

# Supplemental Information in support of Item LU31.034, Notice of Intent to Discontinue a Portion of Garden Street

## Summary of Stamford Ordinance Process for Discontinuance of Streets (Chapter 214, Article IV Code of Ordinances, Charter C860-1 et seq.)

### 1. Board of Representatives Resolution.

The Board of Representatives starts the process by resolution declaring its intention to discontinue a street (Code Sec. 214-41.A, Charter C8-60-1, et seq.). The resolution describes the proposed action and requests the Mayor to prepare a report.

### 2. Mayor's Report to Planning Board, Board of Finance and Board of Representatives.

The Mayor directs the Office of Operations to do engineering work and prepare necessary surveys, plans and estimates of associated costs (Code Sec. 214-41.B.1, Charter C8-60-1, et seq.). The Director of Administration then estimates the value of any land to be discontinued and any benefits or damages to affected properties (Sec. 214-41.B.2, Charter C8-60-1, et seq.). The Mayor's report, including the Office of Operations Report and the Director of Administration estimates, is filed in an office of the Mayor's choosing and made available for public inspection. It is also submitted to the Planning Board, Board of Finance, and Board of Representatives (Sec. 214-41.C).

### 3. Public Notice and Hearing.

Public notice of the resolution and Mayor's report is published at least three times in an official newspaper and served personally or sent by registered mail to interested parties, who can appear at a hearing before the Director of Administration (Code Sec. 214-42 Charter C8-60-1, et seq.) which may be adjourned from time to time so that all parties interested in the property affected shall have an opportunity to be heard, after which the Director of Administration makes a written report to the Board of Representatives on probable costs and assessed benefits/damages (Code Sec. 214-43). At the same time the report is forwarded to the Planning Board and the Board of Finance for their approval.

### 4. Board of Representatives Approval

The Board of Representatives reviews the report and can accept, modify, reject, or refer it back to the Director of Administration; and it can increase the amount of benefits or lower the amount of damages with the approval of the Director of Administration (Charter C8-60-7), or may abandon the street discontinuance. Once the Board approves the report, it adopts a resolution directing the discontinuance per the approved report (Sec. 214-43.2A). This also requires prior approval from the Planning Board and Board of Finance. A two-thirds Board vote is needed to override a Planning Board disapproval (Sec. 214-43.2B, Charter C6-30-13).

## **5. Mayor's Approval and Implementation.**

The resolution and approved report go to the Mayor for approval/disapproval within 10 days (Code Sec. 214-43.2C). Once approved, the report is recorded in the Stamford Land Records and (damages and/or) assessments made, authorizing the discontinuance (Code Sec. 214-43.2D). (Should funds be required to pay damages, such funds shall have to be appropriated before recording—Code Section 214-43.2D.). The Director of Administration shall give public notice of such resolution to the persons in whose favor benefits or damages are to be assessed, with the amount to be paid to or by each such person in accordance with such resolution and report. The notice shall direct the payment to the City of all benefits assessed and shall state a time and place at which the City will make payment for any land taken or damage assessed. The Director of Administration shall, as before, give public notice and serve in person or by mail, a copy of such notice to each person named therein, at their last known address. Charter C8-60-8.

2004



2022



**AERIAL COMPARISON EXHIBIT**  
**MANHATTAN STREET**  
**STAMFORD, CT**



**REDNISS & MEAD**

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

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 Tel: 203.327.0500 | Fax: 203.357.1118  
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COMM. NO.:	DATE:
10643	2/19/2024
	SCALE:
	1"=60'



**Notes:**

1. For discussion purposes only.
2. Information obtained from Compilation Plan by Edward J. Frattaroli, Inc. dated February 2024

**AERIAL  
OWNERSHIP EXHIBIT  
MANHATTAN STREET  
STAMFORD, CT**



**REDNISS  
& MEAD**

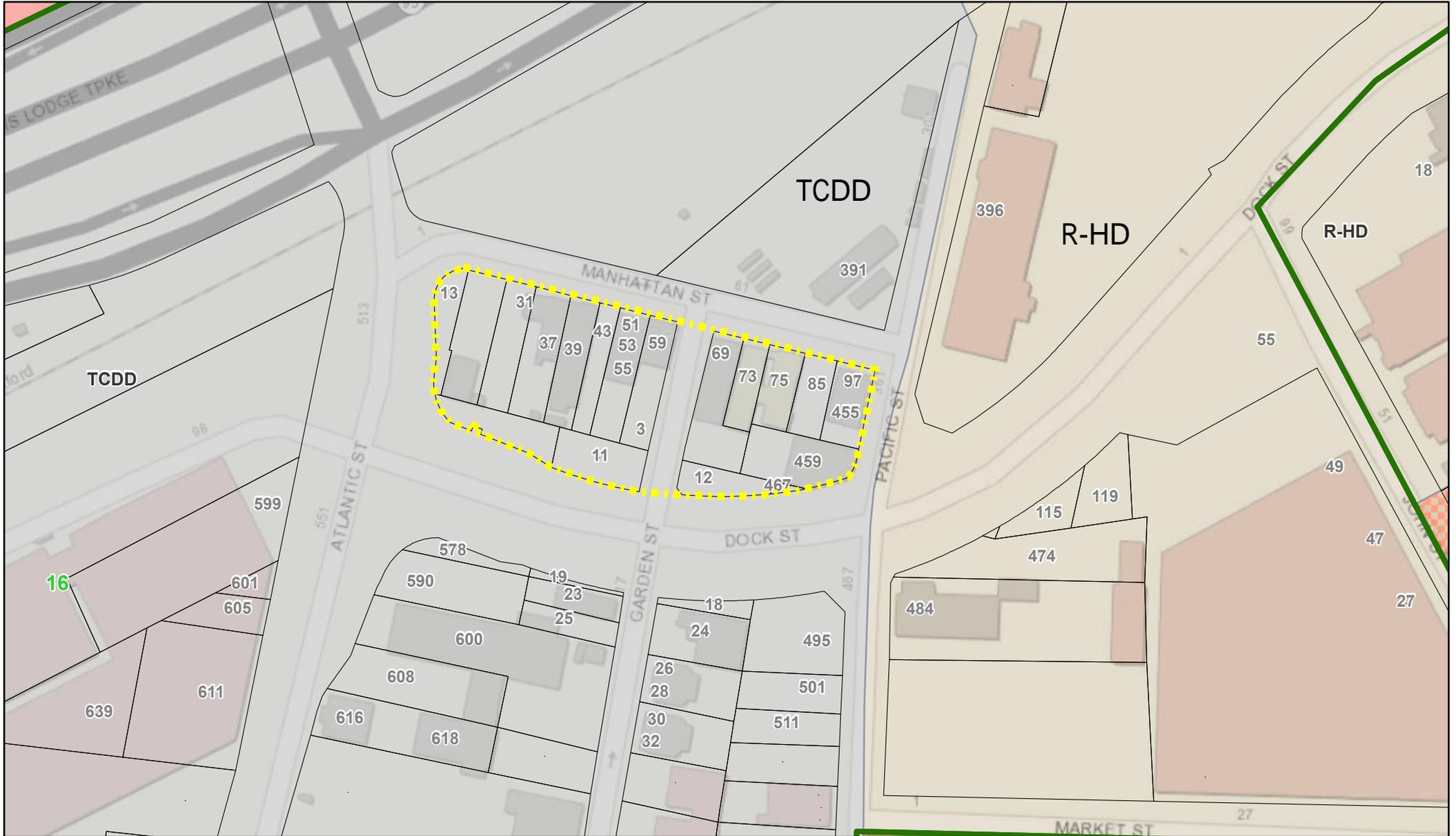
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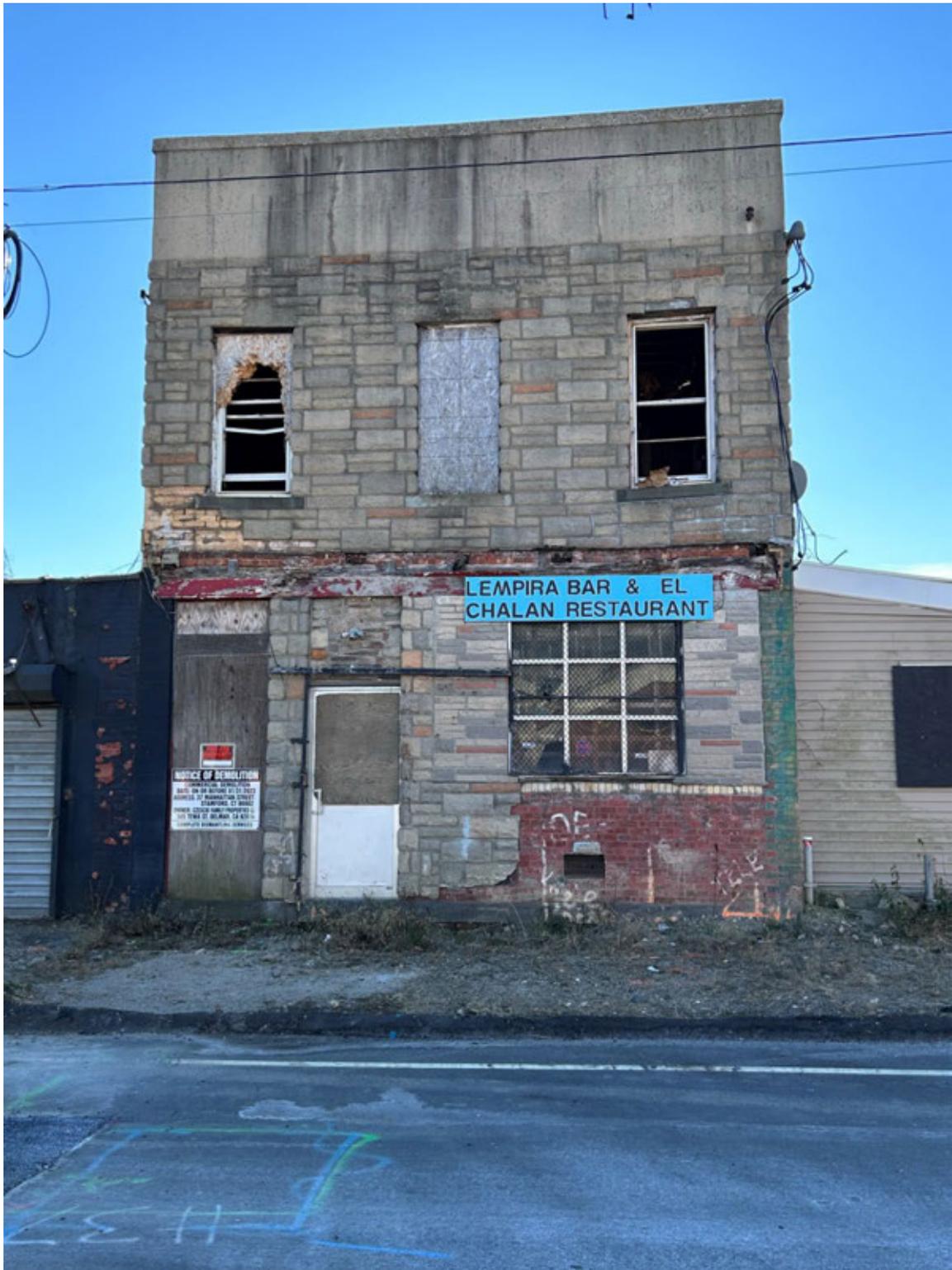
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2/19/2024 2:49 PM H:\lobfiles\2110000\10634\dwg\Planning\10634 - Owner Exhibit.dwg

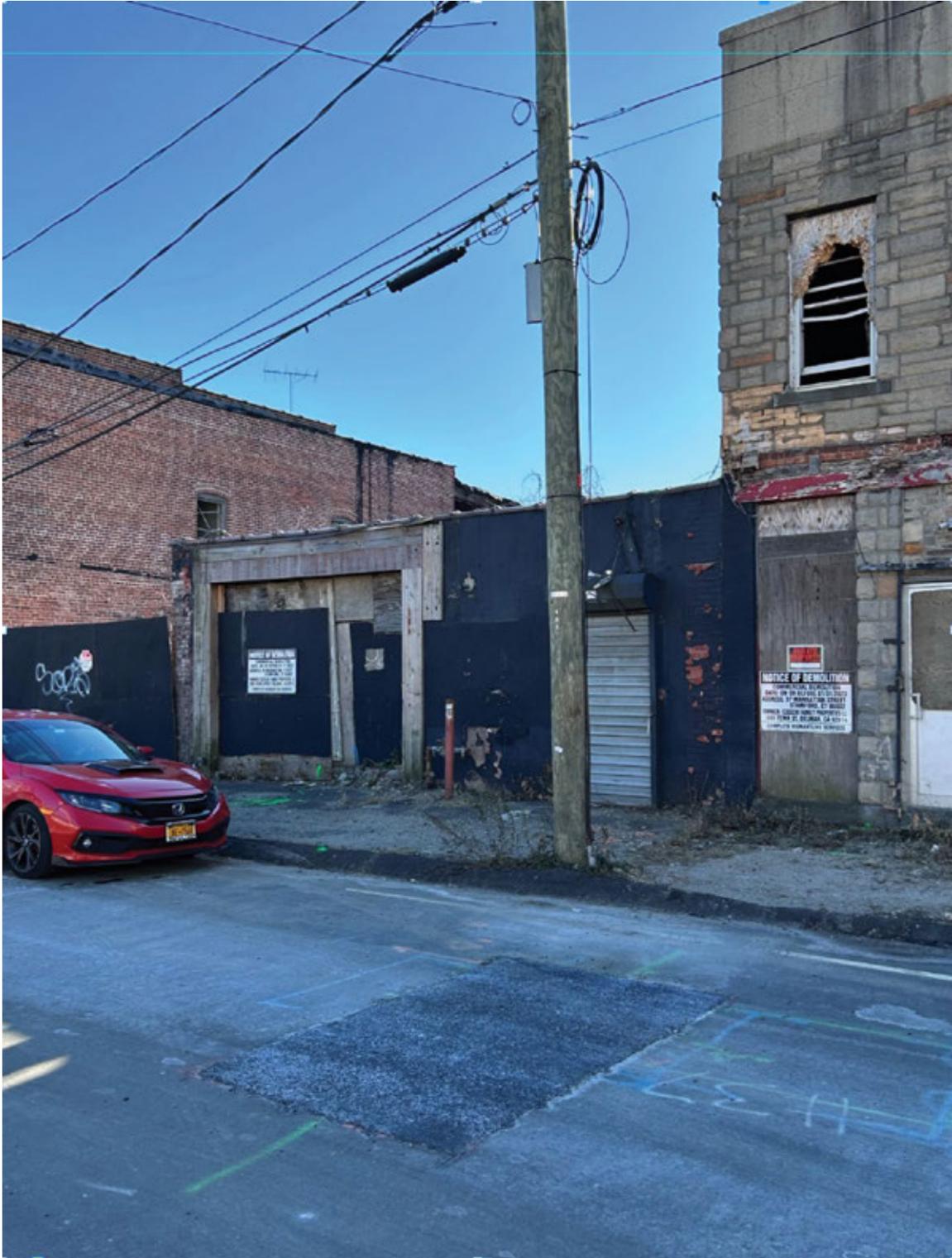
# Stamford Zoning/Master Plan Map



2/19/2024, 11:56:58 AM



Photograph 3. 37 Manhattan Street, Section A, view south.



Photograph 4. Façade of 39 Manhattan Street, view southwest.



Photograph 6. View of the façade of 53 Manhattan Street, view south.



Photograph 10. Eastern elevation of 59 Manhattan Street, view west from Garden Street.



Photograph 14. 73 Manhattan Street, view southwest



Photograph 15. Façade of 75 Manhattan Street, view south.



Photograph 17. 455 Pacific Street, view south.



Photograph 8. View of interior of the western shopfront/restaurant of 53 Manhattan Street, view south  
(Source: Streets of Stamford)



Photograph 5. Interior of 39 Manhattan Street, view south. (Source: Streets of Stamford, 2015)



Photograph 13. Interior view of 69 Manhattan Street, view southeast. (Source: Streets of Stamford)

# 2016 Google Streetview

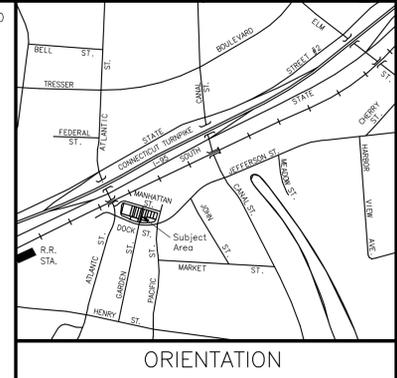


← Dock St  
Stamford, Connecticut  
📍 ⋮  
🌐 Google Street View  
Sep 2016 See latest date



Garden Street

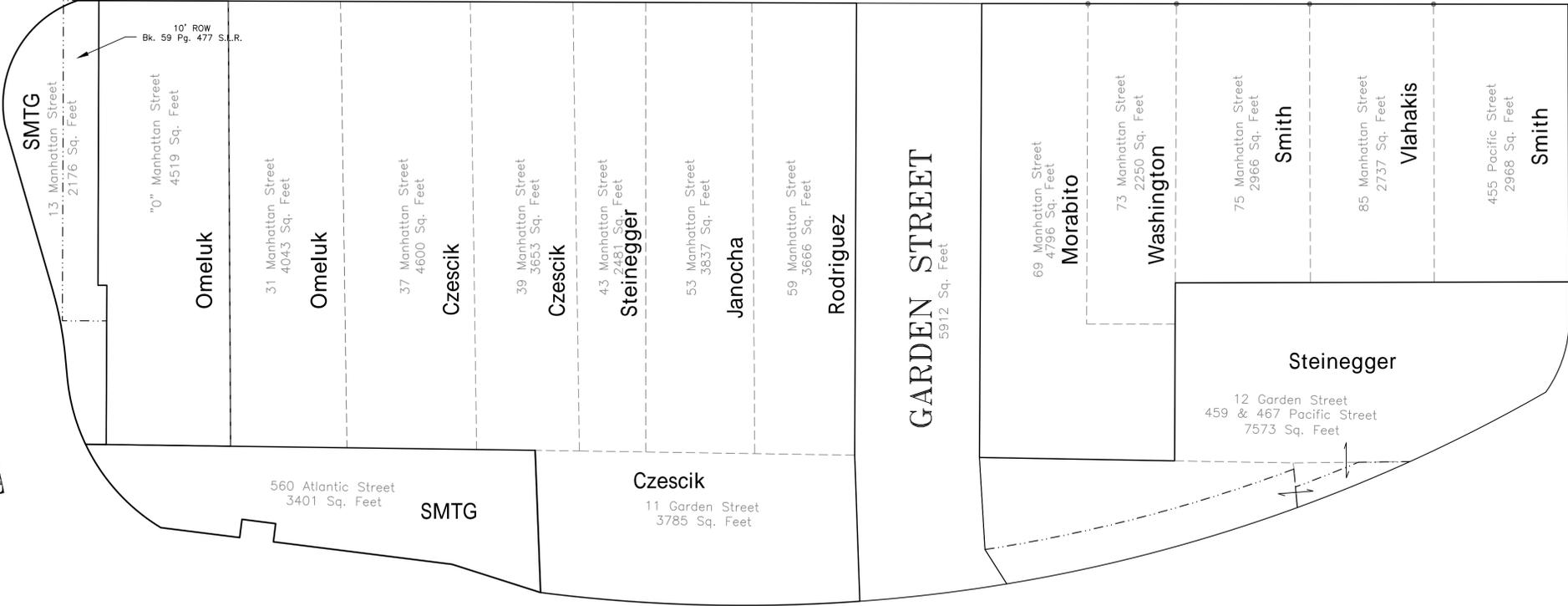




ATLANTIC STREET

MANHATTAN STREET  
(38'± Wide)

PACIFIC STREET  
(41'± Wide)



DOCK STREET  
(STAMFORD URBAN TRANSITWAY)

COMPILATION PLAN  
PREPARED FOR  
STAMFORD MANHATTAN TRANSIT GROUP  
STAMFORD, CONNETICUT

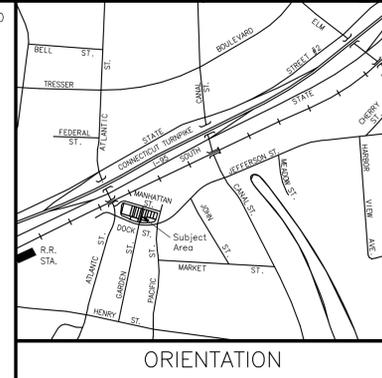
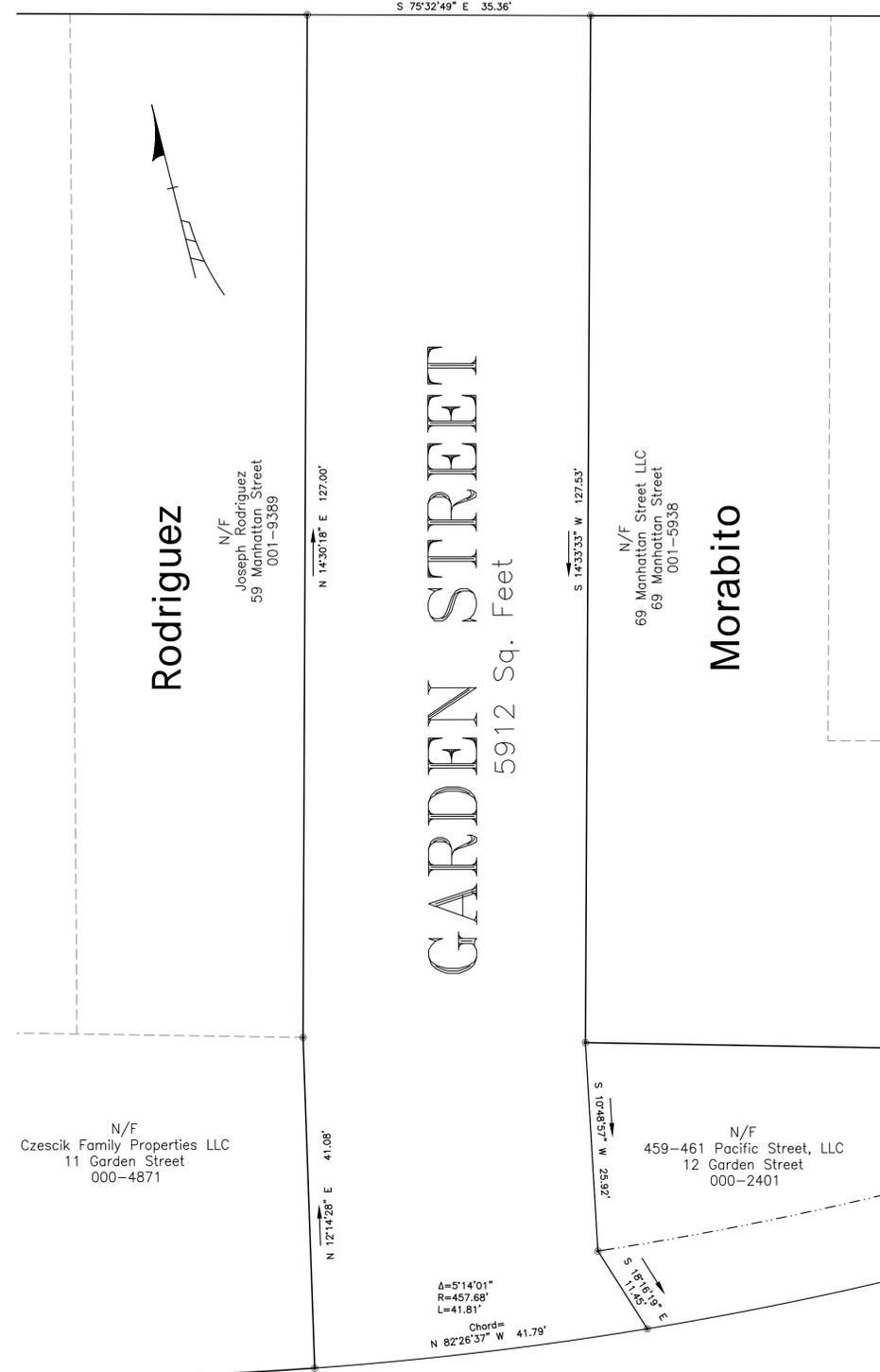


This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "PROPERTY/BOUNDARY", based on a "RESURVEY" conforming to horizontal Accuracy Class "A-2".  
To my knowledge and belief this plan is substantially correct as noted hereon.

BY:  
**FOR: EDWARD J. FRATTAROLI, INC.**  
*Land Surveyors • Engineers • Land Planners*  
STAMFORD, CONNECTICUT FEB. \_\_\_\_, 2024

# MANHATTAN STREET (38'± Wide)

S 75°32'49" E 35.36'



ORIENTATION

MAP  
DEPICTING  
GARDEN STREET  
PREPARED FOR  
STAMFORD MANHATTAN TRANSIT GROUP  
STAMFORD, CONNETICUT



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