of bike lanes but where they make sense and are safe. Without the bike lane, would Mr Lesperance property need to be entirely taken? Who benefits the most from this. Ms Cal's property to be entirely eminent domain'd to be split between two other properties being partially eminent domain'd is questionable as it does not seem to have anything to do with the traffic but more of a bargaining tool.

I urge you to vote against the resolution to authorize the acquisition by "negotiated agreement" or Eminent Domain, of those properties, in particular 21 Pulaski and 274 Washington Boulevard. In these two cases, it would be the entire properties.

There is no backup that this will fix our traffic..and adding room for another 5 to 10 vehicles stuck before the bridge on Pulaski is going to increase the number of idling vehicles in what is still a residential street. Does the city really have the money to do this at this time? To have no solid back up by an actual study, I am convinced the public would not appreciate seeing its tax dollars being used in such a way that seems to benefit the developer and their client more than the city.

These are hard times.

Kind regards and stay well,

Rep Michel.

# Comment for the Waterside Traffic Improvement hearing on May 27

Diana Giraldo <dianagiraldo99@gmail.com>

Fri 5/22/2020 2:31 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Categories: lu30040-mail

I am submitting the comment in favor of the planned acquisition of a property to advance the work on the Waterside Traffic Improvement project on Pulaski Street. [I think we should meet in the middle and make a reasonably higher offer to the property owner.](#) If he does not accept it, I vote in favor of eminent domain proceedings.

I am a resident of the Southfield Point neighborhood. I have noticed severe traffic congestion between the 7am-8am and 5-6:30 pm weekday hours. Traffic backs up for an additional 10 to 15 minutes heading toward the train station. The traffic is going to be further negatively affected by the Charter Communications buildings going up on Washington Blvd, which has a parking deck egress onto Pulaski Street. The biggest impact is to the densely populated immigrant rental community who is landlocked during these time frames. We need creative traffic flow solutions to this ever growing problem.

Diana Giraldo  
121 Davenport Drive

# Acquisition of property, Washington Blvd. & 21 Pulaski Street

AT&T Mail <oceanvu222@sbcglobal.net>

Wed 5/20/2020 10:54 AM

To: Board of Representatives <bdreps@StamfordCT.gov>; Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Patricia Koproski <oceanvu222@sbcglobal.net>;

Categories: lu30040-mail

Dear Board of Representatives,

I am in favor of the widening of Pulaski Street to have a new lane for the Charter Parking Garage. The taking of property has a positive purpose for the city and traffic in this area.

I know the city will be fair and get two or three appraisals on the property to be taken. As a tax payer, if a fair resolution cannot be resolved I believe Eminent Domain must be applied.

Al Koproski

[222 Ocean Drive East](#)

[Stamford, CT 06902](#)

[203-323-9944](#)

# WATERSIDE TRAFFIC IMPROVEMENT PROJECTS

Dr. Paul Rivera <par-ent@sbcglobal.net>

Mon 5/25/2020 7:38 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: de la Cruz, Virgil <VdelaCruz@StamfordCT.gov>;

Dear Ms. Valerie Rosenson, Legislative Officer,

We request that the below observation be read **during the upcoming public hearing**

"Most of the congestion is caused by all the apartment real estate development projects (High Rises etc) along Southfield.....Which has generated corresponding tax revenue for the city and state both Income Tax and as well as Real Estate Tax. It would be expected that this additional tax revenue would justify the needed repairs and mitigate any delays or plan changes".

Cordially,

Dr. Paul Rivera

# Waterside Traffic Improvements

Constantine Filardi <[cbfilardi@optonline.net](mailto:cbfilardi@optonline.net)>

Mon 5/25/2020 2:58 PM

To: Rosenson, Valerie <[VRosenson@StamfordCT.gov](mailto:VRosenson@StamfordCT.gov)>;

Cc: de la Cruz, Virgil <[VdelaCruz@StamfordCT.gov](mailto:VdelaCruz@StamfordCT.gov)>;

Please read this message into the public record during the public hearing relating to Waterside Traffic Improvements:

It seems preposterous to me that we in the South End should have to fight and fight for something that is so vitally needed. Clearly the Board of Representatives are not convinced of the dire need for this redirection of traffic in the area, but they have no problem approving more and more development in the area which will ultimately fill the City's coffers but will clog and choke the roads with traffic. The time of playing politics should have long passed and it's time to act.

Constantine B. Filardi

[88 Southfield Avenue, Unit 304](#)

[Stamford, CT 06902](#)

# Washington Blvd and Polaski street widening Project

Neal D'Alessio <ntdalessio@gmail.com>

Tue 5/26/2020 9:36 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>; de la Cruz, Virgil <VdelaCruz@StamfordCT.gov>;

**DearMs. Valerie Rosenson**

This email is in support of the Washington Blvd and Polaski street widening Project.

I live on Southfield ave, and can see first hand the effects of a traffic tie up at the Washington Blvd and Polaski st intersection is like. at times,this intersection is backed up for miles. as a long time resident, I eagerly awaited the round about feeding into that intersection,but it is clear to me,that with out that intersection being widened, the roundabouts benefit will be minimal at best.

please read this into the minutes of the public hearing on this issue on May 27th.

thank you

--

Regards

Neal D'Alessio

203-984-1118

cc

virgil delacruz



# Pulaski

Dick Gildersleeve <dick.gildersleeve@gmail.com>

Tue 5/26/2020 11:07 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Valerie

Please move forward with the road plan as diagramed. It is long overdue

Way toO many improvements In Waterside to ignore this road problem

We need it thank you

Dick Gildersleeve and Crab Shell and Stamford Landing Resident

Sent from my iPhone

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# Waterside Traffic Improvements Projects

JACQUELYN DAVIS <j.davis1@sbcglobal.net>

Tue 5/26/2020 12:11 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: de la Cruz, Virgil <VdelaCruz@StamfordCT.gov>;

Hi Valerie/Board:

Regarding the upcoming hearing on the Waterside Traffic Improvements Project, I'm requesting my comments be read at this hearing as follows:

Given the approval by the city over the past few years for all the new construction including apartment complexes and boat yard on Southfield, it is critical that you approve the Waterside Traffic Improvement plan regardless of the hold out on Pulaski which you can continue to pursue. The building on Pulaski should not stop the progress of beginning work on the roundabout, especially since there are 2 exit paths one being via Greenwich Avenue and regardless of the building on Pulaski, it would be a major improvement with traffic. Also, it will take significant time to do the construction so waiting while you try to workout the building issue will only increase the delay. At the very least putting the roundabout will provide improvement and relief of the traffic. It is unethical and irresponsible to change plans, especially since the City of Stamford is receiving significant revenue from all this new construction you approved to be built. As you may recall traffic was always the concern from residents in Waterside and we were reassured this would be addressed. It is unacceptable and ridiculous this continues to drag on. Do the right thing and take action to accomplish this now.

Thanks for your consideration.

Regards,

Jackie Davis

# Widening of Pulaski St. Meeting Wednesday 05/27/2020

RHOME <[rhomeollie@optonline.net](mailto:rhomeollie@optonline.net)>

Tue 5/26/2020 1:29 PM

To: Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@StamfordCT.gov)>;

Dear Members,

Please have my letter presented at the meeting.

I am again submitting my objection to the widening of Pulaski St. and Washington Blvd.

First this project will not benefit the south end. It is clearly marked on Pulaski St. in both directions an arrow allowing for vehicles to turn into Charter's garage. This clearly indicates the benefit to Charter without really solving any traffic problems.

If there was an extensive study done as Mr. De La Cruz stated, when and who provided this document?

Also if traffic was such a problem why did the city allow Charter to build their gigantic building in an already congested area right near the train station?

Why would the city also allow the building of Harbor Landing on Southfield Ave. knowing occupants would be utilizing Pulaski St. to get to the train station? Or did you think they would be riding their bicycles therefor justifying a bike lane?

The city has a very large problem with traffic all over, West Ave. West Main St. Bedford St. Summer St. Washington Blvd.

Stop the building of the numerous hi-rises, this city is allowing thousands of people in w/o considering the consequences. Why are you not solving the existing issues?

What has been accomplished with all the new building? Connecticut including The City Of Stamford is one of the worst states for the high cost of living and property taxes. How many people can afford to rent all these Hi-Rises? This problem affects all the residents of Stamford, not just the south-end.

I and many more like me have paid taxed to The City Of Stamford for many years. Yet we watch as our neighborhoods deteriorate with crumbling sidewalks, roads in disrepair, moldy schools, and zoning violations that are never corrected. There should be room for all of us, we have continued to be ignored and pushed aside while we watch our homes being surrounded by block after block of these ugly hi-rises, same height, same color, same shape. Where is the diversity?

Stop this injustice and work for our city to become a home for everyone to enjoy bring back some beauty to buildings that already exist and create open space for everyone to enjoy.

Thank you for all your work stay well.

Best Regards,

Marlene G Rhome

8 Elmcroft Rd.

Christopher Bastis  
122 Dolphin Cove Quay  
2035504401  
cgbastis@seagroupct.com  
2020/05/26 3:15:28 PM AST

I am writing to very firmly support a reasonable negotiation (not of course at levels that would be questioned as extortion) or, failing an agreement with the Pulaski Street Property Owner or Owners, the City's rights to pursue the unfortunate use of Eminent Domain if the negotiations are unreasonable. This unresolved issue is obviously holding up the entire traffic improvement and redesign project, which is effectively, in turn, holding up thousands and thousands of waterside community residents, who are subject to the intolerable traffic conditions between our homes and the city.

As I further understand that all good faith attempts by the City of Stamford have failed up to this point; I would therefore respectfully request that you record my strong vote in favor of the use of eminent domain to be able to proceed with this traffic work benefiting the entire Waterside Community. My unofficial understanding is that the property is worth, according to qualified real estate broker assessments, approximately \$650,000 to \$675,000; whereas, it is also my unofficial understanding that the Owner of 21 Pulaski Street is holding out for approximately \$1,000,000 more. I am not sure if this technically qualifies as extortion; but it is obviously quite ridiculous. Any reasonable offer by the City of Stamford at or marginally above that price level should be accepted by the respective Owner, failing which, Eminent Domain should clearly be voted upon affirmatively by our Board of Representatives.

I have been living in Dolphin Cove since 1999; and the situation has unfortunately developed into an entirely unacceptable way of life. All of the Waterside Community should not be held hostage by the entirely unreasonable outcome to date, nor should the project be delayed one more day.

I wish to thank you for your consideration and, more importantly, to wish you and your colleagues continued safety and good health in these extraordinary times.

With best regards

Christopher G. Bastis

# WATERSIDE TRAFFIC IMPROVEMENTS

Frederik van der Weijden <fvanderweijden@icloud.com>

Tue 5/26/2020 3:43 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Ms Rosenson,

**Could you please share/read my comments below during the public hearing tomorrow on Wednesday 27 May:**

I live at 4 Cook Rd in Waterside, and would like to stress the dire situation regarding the traffic situation near Greenwich Avenue, Pulaski Street and Davenport Street.

## **Congestion**

The situation has become worse over time in the morning when people are coming to work in the office Park next to Dolphin Cove, and especially when people start leaving the office park in the late afternoon / early evening. Around that time there is huge traffic congestion in this area. From Monday through Friday when I take my daughter to swim practice (before all the Covid-19 restrictions) at Chelsea Piers, we have no other choice than getting stuck in this congestion. Many cars are trying to omit the congestion by taking the Davenport Street backroad, which tends to make the situation worse.

This intersection was not designed to properly deal with all the office park traffic in the morning and early evening. Now, with the addition of a huge number of apartments/condominiums on Southfield Avenue, the situation has become unacceptable.

Large improvement investments have been made by the City of Stamford on the Southside project. Considering that in Waterside, we have the highest mill rate in Stamford, it seems only fair our area gets the traffic improvement it so badly needs.

## **Safety**

In addition, the current situation with 5 different roads meeting at the Greenwich Ave / Pulaski intersection, there is the issue of safety. It is my experience that many drivers have a difficult time keeping track of whose turn it is to cross the intersection, since often times there are 5 different drivers at the intersection at the same time. With the varying distances at the intersection, often times cars sneak through before it is their turn, which tends to create additional confusion. In other instances people just start crossing when they lost track of whose turn it is. And then I am not even including pedestrians into the mix. This is one of the most dangerous intersections in Stamford, and I lost track of how many near-accidents I have witnessed.

I would like to add that all the parked cars in the street at Greenwich Avenue (as well as Southfield Ave near the park) also are a huge traffic safety problem; often times, cars are double parked in the road near the grocery store and knowing that there are many families with small children in the area, this also is a huge traffic safety issue.

## **Conclusion**

**Please make the implementation of the round about at Greenwich Ave and Pulaski Street + the Greenwich Avenue / Davenport Street traffic loop an absolute priority.** The daily congestion we have to endure at

Greenwich Ave / Pulaski has been too big of a problem for too long now, and the current situation is an absolute safety liability.

Sincerely,

Frederik van der Weijden  
4 Cook Rd  
Stamford, CT 06902

# Fwd: May 25th Planning Board Meeting

Robertkatchko <bobkatchko@yahoo.com>

Tue 5/26/2020 3:43 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Robert M. Katchko  
President & CEO  
Katchko. & Sons construction corp.  
Katchko Properties LLC.  
[315 Pepper Ridge Rd.](#)  
[Stamford Ct. 06905](#)  
[www.katchkoandsons.com](http://www.katchkoandsons.com)  
203 -968-0597  
Office

Begin "TDell@stamfordct.gov" <TDell@stamfordct.gov>, "McCauleyeliz3@yahoo.com" <McCauleyeliz3@yahoo.com>,  
"rhomeollie@optonline.net" <rhomeollie@optonline.net>, "dmontte@gmail.com" <dmontte@gmail.com>, "iat\_28086@yahoo.com"  
<iat\_28086@yahoo.com>, "lgthvctrydawn@aol.com" <lgthvctrydawn@aol.com>, "pjquigley8@gmail.com" <pjquigley8@gmail.com>,  
"terryadam@optonline.net" <terryadam@optonline.net>, "suehrn1@optonline.net" <suehrn1@optonline.net>, "sheilabarney@optonline.net"  
<sheilabarney@optonline.net>

**Subject: Re: May 25th Planning Board Meeting**

Dear Miss Del, I'm palled at the tactics used by the City of stamford for private developers they tried it with curly's dinner It didn't work. The eminent domain in question has nothing to do with traffic or anything else Pulaski Street bridge is not being widened and there are no plans to widen it so this is just almost the communist takeover of someone's property that they worked hard for, I do believe the people rise up enough is enough. I am in opposition to eminent domain anywhere in the City Of Stamford for any purpose I am in opposition to anyChange in the master plan anywhere in Stamford. Respectfully

Robert M. Katchko  
President & CEO  
Katchko. & Sons construction corp.  
Katchko Properties LLC.  
[315 Pepper Ridge Rd.](#)  
[Stamford Ct. 06905](#)  
[www.katchkoandsons.com](http://www.katchkoandsons.com)  
203 -968-0597  
Office

On May 26, 2020, at 10:15 AM, Carmine Tomas <regcal@aol.com> wrote:

Good Morning Ms. Dell,

As stated previously, I would like to state that I am currently opposed to any Master Plan changes that have the potential to increase density in Stamford's South End.

Please see my comments below from the May 12, 2020 Planning Board meeting.

I have had a question, as well as others, at multiple Planning Board meetings that yet has to be answered.

Why is the City of Stamford continuously trying to change the existing 2015 Master Plan prior to the 2025 Master Plan review?

Also, is revising the current 2015 Master Plan possible without the Board of Representatives involvement?

In addition, as to Ms. Jennifer Godzeno's statement that there was no correlation with Covid to density please see the article linked below, which I am sure you have already received. If there is no correlation with Covid and density then why are we socially distancing?

<https://www.citylab.com/equity/2020/04/coronavirus-spread-map-city-urban-density-suburbs-rural-data/609394/>

I would appreciate answers to these questions.

Thank you,  
Carmine Tomas

-----Original Message-----

From: Carmine Tomas <regcal@aol.com>

To: TDell@stamfordct.gov <TDell@stamfordct.gov>

Cc: McCauleyeliz3@yahoo.com <McCauleyeliz3@yahoo.com>; rhomeollie@optonline.net <rhomeollie@optonline.net>;

dmonte@gmail.com <dmonte@gmail.com>; iat\_28086@yahoo.com <iat\_28086@yahoo.com>; lgthvctrydawn@aol.com

<lgthvctrydawn@aol.com>; pjquigley8@gmail.com <pjquigley8@gmail.com>; terryadam@optonline.net

<terryadam@optonline.net>; Carmine Tomas <regcal@aol.com>; suehrn1@optonline.net <suehrn1@optonline.net>;

sheilabarney@optonline.net <sheilabarney@optonline.net>; bobkatchko@yahoo.com <bobkatchko@yahoo.com>

Sent: Mon, May 11, 2020 1:36 pm

Subject: May 12th Planning Board Meeting

Dear Ms. Dell,

I would like to state that I am currently opposed to any Master Plan changes that have the potential to increase density in Stamford's South End.

I am a lifelong Stamford resident. I own properties and a business in the South End and have a vested interest in maintaining property values and keeping real estate tax burdens in check while continuously trying to safeguard a truly historic neighborhood. The City of Stamford is using the South End Neighborhood Study as if it is a plan. It is NOT a plan it is a study. It is a study with recommendations of what could be not necessarily what should be. A key recommendation of both this Study and the current 2015 Master Plan is preservation of Stamford's history. Unfortunately, in Stamford's South End, the City of Stamford is failing in this planned endeavor.

Why is the City of Stamford continuously trying to change the existing 2015 Master Plan prior to the 2025 Master Plan review? Our City cannot handle the existing population growth we are currently experiencing. The school system is overpopulated; the school infrastructure is a mess, City infrastructure insufficient, roads in shambles. Yet for some reason the City of Stamford is pushing for more density, more population etc.... instead of dealing with the existing issues and shortcomings.

In addition, I feel that it is very inconsiderate having any of these extremely important planning meetings during the current health crisis.

It is appalling that major decisions are being made during this time of national emergency. Every resident in Stamford is somewhat affected by this disaster.



I believe, especially now, that any Master Plan issues that need to be publicly discussed can wait. What is the rush?? The current Master Plan isn't due for a review until 2025!

We are facing an unprecedented crisis in this country. The public needs to be able to fully participate in any conversation and discussion regarding any issues that affect planning, zoning and land use, during this time of governmental closure. I have spoken to many Stamford residents and some believe that the current health crisis and governmental closure is being used as a means to make changes without proper participation from residents. You know, as well as everyone, that nothing compares to being physically present at a meeting.

I ask out of respect for all property and small business owners that the vote to pass these new Master Plan changes be held until a time where property and business owners can truly and fully participate.

Please consider this request not to shut out the public from these extremely important decisions that continue to change Stamford forever.

Thank you,  
Carmine Tomas

# Fw: Traffic Improvements - Greenwich/Southfield/Pulaski Avenues

Constance Elkinson <conelk22@yahoo.com>

Tue 5/26/2020 3:57 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

I am re-sending this email which I've sent at prior to another meeting on this subject.

I realize that it's not easy to weigh the gain of one group of citizens against the loss of others, but implementing these traffic/transportation projects are essential for the safety and quality of life of a large segment of the Waterside community. I hope you will use your good judgment in favor of the majority of the residents.

----- Forwarded Message -----

**From:** Constance Elkinson <conelk22@yahoo.com>

**To:** vrosenson@stamfordct.gov <vrosenson@stamfordct.gov>

**Cc:** Virgil de La Cruz <virgildlc@optonline.net>; FENSTER <lfenste@optonline.net>

**Sent:** Monday, December 2, 2019, 12:21:09 AM EST

**Subject:** Traffic Improvements - Greenwich/Southfield/Pulaski Avenues

To Our Local Officials,

I have been a resident of the Dolphin Cove community since 2003 and have never previously expressed dismay with local decision-making regarding issues which affect my quality of life. I feel compelled now to add my voice to those objecting to the possibility that the traffic improvements, which have been all but assured, will not happen.

With the population explosion in Waterside, there is now a disproportionate number of apartments and office park employees causing traffic problems traveling in and out of our neighborhood. This has caused rush hour traffic to the train station to become unreasonable. It has also resulted in dangerous conditions when school buses and commercial vehicles servicing the businesses travel along these roadways for both drivers and pedestrians.

Many of us have invested significant time attending hearings and studying City transportation plans to be able to comment intelligently throughout the long process it has taken to implement this plan.

It is incomprehensible that at this late stage that the City would consider not going ahead with this project. It is a quality of life issue that our representatives should be sensitive to as a result of allowing the over building of Waterside. We deserve better treatment.

Sincerely,  
Constance Elkinson  
7 Gipsy Moth Landing  
Stamford, CT

Beth and Greg Danilek  
1 Hickory Drive, Stamford  
5168175043  
[beth.danilek@gmail.com](mailto:beth.danilek@gmail.com)  
2020/05/26 5:40:32 PM AST

We believe it is imperative that this project move ahead. With all of the residential and commercial traffic on Southfield Avenue, Greenwich Avenue between Pulaski and Selleck is often at a standstill. This presents a hazard as emergency vehicles often would have no way of getting through. Greenwich Avenue is narrow, parking is limited, and often cars are double-parked causing traffic jams. In addition the road in its current state is too narrow for City buses and Stamford School buses to pass safely. The Board should have taken all of this into consideration prior to approving additional development in the area. As taxpayers of the Waterside neighborhood in Stamford, we deserve to have our voices heard!

# Pulaski St Washington blvd traffic easement

[john wooten <johnwmack@hotmail.com>](mailto:johnwooten@johnwmack@hotmail.com)

Tue 5/26/2020 5:51 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: patwtn10@gmail.com <patwtn10@gmail.com>; john wooten <johnwmack@hotmail.com>;

My wife and I along with other in the southend would like to see this traffic project that would effect positively the waterside and southend , greatly .

We need traffic relief and with train station project coming its even more important than ever to get this going . (We do) want the city to make the owners of mentioned property whole as much as possible especially at this covid very trying time.

Hopefully all concerned will do the right thing for the city at large . Please read this into the records with others that are for this project .thank you best regards, John Wooten

Sent from my Verizon, Samsung Galaxy smartphone

Laura Burwick  
11 Hickory Drive  
2039184747  
2020/05/26 6:25:28 PM AST  
laurabur@yahoo.com

Members of the Board of Representatives, thank you for the opportunity to have this read into the record and for your public service. You volunteer many hours of your time, and your commitment and efforts to make Stamford a better place to live and work are much appreciated.

My name is Laura Burwick and my husband and I have lived in Waterside for 28 years. Over the years, the neighborhood has greatly improved, but the one thing that has gotten worse is the traffic. Before Covid, on a daily basis, and particularly during rush hour, we are stuck in gridlock. What should take no more than 10 minutes to get to the train station, can sometimes take up to 30 minutes. I am concerned that if there is an emergency, first responders will not be able to get through as there is nowhere to move. When Charter Communications opens up, over 1,000 additional cars will be added at rush hour. The train station parking development will further exacerbate the congestion. Alternate routes out of Waterside are now also riddled in gridlock as we all desperately seek a way around the traffic. Please vote to allow the project to move forward with the widening of Pulaski Street and to enable the roundabout and road plans to come to fruition. The residents and businesses in Waterside have waited too long for these extremely necessary improvements.

Thank you

# Untitled

Lynne Tranos <outlook\_31FEFBA2D9BC889E@outlook.com>

Tue 5/26/2020 6:29 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Ms. Rosenson,

I would like my name to be put on the Petition for moving forward with the proposed redevelopment on the Waterside Project. I have been living here for over 46 years and feel nothing has been done at all to alleviate the traffic congestion or the conditions of the roads we currently have to drive on. I would like this on the record. I am also a Stamford native!

C. Lynne Tranos

115 Dolphin Cove Quay

Sent from [Mail](#) for Windows 10

# In Favor of Washington Blvd/ Pulaski St Project

C McClean <c.mcclean203@gmail.com>

Tue 5/26/2020 6:49 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Dear Stamford Board of Representatives:

I am an owner at 256 Washington Blvd, Unit 14, Stmfd, CT.

I am in favor of the acquisition of properties for the  
Washington Blvd./ Pulaski Street Project.

Kind regards,

Carol Ann McClean

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**This message and any attachments are confidential, may contain privileged information, and are intended solely for the recipient named above. If you are not the intended recipient, or a person responsible for delivery to the named recipient, you are notified that any review, distribution, dissemination or copying is prohibited. If you have received this message in error, you should notify the sender by return email and delete the message from your computer system.**

# Letter of Support for Washington Blvd./Pulask Project

[mwatson99@aol.com](mailto:mwatson99@aol.com)

Tue 5/26/2020 7:06 PM

To: Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@StamfordCT.gov)>;

Cc: [bridgewater256@aol.com](mailto:bridgewater256@aol.com) <[bridgewater256@aol.com](mailto:bridgewater256@aol.com)>;

Dear Members of the Stamford Board of Representatives,

I am an owner of Unit 17 at 256 Washington Blvd. in Stamford, Connecticut. I am writing to express my full support for the acquisition of properties for the Washington Blvd./ Pulaski Street Project. I am not able to attend tomorrow's hearing but can be reached at 203-829-5382 if you have questions.

Thank you for your time and attention to this matter.

Best regards,

Michael Watson

-----Original Message-----

Sent: Tue, May 26, 2020 6:45 pm

Subject: ::Reminder:: Virtual Public Hearing May 27th 7PM

Unit owners:

Your participation in some form is important for the hearing tomorrow evening.

Please send the email by 12:00 PM tomorrow so it is accounted for if you do not want to participate in the ZOOM Virtual Public Hearing.

You are also welcome to do both if you like. Again are the details below if needed.

Please send an email to the Stamford Board of Reps at:

[bdreps@stamfordct.gov](mailto:bdreps@stamfordct.gov)

Subject: In Favor of Washington Blvd/ Pulaski St Project

Dear Stamford Board of Representatives:

I am an owner at [256 Washington Blvd, Unit \\_\\_\\_\\_\\_, Stmfd, CT.](#)

I am in favor of the acquisition of properties for the Washington Blvd./ Pulaski Street Project.

Your Name

---

Thank you,

Vince McClean

President

Bridgewater Condominium Association Inc



Sean Florentin  
16 Hickory Dr  
2020/05/26 7:20:35 PM AST  
seanfloreantin@gmail.com

As a Waterside resident, I have serious concerns about the worsening traffic situation on and near Pulaski Street, and I stress that urgent action is needed not only to improve quality of life for all residents of Waterside but also as a matter of safety for the neighborhood. Further development of high density, multi-unit apartment buildings strains the road capacity which was also already precarious with traffic from the office complex near Top Galant Road. It should not take longer to reach Stamford train station from the Waterside neighborhood than it does from the Merritt Parkway, which is becoming a more common occurrence with travel times of 20-30 minutes to travel the 2 miles from the neighborhood to the station, delaying Stamford bus service in and out of the neighborhood, as well as car traffic, creating uncertainty when planning a commute. However the most concerning issue is safety and the response time in an emergency. During high traffic times, fire trucks and ambulances become stuck with Greenwich Ave snarled to nearly a standstill with the street essentially becoming a one lane, but two directional, road. Those precious moments stuck navigating Pulaski Street and Greenwich Avenue can be the difference between life and death during an emergency as what should take 5 minutes from the fire station near Harbor Point swells to 30 minutes and a tragedy.

# Waterside improvement project

Richard Kohlberger <vonkimel@optonline.net>

Tue 5/26/2020 7:24 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

At times it takes a half hour to go 2 miles. I doubt that an ambulance, police cruiser or fire truck could do any better considering the traffic congestion caused by hundreds of new apartments built in the last few years. This is, without a doubt, the most dangerous traffic situation existing in Stamford. Considering that a government's first obligation to its citizens is to protect them from unreasonable harm I find it hard to understand the opposition to a very straight forward, cost effective solution with minimum disruption.

Peter Brandt  
2020/05/26 9:24:00 PM AST  
brandtptr@yahoo.com

Members of the Board of Representatives, thank you for your service. Your efforts to make our city a better place to live are much I appreciated. I have lived in Waterside for close to thirty years and have raised my family here. My name is Peter Brandt and this is now my third or fourth email to year on the same, very important issue. To be honest, I don't understand the need to keep reminding you of the need to go forward with the widening of Pulaski Street, as well as enable the roundabout that will alleviate the existing traffic nightmares during rush hours, which will only worsen when Charter Communications opens. It is not only a traffic issue, but a safety issue. We have a number of elderly citizens in our neighborhood and the need for emergency vehicles and first responders to reach us as fast as possible in times of need is critical. These improvements have been the subject of numerous conversations and meetings with Waterside residents, have been agreed upon, and funding promised - what has not been delivered is action. It is well past time to move forward with plans that have been vetted with the community and are sorely needed.

# Fwd: Pulaski Road widening

Frank Angelilli <[frank.angelilli@gmail.com](mailto:frank.angelilli@gmail.com)>

Tue 5/26/2020 10:56 PM

To: Rosenson, Valerie <[VRosenson@StamfordCT.gov](mailto:VRosenson@StamfordCT.gov)>;

Hi Valerie,

I live at 5 Hickory Drive in Stamford and moved here from Westchester in 2012.

The traffic issues at rush hour trying to get to the train station has been a nightmare and seems to be getting worse.

I do not take the train on a daily basis but when I do, my wife would always drives me to the train and pick me up.

Many times when my train was getting in around 6:00pm, my wife would have to allow 30 minutes for a 5 minute drive. One of the selling points of buying a house in Southfield Point, Dolphin cove and Davenport Point is the proximity to the Stamford train station. It will hurt our values if word gets out of the time it takes to get to the station.

This will only get worse when Charter opens it doors.

Please tell the Board of Reps to give the city to the right to negotiate a deal with the owner of 21 Pulaski Street.

Thanks for your attention to this matter.

Frank Angelilli

[5 Hickory Drive](#)  
[Stamford CT 06902](#)  
[917-628-8725](#)

Sent from my iPhone

Begin forwarded message:

# In Favor of Washington Blvd/ Pulaski St Project

Wilfred Wong <cakeloan@gmail.com>

Tue 5/26/2020 11:37 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Dear Stamford Board of Representatives:

I am an owner at [256 Washington Blvd, Unit 13, Stamford, CT.](#)

I am in favor of the acquisition of properties for the Washington Blvd/ Pulaski Street Project.

Wilfred Wong

# Land use committee meeting 5/27. I have signed up to speak and these are written comments

HALPERN <suehrn1@optonline.net>

Tue 5/26/2020 11:56 PM

To: Board of Representatives <bcreps@StamfordCT.gov>;

Hello, My name is Sue Halpern, I have been a Registered Nurse for the City of Stamford for 38 years.

Since the Asthma map and statistic report from the Dept. of Public Health was submitted to file LU30.040 to be a point of endorsing the street widening project, I question the rationale of using information dated June 2016 as a move forward point.

Even though the map is old, it indicates increased asthma levels not only in Waterside but Downtown, north to Palmer' Hill, the South End, parts of Shippan and the Cove, not just near the Pulaski Street bridge which was implied in the presentation.

At the intersection of Greenwich Ave. and Pulaski Street, we have O and G Sand and Stone yard, which produces significant amounts of cement dust containing carbon monoxide, sulfur dioxide and nitrogen oxide.

All highly potential triggers for asthma as well as other health issues.

On Canal St., there is Rubino's junk yard and O and G asphalt plant. At these 2 facilities, as a result of their operations, are air pollutants that are considered very harmful to human health, the carcinogens, polyaromatic hydrocarbons, benzene and naphthalene and ozone gases.

This past year there have been air quality violations at the former Northeast Utility site on Dyke Lane which occurred due to excavating coal tar contaminated soils to build the Allure apartment complex.

Now add pre-covid traffic on I-95 and you have one hell of a toxic waste land..

The American Lung Association says in 2019, Fairfield County has the highest level of ozone gases outside the NYC metro area. And yes, Ct's asthma rates are significantly higher than those in the rest of the nation!

We need to take a long hard look at our environment, and not just blame the traffic waiting at the Pulaski street bridge.

We need to find ways to improve air quality and protect public health. We can start by reducing the density and congestion all along the I-95 corridor.

Thank you.

Patrice Lala  
2020/05/27 8:09:49 AM AST  
patricelala@gmail.com

We should fix this road for drivers, but we should also fix this road for cyclists and pedestrians.

# BOR Land Use/Urban Redevelopment Committee Public Hearing - LU30.040 - 5/27/2020 - 7:00 p.m.

Josh Shapiro <shap15@gmail.com>

Wed 5/27/2020 8:18 AM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Josh Shapiro and I am the president of the Davenport Association. Collectively we have been working with SouthPoint Association and Dolphin Cove Association to engage in a conversation with the board, specifically Ms. Saftic. We have been unsuccessful. My questions to the board by show of hands:

- 1) How many of you approved the new Charter Construction on Washington Street?
- 2) How many of you voted to accept the contribution from BLT (\$6 million I believe) to take over the parking garage under their new building?
- 3) How many of you feel that given those two prior actions not immediately addressing the traffic situation is negligent?
- 4) How many of you will vote to approve the eminent domain and improve the traffic situation that you in part created?

Thank you

Josh Shapiro  
914-420-5491  
Choice Marketing  
[shap15@gmail.com](mailto:shap15@gmail.com)



# In Favor of Washington Blvd/ Pulaski St Project

Ledia Carde <lmcard55@yahoo.com>

Wed 5/27/2020 9:39 AM

To: Board of Representatives <bcreps@StamfordCT.gov>;

Dear Stamford Board of Representatives:

I am an owner at 256 Washington Blvd, Unit 4, Stmfd, CT.

I am in favor of the acquisition of properties for the Washington Blvd./ Pulaski Street Project.

Thank you,

Ledia Carde  
Bridgewater Condo.

Lawrence E Fenster  
165 Dolphin Cove Quay  
9177979437  
2020/05/27 9:57:40 AM AST  
lfenste@optonline.net

I write in support of proceeding with the process of negotiating the sale of the Pulaski property and, if negotiation fails, the use of the eminent domain process.

I am President of the Dolphin Cove Club Corporation, a home owners association comprising 104 homeowners who live in the Waterside area. Although neither I nor the Board of the association has canvassed every resident in our community, I can state that the Waterside Traffic Improvement project has been of intense interest to our homeowners, many of whom have been paying close attention as the project has proceeded. I am not aware of any Dolphin Cove resident who is opposed to immediately proceeding with the project.

The need for the Traffic Improvement project to proceed is undeniable. The current extraordinary traffic congestion during rush hours affects thousands of Waterside residents and, if left unresolved, will continue to harm not only the quality of life for our residents but also the economic development of the Waterside area for years to come.

Under these circumstances, the refusal of the Pulaski homeowners to accept a reasonable premium for the sale of their property justifies the use of eminent domain. My understanding is that the Pulaski property owners are seeking a premium of approximately \$1million over the fair market value of their property. I also understand that, based on extensive analysis by State, City, and independent traffic engineers, in the absence of the purchase of the Pulaski property, the entire project will come to a halt, since the widening of the roundabout planned for the Pulaski Street/Greenwich Ave. intersection depends on the sale. It is simply not reasonable for the Pulaski property owners to hold the State, the Town and thousands of Waterside residents hostage to a \$1 million demand.

This Board of Representatives has the task of balancing that demand against the harm to the Waterside area, which has been extensively studied over the past few years and, if not resolved, will force the termination of the project. I respectfully submit that the Board should vote in favor of proceeding with the project and avoid any further delay.

Lawrence E. Fenster



# People Friendly Stamford

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Land Use-Urban Redevelopment Committee  
Board of Representatives of the City of Stamford  
888 Washington Blvd  
Stamford, CT 06901

***REQUEST THAT THIS LETTER BE READ ALOUD INTO THE RECORD AT THE MEETING***

May 27, 2020

Dear Members of the Committee:

I am writing on behalf of People Friendly Stamford (PFS) regarding the proposed acquisition of property on Pulaski Street and the related road improvement project (item number LU30.032). As I said in my letter to this committee in January, PFS strongly believes that this project must include full bicycle and pedestrian facilities, as required by your Complete Streets Ordinance, which was unanimously adopted by the Board in 2014.

It would be a massive missed opportunity if this project is built without bike lanes or proper sidewalks. This is especially true given the project's location. Pulaski Street is a vital connection between Waterside, the train station and the South End. If you want to reduce congestion around the train station, you need to make people feel safe using alternative modes of transportation. That won't happen if the road is simply widened to make room for more cars without providing safe spaces for people to walk or bike.

More broadly, bike lanes and sidewalks are good for the environment because they discourage car dependency and encourage more environmentally friendly modes of transportation. The coronavirus pandemic has also led to a surge in biking and walking around Stamford, further highlighting the need to be able to do these activities safely on our city's streets.

Given what is at stake, any "compromise" outcome that reduces the scope of the acquisition by cutting sidewalks or bike lanes is not a compromise; it's a failure. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Wright".

Will Wright

[will@peoplestamford.org](mailto:will@peoplestamford.org)

Maxine Biesenbach  
243 Dolphin Cove Quay  
2035500482  
2020/05/27 11:35:50 AM AST  
maxinebies@yahoo.com

I am writing to support the Waterside Traffic Improvement project. Our family has lived in Stamford for the past 8 years and has witnessed the escalation of awful traffic congestion, especially during rush hour times. If the Pulaski property owners will not accept a reasonable offer, above the appraised market value of their property, by the city, I am in favor of using eminent domain. I urge the Board to vote in favor of the project and not delay any further. One property owner should not be allowed to adversely affect the lives of thousands of tax-paying residents of the waterside community. Thank you for your consideration and I look forward to hearing that the traffic improvement project will move forward promptly.

# FW: Waterside Traffic Improvements

Marlene & Paul Adelberg <mpadelberg@optonline.net>

Wed 5/27/2020 11:38 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Although this message was previously sent I would appreciate if it can be read at this evenings public hearing as it is most important that all of our reps hear it once more .

thank you.

Paul Adelberg

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**From:** Marlene & Paul Adelberg [mailto:mpadelberg@optonline.net]  
**Sent:** Sunday, April 5, 2020 11:35 AM  
**To:** VRosenson@stamfordCt.gov  
**Cc:** Virgil de la cruz (virgildlc@optonline.net) <virgildlc@optonline.net>  
**Subject:** Waterside Traffic Improvements

Valerie Rosenson  
Legislative Officer

Dear Valerie,

I am requesting that you forward this message to all members of The Board Of Reps.

My name is Paul Adelberg, a Stamford resident for the past 35 years and reside at 19, Dolphin Cove Quay, Stamford. I am writing to you in support of the Waterside Traffic Improvement Project, and to call to your attention why this project is so very important to those living in the Waterside area. To keep things in perspective, I live 1.3 miles from the Stamford Train Station and it typically takes 6 minutes to get there including missing 2 traffic lights. Weekdays between 4:30 pm and 6:30 pm the same drive takes as long as 45 minutes. But what is more important for you to know is the safety concerns that presently exist because of this congestion. Greenwich Ave, is a narrow two way street with cars parked on both sides of the street and the only street going south to the

Waterside area. The street is very narrow and does not allow a bus, truck or Emergency Vehicle to pass which causes traffic to come to a standstill while cars navigate to allow these larger vehicles to pass. This problems creates a major obstacle for Emergency Vehicles to get to their destination as quickly as is required. We have been very fortunate to date that Emergency Vehicles have not arrived too late at least not to my knowledge.

I have lived at my present address for the past 16 years and road improvements have been almost non- existent in The Waterside Area except for the intersection at Selleck St. and Southfield Ave. That traffic project was designed in concert with the proposed Roundabout at Pulaski St. and Greenwich Ave proposing that Greenwich Ave would become a one way street going South and traffic going North would travel on Davenport Rd. If the planned Roundabout does not materialize than the Selleck Street project would be a waste of taxpayers' money. In the past ten years new housing projects have added an additional 700 apartments to this area, Point 72 in the Soundview office park put up a new building adding another 500 to 1,000 people working there including the thriving Gartner Co. that has grown significantly in recent years. Not a single traffic improvement project has taken place in this area to facilitate the traffic congestion that I have outlined.

I have attended numerous Public Hearings conducted by City Engineers and various Traffic Consultants hired by the City soliciting suggestions from those living in the Waterside Area to facilitate the traffic congestion. The result of these hearings resulted in the proposed

Roundabout at the intersection of Greenwich Ave. and Pulaski St. We have been invited to a number of Public Hearings by the Traffic Commissioner and other City engineers sharing renderings of the proposed Roundabout and the approximate timing as to when the project will commence. Coincidentally I am a Commissioner serving on The Stamford Harbor Management Commission and we reviewed the application for this project and we applauded the project as it contained a number of provisions that would control and filter runoff that typically enters our harbor.

By considering abandoning the plans to build this much needed Roundabout at this stage of the project would be irresponsible. The City and State Engineers have already spent countless hours and Thousands of dollars of tax payers money for this project in addition to the costs of outside Traffic Consultants developing this project which I understand is almost "shovel ready " to proceed. It has included negotiations with adjacent property owners which included purchasing and swapping of land to facilitate the project going forward. In addition, the State has already committed to fund a significant amount of money to construct this Roundabout.

I understand that for the entire traffic congestion project to be successful and work as intended, widening the intersection of Pulaski St and Washington Blvd. in addition to widening Pulaski St. is necessary . I also understand that the developer of The Gateway Project has committed 2 million dollars toward the widening of this intersection provided it takes place prior to those buildings being occupied. I, and my fellow neighbors implore you to pass the resolution being debated that will allow negotiations to take place in good faith with the property owners standing in the way of this Traffic Congestion Project. In addition to the millions of dollars at risk, and monies already spent, much needed road safety improvements and continued inconvenience to thousands of people that travel the area on a daily basis can all be avoided if you, our elected Board Of Reps pass this resolution..

Paul Adelberg  
19 Dolphin Cove Quay  
Stamford Ct, 06902

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# Waterside Traffic Improvement Project

M Jason Levy <mjasonlevy@yahoo.com>

Wed 5/27/2020 12:49 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Ms. Rosenson,

I'm contacting you to express my strong desire for the Waterside Traffic Improvement Project to succeed as professionally designed and recommended. More specifically, I'm appealing to you to realize the importance and need for this roadwork to be completed, in a timely manner where it is most economically feasible, and to make the necessary decisions to make it come to fruition, even if it entails using emanant domain to do so.

My reasons for feeling so strongly about this are very simple and should be self-evident—there are thousands of people, who will benefit from this project and it will vastly improve our community, both residentially and commercially.

My understanding is that the real issue is not whether the improvement project should be completed or not. Rather, the issue and debate are about how to obtain the piece of property at 21 Pulaski Street so that the project can be completed as designed and be able to provide the most efficiency to the area.

I was in attendance at the October 2019 meeting when this issue was tabled. It's upsetting to think that 7-months have been lost in completing the project in the allotted time to receive the maximum amount of funding. The fact that we are still at this juncture is frankly distressing.

At that meeting, those that were opposed to this project seemed reluctant to consider eminent domain because it would be displacing the homeowner who had an emotional attachment to this residence. Yet, shortly after the meeting, the owner, who was allegedly so distraught about the prospect of leaving their home, decided to list the property they couldn't part with for \$1,600,000.00 as it remains listed today.

Did the owners list the residence for \$1,600,000 this time because 10-years ago that is the offer they declined from a now defunct company that couldn't bring the deal to fruition? Is that what they are using as a comparable real estate value? This is simply unrealistic. I understand that \$1,000,000 was offered for this property and that seems to be a very generous offer and more than fair for the owner attempting to take advantage of this situation.

The facts and chronology of events should reveal to you that this is NOT about the conveniently concocted emotional story of leaving a childhood home. Not one bit. It is purely a monetary discussion and a means to negotiate a higher price. But based on the most recent vote, clearly, a modest majority are unable or unwilling to see this.

This is not an emotional situation—it is a business decision. And for those that are fundamentally opposed to the use of emanant domain in this city as several members of your committee seem to be, it is difficult to understand how they can perform their duties representing the best interest of the city and those that live in it without the open mindedness to understand the totality of circumstances of this situation.

It seems that the city has provided permission for numerous buildings and developments to be erected. BLT seems to have the ability to build whatever they want, whenever they want, to begin work even when they don't

have all of the approvals to do so, and then they have been permitted to change the terms of the agreement after the fact. But what is obviously forgotten, (in your constituency's eyes) is providing the infrastructure, namely the roads, to support such growth. It's irresponsible and plays a significant part in why companies such as Gartner are contemplating leaving the area and why UBS, Nine West, Starwood, and many other have already left or moved the majority of their work force away.

I respectfully request that you vote to support moving ahead with emanant domain, that you provide this email to the other members of your committee, and that this email be read during the public hearing.

Please feel free to contact me if you wish to discuss this further.

Respectfully,

Jason Levy  
36 Cook Road  
Stamford, CT 06902  
203.984.3517  
[mjasonlevy@yahoo.com](mailto:mjasonlevy@yahoo.com)



letter

Robert Katchko <bobkatchko@yahoo.com>

Wed 5/27/2020 12:51 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>; Sue Halpern <suehrn1@optonline.net>; Sheila Barney  
<sheilabarney@optonline.net>;

Valarie please have my comments made public tonight.

To whom it my concern , I'm appalled at the tactics used by the City of Stamford for private developers, they tried it with curly's dinner It didn't work. The eminent domain in question has nothing to do with traffic or anything else Pulaski Street bridge is not being widened and there are no plans to widen it so this is just almost the communist takeover of someone's property that they worked hard for, I do believe the people rise up enough is enough. I am in opposition to eminent domain anywhere in the City Of Stamford for any purpose I am in opposition to any Change in the master plan anywhere in Stamford. I've lived here my entire life and have never seen tactics like this under any previous administration. I hope that good honest people will vote both master plan and eminent domain down by a large margin , it's wrong on so many levels.

Respectfully

Robert M. Katchko President & CEO Katchko & Sons Construction Services Corp. Katchko Properties LLC. [315 Pepper Ridge Rd. Stamford Ct.06905](#)

Doug Neviera  
130 Dolphin Cove Quay  
Stamford CT 06902  
2020/05/27 1:44:36 PM AST  
douglas.neviera@gmail.com

I am writing to support reasonable negotiations or, failing an agreement with the Pulaski Street Property Owner or Owners, the City's right to pursue the use of Eminent Domain if the negotiations remain unreasonable. This unresolved issue is delaying the entire traffic improvement and redesign project, which is effectively, in turn, holding up thousands of waterside community residents, who are subject to the intolerable traffic conditions.

As it appears that all good faith attempts by the City of Stamford have failed up to this point; I respectfully request that you record my vote in favor of the use of Eminent Domain in order to proceed with this traffic work benefiting the entire Waterside Community.

Sincerely,  
Doug Neviera

# Comments for Land Use Committee meeting

Arthur Selkowitz <[arthur@sunrockholdings.com](mailto:arthur@sunrockholdings.com)>

Wed 5/27/2020 12:46 PM

To: Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@StamfordCT.gov)>;

I wish to express my thoughts on the traffic improvements planned for the intersection of Pulaski Street and Washington Blvd. This is an important intersection in the south end that demands improvement. Those improvements should include provision for bike and pedestrian accommodation as well as vehicle improvements. In fact, no new street improvements in our city should be undertaken without efforts to improve bike and pedestrian traffic.

As a city, Stamford should stand for optimum accommodation of bike and pedestrian use. For too long we have been obsessed with improved car traffic. While that is important, it should not be the only objective.

The intersection at Pulaski and Washington Blvd is one block away from the future Mill River Greenway. When that is completed, it is logical to assume that bike and pedestrian traffic will measurably increase at the proposed intersection. It's important to take that into consideration which is why the improvements about to be undertaken should reflect anticipated increase in bike and pedestrian traffic.

Thank you for your consideration.

**Arthur Selkowitz**

**Chairman, Mill River Park Collaborative**

Arthur@  
[sunrockholdings.com](mailto:arthur@sunrockholdings.com)

May 17, 2020

To Whom It May Concern:

Roland Lesperance of 21 Pulaski Street is a neighbor on the adjacent street to mine who has lived in his home for quite some time. During a particularly heavy snowfall one year, he happened by my street and saw me struggling through shoveling out my sidewalk and driveway and offered to help. I thoroughly appreciated his assistance and will never forget his kindness. When the postman would inadvertently deliver his mail to my home at 21 Berkeley Street, I would walk over to his home and drop the mail in his mailbox. Although I do not know him well, this much I do know: Mr. Lesperance is a decent, thoughtful and caring man who does not deserve to have his home taken from him by eminent domain. This is especially true during the pandemic time in which we all find ourselves. He deserves to be treated with decency and fairness in these matters. To fully appreciate his situation, put yourselves in his shoes for a moment and imagine your home being taken from you, the place you lived, loved and shared with family, through eminent domain.

Sincerely,

Michele DeCarlo  
21 Berkeley Street  
Stamford, CT 06902

21 Pulaski Street

Sophia Chery <soph.chery@yahoo.com>

Wed 5/27/2020 12:39 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Sophia Chery, I live at 121 Forest Street here in Stamford, CT. As a Haitian- American, it is disappointing to hear that the city is looking to use eminent domain to take the home of someone from my community. I hope the city is able to find another way or come to an agreement with Roland Lesperance instead of using force. Thank you.

Respectfully,

Sophia Chery

21 Pulaski Street Stamford ct.

Sean Willis <seanwillis1@hotmail.com>

Wed 5/27/2020 12:46 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Good Afternoon,

My name is Sean Willis and live at 401 commons park south. I've been a resident of the south end for 4 years and am against the use of eminent domain on [21 Pulaski Street Stamford ct.](#)

Sent from my iPhone

# 21 Pulaski Street Stamford

luci shaw <lucitania.shaw@gmail.com>

Wed 5/27/2020 12:50 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Hello all,

I am against eminent domain for 21 Pulaski Street.

Thank you,

Luci Shaw

[14 Stone Wall Drive Stamford 06905](#)

..There's always a reason to smile.

# 21 Pulaski Street

Shawn McDonough <shawnpmcd10@gmail.com>

Wed 5/27/2020 12:53 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Hi ,

My name is Shawn McDonough, currently residing at the NV Building in the south end of Stamford ([110 Commons Park N, Unit 255, Stamford, CT 06902](#)).

I am against the use of eminent domain for 21 Pulaski Street.

Respectfully,

Shawn McDonough

Sent from [Mail](#) for Windows 10



# Voting

Wilner Joseph <wilner\_p\_joseph@yahoo.com>

Wed 5/27/2020 1:31 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Wilner Joseph I live at 6 Rockfield Drive, and as a member of the Haitian community and a resident of Stamford, I am strongly against the use of eminent domain to take Roland Lesperance's home. Thank you

Respectfully,

Wilner Joseph

Sent from my iPhone

# Pulaski St

maria Angelica mendez <angelicamendez518@yahoo.com>

Wed 5/27/2020 1:41 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

Greetings,

My name is Maria Mendez I live at 55 Montauk Dr, and I have lived in Stamford for 15 years. We love living in the waterside. We feel the city should not use eminent domain for 21 pulaski street. I work in the southend and cross the bridge everyday. Thank you

Kind Regards,  
Angelica Mendez

# 21 Pulaski Street

Josette Pierre-Louis <josetteplouis.jpl@gmail.com>

Wed 5/27/2020 1:48 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Volcy Pierre-Louis. I live in Stamford Ct. I am Haitian American and know the Lesperance family. I do not support the use of eminent domain for 21 Pulaski Street. Thank you.

Sincerely, Volcy Pierre-Louis

21 Pulaski Street

Roody Tide <roodyt@gmail.com>

Wed 5/27/2020 1:49 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Roody Tide. I was born and raised in Stamford CT and I live on 66 Alvord Lane. My family is originally from Haiti and as part of the Haitian community, we support Mr. Lesperance and are against the use of eminent domain to take his home. Sincerely,

Roody Tide

Roody Tide Real Estate Advisor / Photographer

m: 203-832-4342

e: roodyt@gmail.com

Follow Me:

# Urgent

Shneidine The Magnet <mchery75@gmail.com>

Wed 5/27/2020 1:52 PM

To: Board of Representatives <bcreps@StamfordCT.gov>;

To whom it may concern,

My name is Shneidine Chery. I'm a resident at [111 Towne St # 115 Stamford, CT 06902](#). I do not agree for the city of Stamford to use eminent domain to take Roland Lesperance's home at [21 Pulaski Street Stamford, CT](#). Please take me e-mail into serious consideration.

Successfully yours,



Financial Coach  
Keynote Speaker  
Website: [ShneidineTheMagnet.com](http://ShneidineTheMagnet.com)  
Facebook: Shneidine Chery  
Instagram/Twitter @schery75  
YouTube : [www.Shneidine The Magnet](http://www.ShneidineTheMagnet.com)  
E-mail: [mchery75@gmail.com](mailto:mchery75@gmail.com)

21 Pulaski Street.

Stanley Leon <stanleon2006@gmail.com>

Wed 5/27/2020 2:00 PM

To: Board of Representatives <bdreps@StamfordCT.gov>;

My name is Stanley Leon I live at 34 Durant Street. and I was born and raised here in Stamford. I am strongly against the use of eminent domain to take Roland Lesperance's home. Please come to an agreement or let it be. Thank you

Respectfully,

Stanley Leon