



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **four (4) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a **(see Fee Schedule Below)** payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

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

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT 06901

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

APPLICANT EMAIL: c/o Agent: LFeinberg@carmodylaw.com

PROJECT LOCATION: 72 Cummings Point Road, Stamford, CT 06902

PROPERTY OWNER (S): 72 Cummings Point Road, LLC

CONTACT FOR QUESTIONS: C/o Agent: 203-252-2677

ACREAGE OF PROJECT PARCEL: 5.76 - Parcel 2 + Cummings Point Right-of-Way owned in fee by Applicant

SQUARE FEET OF PROPOSED BUILDING: 2,790+/- square feet of Floor Area

ZONING DISTRICT OF PROJECT PARCEL: IP-D

PROJECT DESCRIPTION:

The proposal includes the construction of an addition to the existing Steven and Alexandra Cohen Foundation building consisting of 2,790+/- square feet of Floor Area and related site improvements.

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- | | |
|---|---|
| <input type="checkbox"/> a. bluffs or escarpments | <input type="checkbox"/> a. water dependent uses |
| <input type="checkbox"/> b. rocky shorefront | <input type="checkbox"/> b. ports and harbors |
| <input type="checkbox"/> c. beaches and dunes | <input type="checkbox"/> c. coastal structures & filling |
| <input type="checkbox"/> d. intertidal flats | <input type="checkbox"/> d. dredging & navigation |
| <input type="checkbox"/> e. tidal wetlands | <input type="checkbox"/> e. boating |
| <input type="checkbox"/> f. freshwater wetlands | <input type="checkbox"/> f. fisheries |
| <input type="checkbox"/> g. estuarine embayments | <input type="checkbox"/> g. coastal recreation access |
| <input type="checkbox"/> h. coastal flood hazard areas | <input type="checkbox"/> h. sewer & water lines |
| <input type="checkbox"/> i. coastal erosion hazard area | <input type="checkbox"/> i. energy facilities |
| <input type="checkbox"/> j. developed shorefront | <input type="checkbox"/> j. fuel, chemicals & hazardous materials |
| <input type="checkbox"/> k. islands | <input type="checkbox"/> k. transportation |
| <input type="checkbox"/> l. coastal waters | <input type="checkbox"/> l. solid waste |
| <input type="checkbox"/> m. shorelands | <input type="checkbox"/> m. dams, dikes & reservoirs |
| <input type="checkbox"/> n. shellfish concentration areas | <input type="checkbox"/> n. shellfish concentration |
| <input checked="" type="checkbox"/> o. general resource | <input checked="" type="checkbox"/> o. general development |
| <input type="checkbox"/> p. air resources | <input type="checkbox"/> p. open space |

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
 YES NOT APPLICABLE
 NO

If yes, in what manner?
 Docks, piers, etc
 Industrial process or cooling waters?
 General public access
 Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)
 See attached Schedule A

How is the proposal consistent with all applicable goals and policies of the CAM Act? See attached Schedule A

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary) See attached Schedule A

Is there any deed restriction(s) that may prohibit the construction proposed in this application? NO

If yes, list Town Clerk Book & Page reference: _____

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: _____



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

SIGNED: Lisa Feinberg
Lisa Feinberg

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: _____

**Coastal Site Plan
Schedule A**

1. *What possible adverse or beneficial impacts may occur as a result of the project?*
 - a) Possible adverse impacts include:
 - The potential for sediment and erosion of coastal resources during construction. However, this will be mitigated through appropriate sediment and erosion controls. There are no anticipated adverse impacts post-construction.
 - b) Possible beneficial impacts include:
 - Improved visual impacts and enhancement of the character of the neighborhood in connection with the proposed landscaping.

2. *How is the proposal consistent with all applicable goals and policies of the CAM Act?*
 - The existing site is already developed and is capable of supporting the proposed development without disrupting the natural environment or preventing sound economic growth.
 - The development is not directly adjacent to the water or shorelands and will not adversely impact natural coastal systems and resources.
 - The development is not located within a Flood Hazard Zone and the proposed control measures are expected to prevent any destruction of life and property potentially caused by coastal flooding and erosion patterns.
 - The increase in impervious coverage is partially offset with the removal of surface parking. The entirety of the addition and a portion of the existing building is tributary to a filtration system that provides treatment and peak flow attenuation to runoff before it discharges to the existing stormwater system.

3. *What measures are being taken to mitigate adverse impacts and eliminate inconsistencies?*
 - Site design and construction will adhere to appropriate sediment and erosion control practices to eliminate any possible adverse impacts.
 - A filtration system to assist with water quality is proposed.
 - The existing oil-grit separator installed in 2002 is capable of removing pollutants from both the current development and proposed improvements.