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**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

June 30, 2022

Mr. Richard Freedman, Chairman
Board of Finance
City of Stamford
888 Washington Boulevard
Stamford, CT 06904-2152

RE: TRIENNIAL LIST

Dear Mr. Freedman and Members of the Board of Finance:

At its May 10, June 14 and June 28, 2022 meetings, the Planning Board unanimously recommended approval of the sale of the all the properties identified in the attached memorandum dated April 14, 2022 (Updated June 29, 2022) from Sandy Dennies, Director of Administration, except for 0 Haig Avenue which was unanimously recommended to be postponed to a future meeting in order to perform additional due diligence on the property and to investigate alternative uses for the building.

The Planning Board recommended 0 Hunting Ridge Road, currently listed under “Properties to be sold to abutters by Special Sale” should first be offered to be developed for a single-family dwelling. If the parcel cannot be sold for development as a single-family dwelling, it can then be offered to the abutting property owners.

The Board reviewed this request pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan.

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell".

Theresa Dell, Chair

cc: Via Email - Board of Representatives
- Sandy Dennies, Director of Administration

TD/lac

Mayor
CAROLINE SIMMONS



DIRECTOR OF ADMINISTRATION
SANDRA L. DENNIES

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April 14, 2022

(Updated June 29, 2022)

To: Theresa Dell, Chair
Planning Board

From: Sandra L. Dennies
Director of Administration

RE: TRIENNIAL LIST OF PROPERTIES - PROPERTIES TO CONSIDER FOR THE CITY TO SELL

I, as the Director of Administration, am acting in compliance with Sec. 9-4 of the Stamford Code of Ordinances, which states:

- A. The Director of Administration shall maintain a listing of all real property owned or leased by the City. Based on such listing, at least once in every three (3) years the Director of Administration shall submit to the Planning Board a list of all City-owned and c-leased real properties, identifying:
1. Those owned or leased properties then being used for schools, public buildings, public parks or other specific city purposes; and
 2. Those owned or leased properties not then being used for a specific City purpose (hereafter "unused properties").
- B. The Planning Board shall review the list of properties with the objective of recommending future use or disposal of unused properties. In conducting its review, the Planning Board shall invite comments from heads of appropriate departments and agencies. On completion of its review, the Planning Board shall transmit its recommendations for future use or disposal of unused properties to the Board of Finance.

Therefore, at your meeting April 12, 2022, I drew your attention to the spreadsheet known as the Triennial List of Properties, which has in it a tabbed section called "Potential Sale." There are several parcels on that tabbed section that could be redeveloped as single- or two-family dwellings, based on the current zoning. Other parcels are too small or not conforming with minimum zoning requirements and should be sold to abutting property owners.

These are the Administration's recommendations:

1. **Properties to be sold at auction to be redeveloped as single- or two-family dwellings:**
 - **52 COLD SPRING ROAD** (vacant land 0.12 acres). Would support one (1) Dwelling Unit.
 - **60 COLD SPRING ROAD** (vacant land 0.12 acres). Would support one (1) Dwelling Unit.

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- **0 HARVARD AVENUE** (vacant Land 0.14 acres - between 26 & 34 Harvard Avenue). Would support two (2) Dwelling Units
- **0 LONG RIDGE ROAD** (vacant land at southwest corner of Long Ridge Road and Northwood Lane, 1.39 acres). Would support one (1) Dwelling Unit.
- **0 ROCK RIMMON ROAD** (vacant land, access east of 401 & 405 Rock Rimmon Road, 2.27 acres). Would support two (2) Dwelling Units after subdivision.
- **0 ROCK RIMMON ROAD** (vacant land access west of 401 & 405 Rock Rimmon Road, 2.43 acres). Would support two (2) Dwelling Units after subdivision.
- **0 WEST BROAD STREET** (vacant land between 277 & 269 West Broad Street - 0.23 acres). Site is currently zoned P-Park but could be rezoned to R-7½ and support one (1) Dwelling Unit. Alternatively, site could be added to municipal golf course

2. Properties to be sold to abutters by Special Sale:

- **0 HENRY STREET** (sliver parcel behind 67 & 71 Henry Street - 0.04 acres).
- **0 HUNTING RIDGE ROAD** (vacant non-conforming lot between 619 & 667 Hunting Ridge Road - 0.74 acres).
- **0 PERRY STREET** (vacant non-conforming lot along the east side of the driveway of Friendship House - 0.10 acres).

3. Properties to be sold by RFP:

- ~~**0 HAIG AVENUE** (former City of Stamford Police HQ on the northeast corner of Haig & Crestview Avenues - 1.63 acres). Sell with requirement to maintain/restore historic building. Could yield five (5) or more Dwelling Units.~~ **(POSTPONED TO A FUTURE MEETING)**

Also of interest are parcels in the tab "Urban Transit Way." The parcels in this tab were acquired using 80% federal funds when the Stamford Urban Transitway was being constructed. Eighty percent (80%) of the sale proceeds will have to be given back to the federal government.

The Administration's recommendations are as follows:

1. Sites to be sold through RFP:

- **384 ELM STREET** (former site of the DeYulio sausage factory, 0.29 acres) redevelopment as a commercial property under current zoning.

2. Sites to be sold to abutters as a Special Sale:

- **402 ELM STREET** (former Subway, 0.10 acres). Property has many constraints based upon small size lack of curb cuts and the impact of the bus shelter and cut out; sell property to abutting property owner(s) or maintain as open space.
- **560 ATLANTIC STREET** (vacant sliver parcel - 0.08 acres)
- **12 GARDEN STREET** (vacant sliver parcel - 0.08 acres)
- **13 MANHATTAN STREET** (vacant small parcel - 0.10 acres)
- **467 PACIFIC STREET** (vacant sliver parcel - 0.18). Most is part of the transit way.
- **460 PACIFIC STREET** (vacant sliver parcel - 0.16 acres). Most is part of the transit way.