



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 72 Cummings Point Road, LLC

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 72 Cummings Point Road, Stamford

ADDRESS OF SUBJECT PROPERTY: 72 Cummings Point Road, Stamford

PRESENT ZONING DISTRICT: IP-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Schedule B

REQUESTED USE: Please see attached Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Northeast corner of Gatehouse Road and Cummings Point Road intersection. Block 25. See attached Schedule A for property description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS

72 Cummings Point Road, LLC
 72 Cummings Point Road
 Stamford, CT 06902

LOCATION

72 Cummings Point Road
 Stamford, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 5th DAY OF June 2025

SIGNED: *[Signature]*
Lisa Feinberg

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD June 5th 2025

COUNTY OF FAIRFIELD
 Personally appeared Lisa Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. # _____ Received in the office of the Zoning Board: Date: _____

By: _____

SCHEDULE A

Property Description

Parcel 2 Only – to be updated to include portion of Cummings Point Right-of-Way which is fee-owned by Applicant

Beginning at a point being the intersection of the easterly side of Cummings Point Road with the southerly side of Gate House Road; thence, running along said Gate house Road S 85E 15' 10" E a distance of 439.98 feet to the westerly side of land now or formerly of Soundview Farms; thence, running along said Soundview Farms S 05E 17' 20" W a distance of 474.11 feet to land now or formerly of MILTCO (Lot 11, Map 9492 SLR)said line also being the division line between the IP-D and R-20 Zones; thence, running generally westerly along said MILTCO and along the northerly side of land now or formerly of Geneve Corporation along an anti-clockwise curve the radius of which is 837.84 feet and the central angle of which is 31E 51' 12" for an arc length of 465.77 feet and S 59E 58' 54" W a distance of 7.65 feet to the aforesaid easterly side of Cummings Point Road; thence, along said Cummings Point Road, N 05E 17' 20" E a distance of 615.77 feet and N 05E 28' 10" E a distance of 11.19 feet to the point of beginning.

SCHEDULE B

Titles of Site and Architecture Plans

- 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.

SCHEDULE C Requested Use Narrative

INTRODUCTION

72 Cummings Point Road, LLC (the “**Applicant**”) is the owner of approximately 7.67 acres of property consisting of two parcels located at 0 and 72 Cummings Point Road as well as the privately-owned portion of the travel way known Cummings Point Road, which is adjacent to its other holdings (collectively, the “**Property**”). The Property is used by Point72¹, an entity related to the Applicant, as its headquarters. Parcel 1 consists of approximately 1.91 acres and is developed with a surface parking lot.² Parcel 2, inclusive of the right-of-way, is approximately 5.76 acres and improved with the Point72 office building, the Steven & Alexandra Cohen Foundation building and associated site and parking improvements. The surface parking lot on Parcel 1 serves the Point72 office building on Parcel 2. No changes to Parcel 1 are proposed in connection with this application.

Steven A. Cohen is the founder and Chief Executive Officer of Point72. Mr. Cohen and his wife, Alexandra, also founded the Steven and Alexandra Cohen Foundation (the “**Foundation**”) in 2001. Since that time, the Foundation has donated over \$1.3 billion dollars to thousands of recipients with a focus on children’s healthcare and education, serving the underserved, supporting the arts, protecting the environment and furthering Lyme and tickborne disease research. In the Stamford community alone, the Foundation has made generous contributions including, but not limited to, donations for the creation of:

- The Cohen Children’s Institute at Stamford Hospital
- The Cohen Neonatal Intensive Care Unit
- The Cohen SoundWaters Harbor Center
- The Mill River Park Skating Rink and Interactive Fountain
- A Person-to-Person mobile food pantry

In 2015, the Foundation received approval from the Zoning Board to relocate its operations from the Point72 office building to a new home dedicated to its important work. 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.

CONFORMITY OF SITE PLAN WITH CITY OF STAMFORD MASTER PLAN AND IP-D ZONING REGULATIONS

The Property is located in Master Plan Category 8 (Mixed-Use Campus). “This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside the Downtown, by allowing limited expansion and adaptive reuse of compatible office,

¹ Formerly known as S.A.C. Capital Advisors, LLC.

² In accordance with Section 9-C-7 of the Stamford Zoning Regulations and a Declaration of Restriction recorded at Volume 5979 and Page 21 of the Stamford Land Records, the development rights on Parcel 1 have been transferred to Parcel 2.

research and development, residential, government, educational and medical uses.”³ The proposed expansion will provide additional office space and meeting rooms to carry out the work of the Foundation. Given the connection between the Foundation and the adjacent Point72 headquarters, the existing location continues to be both appropriate and desirable. Therefore, the Applicant submits that the Foundation building is a compatible office use expansion and forwards the goals of Category 8. Notably, the Master Plan also encourages diversification of Stamford’s economic base to increase economic resiliency (Policy 3A). The Foundation building promotes this tactic by supporting an important charitable institution that, in turn, supports various organizations in and around Stamford. Thus, the proposed development forwards the objectives, policies and strategies of the Master Plan.

The IP-D zone was created to allow for the planned redevelopment of the Soundview Farms property. While originally envisioned as an industrial park, the IP-D zone has developed into a mixture of uses in recent years and continues to transition. The modest expansion of the Foundation building will generally maintain the existing building wall along Gatehouse Road, providing continuity for the neighborhood. The expansion has been designed in such a way that the new portion of the building is distinct but continues to complement the architecture of the existing Foundation building as well as the architecture of the existing Point72 building in a harmonious way. Thus, the expanded building use, location and design are consistent to the IP-D zone.

BUILDING & LANDSCAPING FEATURES

The Foundation building expansion has been carefully designed to meet the growing needs of the Foundation while adhering to the high-quality aesthetic existing on the campus today. The new 2,790+/- square foot addition will be seamlessly connected to the current Foundation building via a shared gathering space known as “Foundation Commons.” While the building addition continues to present as a single story, the new space includes two (2) levels. The upper level consists of offices and workstations along the perimeter with a formal conference room in the center. The basement includes additional workstations, a secondary conference room and some smaller focus rooms.⁴

The building exterior is composed of a combination of stone, glass, metal and wood complimenting the existing Foundation building as well as the Point72 building. Transparent glass is artfully used to maximize natural light in the building addition. The interior conference room on the upper level is enclosed in glass and includes a clerestory glass projection on the ceiling. The exterior offices and workstations also include glass along the interior allowing light from the exterior windows to infiltrate the remainder of the space. On the lower level, windows are placed above grade along the entire perimeter of the addition to allow for natural light.

Detailed architectural drawings have been prepared by Burr Salvatore Architects, PLLC & Neil Hauck Architects, LLC and are included in the application materials.

The new landscaping will consist of a mixture of shrubs and grasses as well as stone paving and bollard lighting. These plantings will enhance the site without detracting from the beautiful new addition. For further detail on the landscaping materials, please refer to the landscaping drawing prepared by Yost Design Landscape Architecture and included with the application materials.

³ Stamford Master Plan 2014, page 194.

⁴ The lower level qualifies as a basement pursuant to the Stamford Zoning Regulations; however, approximately five (5) feet of the basement is exposed at grade allowing natural light to penetrate the space.

PARKING & TRAFFIC

The Foundation expansion is not expected to have any impact on parking or traffic in the vicinity.⁵ It currently operates from the Property, and any increase in daily trips resulting from the modest increase in employees will be negligible. Similarly, the campus will continue to easily accommodate the Foundation's parking needs. Section 5-O-6 of the Stamford Zoning Regulations requires one (1) parking space for every two (2) occupants of the building. However, the Land Use Bureau Chief has historically required compliance with the general office parking standard of three (3) spaces per thousand square feet of floor area. Collectively, the buildings on the Property consist of 79,079± square feet. An additional 34,000± square feet at 22 Gatehouse Road is also included in the parking demand, for a total of 113,079± square feet. This means a total of 339 parking spaces are required. A total of 469 spaces would be provided.

Site Plan Standards

The Applicant submits the proposal is consistent with the Site Plan standards (§ 2.D.4.) of the Zoning Regulations as follows:

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular access drives will not change with this addition. Modest restriping of some of the parking spaces and relocation of the pedestrian sidewalk adjacent to the existing Foundation building will be necessary to accommodate the addition. All requirements of Section 12 of the Regulations will be satisfied.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

⁵ The Applicant confirmed with the Transportation, Traffic & Parking Bureau that no parking or traffic analysis would be required for this modest expansion.

Vehicles will enter and exit the property through the existing access drive on Cummings Point Road. No changes are proposed to this condition.

- (c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

As previously noted, the Property has served as the home to Point72 and the Foundation for many years. The proposed addition will have no measurable impact on the capacity of area roadways.

- (2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

Proposed plantings were purposefully limited to shrubs and grasses to enhance the site without detracting from the beautiful new building. The goal is to maintain the existing character of the Property so that other properties in the vicinity see little change.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board.... In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Property has been developed and used as a suburban office park for decades. The proposed addition will be appropriately landscaped to further improve the attractive environment.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section [9-C].*

Enclosed is a comprehensive Erosion Control Plan, prepared by Redniss & Mead, which ensures the standards and procedures of § 9.C. of the Zoning Regulations are satisfied.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

The proposed addition will not require the demolition of any historic structures or removal of significant natural site features. Approximately three (3) trees will be removed to accommodate the addition, and the remaining trees on site will be properly protected.

- (e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The Foundation has operated from this location for almost a decade without incident. The existing building and expansion are surrounded by commercial properties and parking. The Applicant submits that the proposal will not impact the use and enjoyment of neighboring properties.

- (f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The Property is currently served by all required utilities.

- (g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to continue to access the Property safely and conveniently.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The building addition has been thoughtfully designed to enhance the existing high-quality buildings on the Property. The inclusion of a significant amount of transparent glass will reduce the visual massing of the new structure and allow employees to take advantage of the beautiful landscape. For these reasons, the Applicant believes the proposal is compatible with the scale and general character of the vicinity.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The existing front yard setback along Gatehouse Road will be generally maintained and remain consistent with established patterns in the IP-D zone.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings, or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicant is amenable to a condition of approval requiring the Property to be maintained in good repair.