



APPLICATION FOR SPECIAL PERMIT

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

NOTE: Cost of required 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

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 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 Blvd, Stamford, CT

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: See attached Schedule B

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
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:	
<u>NAME & ADDRESS</u>	<u>LOCATION</u>
72 Cummings Point Road, LLC	72 Cummings Point Road
72 Cummings Point Road	Stamford, CT 06902
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 20_25

SIGNED: *Lisa Feinberg*
Lisa Feinberg

NOTE: 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 application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD June 5th 20_25

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 Special Permit Statement of Findings

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. 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.

Pursuant to Section 5.O.7.a, the building setback requirement from any street may be reduced to twelve (12) feet for any single-story building, not exceeding twenty feet (20’) in height, with a maximum Floor Area Ratio of 0.02. This special permit was applied to the original Foundation building and the current proposal requests permission to extend the building wall along a similar setback. The following special permit request relates only to the proposed building setback.

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

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.

No changes are proposed the size and configuration of the site or the arrangement of structures, drives or proximity to existing dwellings or structures. The proposal includes a modest expansion of the existing building consisting of approximately 2,790± square feet of Floor Area. This addition will necessitate the elimination of seven (7) parking spaces and the conversion of twenty-four (24) parking spaces to compact parking. The proposed building location maintains a setback from Gatehouse Road which is generally consistent with the existing building.³

- (2) *the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The proposed addition will not be injurious to the surrounding neighborhood. Extending the building along the existing building frontage will maintain continuity. Moreover, the existing building and expansion are surrounded by commercial properties and parking without any sensitive neighbors. The building addition incorporates high-quality materials and has been thoughtfully designed to complement the surrounding structures. Accordingly, the Applicant submits that the proposed development is compatible with the neighborhood, in harmony with the intent of the Regulations and will not be objectionable to nearby properties.

- (3) *the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

The modest addition will have no measurable impact on traffic patterns or the capacity of area roadways. The campus includes more than enough parking to support the proposal, and no changes are proposed to existing driveways.

- (4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The existing Foundation is located on the Point72 campus within an existing office park. By incorporating the proposed addition to the existing building, the neighborhood will encounter little visual impact. Moreover, the thoughtful design and incorporation of high-quality materials will enhance the value of the Property and encourage investment in the surrounding area.

³ The Applicant notes that a small portion of the building addition extends into an existing Eversource easement. The Applicant is actively working with Eversource to revise this easement area to accommodate the building addition. If the Applicant is not permitted to revise the easement area, the building will be set further back, outside of the Eversource easement. Evidence of an acceptable resolution to this issue will be provided to staff prior to issuance of a building permit.

(5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The proposed expansion satisfies the goals of Master Plan Category 8, which provides for the “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses[.]” It also complies with the following Master Plan Policy goals, policies and strategies:

- Policy 3A: Increase Economic Diversity and Resiliency.
- Implementation Strategy 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- Implementation Strategy 3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Policy W1: Preserve and enhance neighborhood amenities and character and overall quality-of-life.