

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

May 22, 2025

RECEIVED

MAY 22 2025

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

ZONING BOARD

**RE: ZB APPLICATION #225-11 - JOHN F. X. LEYDON, JR., ESQ. representing
AC LEONARD, LLC - 68 LEONARD STREET - Site & Architectural Plans and/or
Requested Uses, Special Permit and Addition to the Cultural Resources Inventory**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 20, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to convert a portion of an existing carriage house to a residential studio unit.

John Leydon, Esq., along with Alfred Candido, Principal; Ed Davis, Architect; Matt Popp, Landscape Architect, Environmental Landscape Solutions and Ed Piro, Surveyor, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended **approval of ZB Application #225-11** and found this to be in general harmony with Master Plan Category #2 (Residential - Low Density Single-Family).

Sincerely,

STAMFORD PLANNING BOARD

Jennifer Godzeno, Chair

JG/lac

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

April 24, 2025

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**68 Leonard Street - AC Leonard LLC
Zoning Application No. 225-11**

The Engineering Department has received the following documents associated with applications for Site and Architectural Plans and/or Requested Uses, Special Permit and Addition to the Cultural Resources Inventory for 68 Leonard Street:

- Application package, dated 4/3/2023
- Landscape Plan, dated 3/7/2025, prepared by Environmental Land Solutions, LLC
- Architectural Plan, EX-1, revised 8/14/2024, prepared by Edward G. Davis, AIA
- Architectural Plans, A-1, dated 1/30/2025, prepared by Edward G. Davis, AIA
- Zoning Location Survey Prepared For Alfred A. Candito, Jr. Stamford, Connecticut, dated 1/22/2024, prepared by Edward A. Piro. Jr.

The Engineering Department does not object to these applications proceeding with the approval process. It appears there will be no changes in impervious coverage and therefore minimal drainage impact.

Should you have any questions, please call me at 977-6165.

Reg. No. 102

Fahan, Courtney

From: Petise, Frank
Sent: Tuesday, May 20, 2025 4:07 PM
To: 'Barbara Shaw'; Fahan, Courtney
Cc: Cohen, Lindsey; Mathur, Vineeta; Blessing, Ralph
Subject: RE: ZB#225-11 - 68 Leonard Street

Good afternoon,

TTP reviewed the parking plan revised May 14, 2025 and we are in agreeance with the parking shown on the plan. The 6 spaces as shown are adequate.

Thank you,
Frank

Frank W. Petise, P.E.

Bureau Chief

[Transportation, Traffic & Parking](#)

ph: 203-977-4124

m: 475-359-1729

fpetise@stamfordct.gov



From: Barbara Shaw <bshaw@jleydon.com>
Sent: Monday, May 19, 2025 3:39 PM
To: Fahan, Courtney <CFahan@StamfordCT.gov>
Cc: Cohen, Lindsey <LCohen@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>; Blessing, Ralph <RBlessing@StamfordCT.gov>; Petise, Frank <FPetise@StamfordCT.gov>
Subject: ZB#225-11 - 68 Leonard Street

This message needs your attention

- Some Recipients have never replied to this person.

Mark Safe

Report

City of Stamford Email Protection

Dear Courtney:

In regard to the above-referenced matter, John asked me to send you the attached revised parking plan.

Very truly yours,

Barbara J. Shaw
Law Office of John F. X. Leydon, Jr., LLC
350 Bedford Street, Suite 403
Stamford, Connecticut 06901
(203) 487-3995 Office
(305) 993-2741 Fax
bshaw@jleydon.com

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City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

April 24, 2025

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 225-11 / AC Leonard LLC / 68 Leonard Street
Site and Architectural Plans and/or Requested Uses, Special Permit,
and Addition to Cultural Resources Inventory

EPB staff has reviewed the above-referenced application seeking several approvals to allow the applicant to restore a carriage house and convert the second floor to a studio residential unit. This property is not in the Coastal Management Area or a flood zone (Zone X, FIRM Panel 09001C0509F, 6/18/10) and contains no inland wetlands, watercourses, or conservation easement areas. The applicant does not propose any exterior modifications to the structures on the site, so no sediment and erosion control plan is needed. EPB is pleased that a landscape plan is included as part of this application since the two trees proposed to be planted in the front yard will enhance what is now a sparsely vegetated portion of the neighborhood streetscape.

Recommendations

In light of the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of landscaping (per "Landscape Plan" prepared by Environmental Land Solutions, LLC, certified by Matthew J. Popp, CT LLA #630, dated March 7, 2025), and professional supervision and certifications. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any site activity and issuance of a building permit.
- 2) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 3) Submit a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.

Thank you for the opportunity to provide these comments.

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

HPAC INTERIM CHAIR
Barry Hersh, AIA

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

To: Vineeta Mathur, Principal Planner, Land Use Bureau
From: Barry Hersh, AICP
Subject: **HPAC Resolution**
ZB APPLICATION #225-11 - Site & Architectural Plans and/or Requested Uses, Special Permit and Addition to the Cultural Resources Inventory - 68 Leonard Street
Present: **Barry Hersh, Interim Chair; Brian Gaudet, Thomas Lombardo and John Verni - Commissioners**
Date: May 8, 2025

At its regular meeting on May 6, 2025, the City of Stamford Historic Preservation Advisory Commission met and considered the presentation for Site & Architectural Plans and/or Requested Uses, Special Permit and Addition to the Cultural Resources Inventory (ZB Application #225-11) for the renovation/restoration of a carriage house to a residential studio unit at 68 Leonard Street.

Mr. Gaudet made a motion to approve the application for 68 Leonard Street (ZB Application #225-11) with the recommendation the applicant provides additional details regarding the front door restoration.

Seconded by Mr. Lombardo and was unanimously approved.

The Commission thanks the applicant and team for their presentation.

Barry Hersh, AICP
Interim Chair, Historic Preservation Advisory Commission

Fahan, Courtney

From: Mathur, Vineeta
Sent: Wednesday, May 28, 2025 1:41 PM
To: Fahan, Courtney; John Leydon (jleydon@jleydon.com); Barbara Shaw
Subject: Fw: Application 225-11-AC Leonard LLC, 68 Leonard Street, Stamford CT, Site and Architecural Plans and/or Request Uses, Special PErmit and Addition to the Cultural Resources Inventory

John,

Please see comments below from the Fire Marshal's office.

Thanks,
Vineeta

From: Armstrong, Chad <CArmstrong1@StamfordCT.gov>
Sent: Wednesday, May 28, 2025 1:36 PM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Cc: Repp, Christopher <CREpp@StamfordCT.gov>
Subject: Application 225-11-AC Leonard LLC, 68 Leonard Street, Stamford CT, Site and Architecural Plans and/or Request Uses, Special PErmit and Addition to the Cultural Resources Inventory

Good Afternoon Vineeta,

The Fire Marshal Office has reviewed and note the following regarding the Application:

The Fire Marshal Office would like to see the following:

- **Combination Smoke and CO Detection located:**
 - **Entrance landing of Stair to 2nd floor unit**
 - **In 2nd floor unit**
 - **In Workshop**
- **Proper Emergency rescue windows in 2nd floor unit**
- **Proper separation of Occupancies based on Use Group.**
 - **Proper fire rating between**
 - **Workshop**
 - **Garage**
 - **Residential Unit**

The Fire Marshal has no issues with this Application.

Be Safe,

Chad Armstrong
Assistant Fire Marshal (FM 102)

Stamford Fire Department
888 Washington Blvd. 7th fl

Stamford, CT 06901
Desk: (203) 977-4843
Main: (203) 977-4651
Cell: (203) 223-2418
Carmstrong1@stamfordct.gov



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