

June 5, 2025

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Principal Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@StamfordCT.gov

**Re: Steven and Alexandra Cohen Foundation Expansion
72 Cummings Point Road, Stamford, CT**

Dear Ms. Mathur:

As you know, I represent 72 Cummings Point Road, LLC (the “Applicant”), owner of property located at 72 Cummings Point Road in Stamford (the “Property”). Today, the Property serves as the headquarters location for Point72, an entity related to the Applicant, as well as the Steven and Alexandra Cohen Foundation (the “Foundation”).

In 2015, the Foundation received approval from the Zoning Board to relocate its operations from the Point72 office building to its current location on the site. The new, single-story Foundation building was constructed on the northwest corner of Parcel 2 and consists of +/- 3,726 square feet. Ten (10) years and millions of grant dollars later, the Foundation has outgrown this space and is looking to expand.

The enclosed applications request Site Plan, Coastal Site Plan and Special Permit approval to construct an addition to the building consisting of 2,790± square feet of Floor Area as well as related site improvements. For further details related to this proposal, please see the enclosed application materials which include:

- Two checks made out to the City of Stamford in the following amounts:
 - \$1,460 representing the Application for Approval of Site Plans/Requested Uses, Coastal Site Plan, Special Permit filing fee and public hearing fee; and
 - \$100 representing the Harbor Management Commission filing fee.
- A letter of authority;
- Twenty-two (22) copies of the following application materials, reports and plans:

- Application for Approval of Site Plans/Requested Uses and supporting Schedules;
- Application for Special Permit and supporting Schedules;
- Application for Coastal Site Plan Review and supporting Schedule;
- A Zoning Data Chart dated May 22, 2025;
- Architectural Plans prepared by Burr Salvatore Architects PLLC & Neil Hauck Architects PLLC dated May 22, 2025, and titled:
 - A-100 Proposed Basement Plan
 - A-101 Proposed Upper Level Plan
 - A-102 Proposed Roof Plan
 - A-200 Proposed Exterior Elevations
 - A-300 Proposed Cross Section
 - A-301 Proposed Longitudinal Section
 - REN-200 Proposed Renderings
 - REN-201 Proposed Renderings
 - A-MAT Proposed Exterior Material Palette
- Landscaping & Lighting Drawing prepared by Yost Design Landscape Architecture dated May 22, 2025, and titled:
 - L-701 Planting Plan
- Surveying & Civil Engineering plans prepared Redniss & Mead and dated May 22, 2025, (unless otherwise indicated):
 - LPTS Limited Property & Topographic Survey (dated 10/18/24)¹
 - ZLS Zoning Location Survey
 - SE-1 Site Development Plan
 - SE-2 Grading and Utility Plan
 - SE-3 Sedimentation & Erosion Control Plan
 - SE-4 Notes & Details
 - SE-5 Details
 - SE-6 Details
 - SE-7 Details
 - SE-8 Details
- Site Engineering Report prepared by Redniss & Mead and dated May 22, 2025.

¹ Note this plan depicts existing conditions and includes a zoning table depicting same. This survey and zoning table do not include the proposed expansion.


Given the modest size of the proposed expansion, and following discussions with the Land Use Bureau and Transportation, Traffic & Parking Department, we understand several sections of the Zoning Regulations are not applicable to this submission:

- Pursuant to Section 9.F.2 of the Zoning Regulations, completion of the Stamford Sustainability Scorecard is not required.
- Pursuant to Section 12.J.1.b of the Zoning Regulations, *Bicycle Parking* is not required.
- Pursuant to Section 12.K.1.b of the Zoning Regulations, new sidewalks are not required.
- Pursuant to Section 12.K.6.a of the Zoning Regulations, new street trees are not required.
- Pursuant to Section 12.L.1.b of the Zoning Regulations, *Electric Vehicle* charging spaces are not required.
- Pursuant to Sections 2.D.3.o and 12.A.5 of the Zoning Regulations, a traffic impact and access study is not required.
- Pursuant to Section 12.M.2.f and 12.N.2.d of the Zoning Regulations, respectively, a *Parking Management Plan* and *Transportation Demand Management Plan* are not required.

As a reminder, a copy of the Application for Approval of Site Plans/Requested Uses must be made available in the Town Clerk's office at least ten (10) days prior to the date scheduled for public hearing.

Additionally, the City of Stamford Zoning Map shows a portion of the IP-D zone within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this Application. Please note that I have included an extra copy of the Application as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement.

Please let me know if you have any questions or require any additional copies. I look forward to advice as to when this application will be scheduled for a public hearing.

Very truly yours,

Lisa L. Feinberg

Enclosures.

cc: R. Blessing
Development Team