

31ST BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
JEFF CURTIS

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August 4, 2022

The Honorable Caroline Simmons
Mayor, City of Stamford
888 Washington Boulevard
Stamford, CT 06904-2152

*Re: Transmittal of Recommendations for Future Use or
Disposal of 0 Rock Rimmon Road Properties*

Dear Mayor Simmons:

Pursuant to Section 9-4 of the Code of Ordinances, at a meeting held on August 1, 2022, the Board of Representatives voted unanimously to recommend that two properties on 0 Rock Rimmon Road from the "Triennial List", with account numbers 004-1924 and 004-1925, be retained by the City as a preserve. These properties were recommended for sale by Director of Administration Sandra Dennies, the Planning Board, and the Board of Finance. The recommendations of the Planning Board and the Board of Finance are included herewith.

Very truly yours,



Megan Cottrell
Clerk of the Board

MC/vtr

cc: Sandra L. Dennies, Director of Administration
Ralph Blessing, Land Use Bureau Chief
Bridget Fox, Chief of Staff
Theresa Dell, Chair, Planning Board
Richard Freedman, Chair, Board of Finance

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

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Vineeta Mathur
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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

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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CITY OF STAMFORD
OFFICE OF ADMINISTRATION
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

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.



RICHARD FREEDMAN
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MARY LOU T. RINALDI
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BOARD OF FINANCE

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
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STAMFORD, CONNECTICUT 06904-2152

July 21, 2022

Jeff Curtis, President
Board of Representatives
City of Stamford
888 Washington Boulevard, 5th Floor
Stamford, CT 06904

Re: Triennial Property List

Dear President Curtis:

Pursuant Sec. 9-4 of the Code of Ordinances, at its meeting of July 14, 2022, the Board of Finance (BOF) voted on the list of city-owned properties recommended for sale by the Planning Board as follows:

Acct. #	Address	Type	Description	BOF Recommend.
002-6523	52 COLD SPRING ROAD	Vacant Land	Vacant land (.12 acres) from the Washington Avenue Improvement Project 1969	Do not sell
002-6524	60 COLD SPRING ROAD	Vacant Land	Vacant land (.12 acres) from the Washington Avenue Improvement Project 1969	Do not sell
001-7962	0 HARVARD AVENUE	Vacant Land	(0.14 acres) Between 26 and 34 Harvard Ave	Do not sell
000-9009	0 HENRY STREET	Outbuildings	Behind 67 and 71 Henry St (.04 acres)	Do not sell
002-5926	0 HUNTING RIDGE ROAD	Vacant Land	Between 619 and 667 Hunting Ridge Rd (0.74 acres)	Do not sell
001-7278	0 LONG RIDGE ROAD	Vacant Land	Long Ridge Rd and Northwood Ln (southwest corner) (1.39 acres)	Do not sell
002-6073	0 PERRY STREET	Vacant Land	Lot along the east side of the driveway of Friendship House (0.10 acres)	Do not sell
004-1924	0 ROCK RIMMON ROAD	Vacant Land	Parcel access east of 401 & 405 Rockrimmon Rd (2.27 acres)	Sell without conditions
004-1925	0 ROCK RIMMON ROAD	Vacant Land	Parcel access west of 401 & 405 Rockrimmon Rd (2.43 acres)	Sell without conditions
002-5946	0 WEST BROAD STREET	Vacant Land	W Broad St between #277 and #269 (0.23 acres)	Do not sell

0 Haig Avenue, the former Police building located on the corner of Haig and Crestview Avenues, was held by the Planning Board. The BOF voted to recommend a special sale with the following conditions:

- The building must be preserved
- The building cannot be expanded
- The property cannot be rezoned
- The property cannot be subdivided

The building is located on a 1.63 acre parcel. The BOF recommended that the city subdivide the parcel prior to sale and sell the building on a .63 acre parcel, with the city retaining ownership of the remaining one acre.

Thank you.

Richard Freedman

Richard Freedman, Chair
Board of Finance

cc: Mayor Caroline Simmons
Board of Finance