

MAYOR
Caroline Simmons



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

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(203) 977-4716
vmathur@stamfordct.gov

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

RECEIVED

July 16, 2025

JUL 16 2025

Ms. Jennifer Godzeno, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 225-24- 492 Glenbrook Road, LLC., 488 Glenbrook Road, 37 & 41 Parker Avenue Stamford, CT – Site & Architectural Plans and/or Requested uses and Special Permit—Applicant is proposing to construct a multifamily residential community containing 19 apartments, 28 off-street parking spaces and associated site improvements.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Site & Architectural Plans and/or Requested Uses and Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by *August 20, 2025*.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur

Vineeta Mathur
Principal Planner

July 7, 2025

VIA E-MAIL AND HAND DELIVERY

Ms. Lindsey Cohen
Associate Planner
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 492 Glenbrook Road, LLC
488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue, Stamford, CT
Site Plan and Special Permit Application**

Dear Ms. Cohen:

Our firm represents 492 Glenbrook Road, LLC (the "Applicant"), the owner of the Property located at 488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue, Stamford, CT (the "Property"). The Property is 19,307 +/- sf and is located in the V-C zone. Located steps away from the Glenbrook Metro-North Station, the Property fronts on the westerly side of Glenbrook Road and easterly side of Parker Avenue. The Zoning Board recently approved a Zone Map Amendment to relocate portions of the Property fronting on Parker Avenue into the V-C Zone, so that the entirety of the Property is in the V-C. The Applicant seeks Site Plan and Special Permit Approval from the Zoning Board to build a three-story multifamily residential building on the Property containing nineteen (19) apartments. Three (3) of the proposed apartments will be deed restricted Below Market Rate ("BMR") apartments restricted to tenants earning no more than 50% of the Area Median Income ("AMI").

Enclosed please the following materials in furtherance of the above-referenced application:

- 9 copies of the Site Plan and Special Permit Application Forms and Schedules A - D;
- 9 copies of Architectural Plans for Proposed Development prepared by AWA Design Group P.C., June 30, 2025;
- 9 copies of Engineering Plans prepared by Redniss & Mead dated June 20, 2025;
- 9 copies of Landscape Plans prepared by Environmental Land Solutions, LLC dated July 1, 2025; and
- 9 copies of Zoning Location Surveys prepared by Redniss & Mead dated July 3, 2025;

As always, thank you for your time and attention to this matter. We look forward to advice when this application will be considered by the Planning Board. I ask that members of our project team and I be given the opportunity to make a brief presentation to the Planning Board at that time.

Sincerely,



Jason A. Klein

Enclosures.

July 7, 2025

VIA E-MAIL AND HAND DELIVERY

Ralph Blessing
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 492 Glenbrook Road, LLC
488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue, Stamford, CT
Site Plan and Special Permit Application**

Dear Mr. Blessing:

Our firm represents 492 Glenbrook Road, LLC (the “Applicant”), the owner of the Property located at 488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue, Stamford, CT (the “Property”). The Property is 19,307 +/- sf and is located in the V-C zone. Located steps away from the Glenbrook Metro-North Station, the Property fronts on the westerly side of Glenbrook Road and easterly side of Parker Avenue. The Zoning Board recently approved a Zone Map Amendment to relocate portions of the Property fronting on Parker Avenue into the V-C Zone, so that the entirety of the Property is in the V-C. The Applicant seeks Site Plan and Special Permit Approval from the Zoning Board to build a three-story multifamily residential building on the Property containing nineteen (19) apartments. Three (3) of the proposed apartments will be deed restricted Below Market Rate (“BMR”) apartments restricted to tenants earning no more than 50% of the Area Median Income (“AMI”).

Enclosed please the following materials in furtherance of the above-referenced application:

- A Letter of Authority executed by the Applicant authorizing the filing of these applications;
- A Firm Check representing the Application Fee for the enclosed applications (\$1,000 public hearing fee and \$490 application fee);
- 1 original and 12 copies of Site Plan and Special Permit Application Forms and Schedules A – D;
- 13 copies of Architectural Plans for Proposed Development prepared by AWA Design Group P.C., June 30, 2025;
- 13 copies of Engineering Plans prepared by Redniss & Mead dated June 20, 2025;
- 13 copies of Landscape Plans prepared by Environmental Land Solutions, LLC dated July 1, 2025;
- 13 copies of Zoning Location Surveys prepared by Redniss & Mead dated July 3, 2025;
- 13 copies of a Drainage Impact Statement prepared by Redniss and Mead dated June 13, 2025;
- 13 copies of a Traffic Impact Analysis prepared by SLR, dated April 28, 2025; and
- 13 copies of a Transportation Demand/Parking Management Plan prepared by SLR, dated July 2, 2025.

We look forward to advice as to when the Zoning Board will hold a public hearing regarding the enclosed applications. Thank you for your time and attention regarding this matter.

Sincerely,



Jason A. Klein

Enclosures.

cc: V. Mathur; C. Fahan; Development Team



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): 492 Glenbrook Road LLC

APPLICANT ADDRESS: c/o Agent: J. Klein, Carmody Torrance Sandak & Hennessey LLP; 1055 Washington Blvd, 4th Floor Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-252-2669

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue

ADDRESS OF SUBJECT PROPERTY: 488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue

PRESENT ZONING DISTRICT: V-C

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: See Schedule B

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

See Schedule C

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
492 Glenbrook Road LLC 25 Crescent St. 2nd Floor Stamford, CT 06906	488 Glenbrook Road 37 & 41 Parker Ave

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (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? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 7th DAY OF July 2025

SIGNED: [Signature]

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 July 7th 2025
 COUNTY OF FAIRFIELD

Personally appeared Jason Klein, 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. #: 225-24 Received in the office of the Zoning Board: Date: _____

By: _____



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): 492 Glenbrook Road LLC

APPLICANT ADDRESS: c/o Agent: J. Klein, Carmody Torrance Sandak & Hennessey LLP; 1055 Washington Blvd. 4th Floor
Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-252-2669

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 488 Glenbrook Road, 37 Parker Avenue and
41 Parker Avenue

ADDRESS OF SUBJECT PROPERTY: 488 Glenbrook Road, 37 Parker Avenue & 41 Parker Avenue

PRESENT ZONING DISTRICT: V-C

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Schedule B

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

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
492 Glenbrook Road LLC 25 Crescent St. 2nd Floor Stamford, CT 06906	488 Glenbrook Road 37 & 41 Parker Ave

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (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? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 7th DAY OF July 20 25

SIGNED: [Signature]

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 July 7th 20 25

COUNTY OF FAIRFIELD

Personally appeared Josy Klein, 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. #: 225-24 Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A – Title of Site and Architectural Plans

- A Property & Topographic Survey of the Property prepared by Redniss and Mead, dated December 22, 2023, numbered “PSTS;”
- Engineering Plans, prepared by Redniss & Mead, dated June 20, 2025, titled:
 - Site Development Plan SE-1;
 - Site Grading Plan SE-2
 - Site Utility Plan SE-3;
 - Sediment & Erosion Control Plan SE-4;
 - Notes & Details SE-5;
 - Details SE-6;
 - Details SE-7;
- Architectural Plans prepared by AWA Design Group P.C., revised to June 30, 2025, titled:
 - Zoning Data A.001;
 - Lot Coverage Allowed A.001;
 - Building Coverage Allowed A.002;
 - 2nd and 3rd Floor Plan A.004;
 - Partial 2nd and 3rd Floor Plan A.005;
 - Partial 2nd and 3rd Floor Plan A.006;
 - Roof Plan A.07;
 - East & West Elevation A.08;
 - North Elevation A.09;
 - South Elevation A.10;
- Landscape Plan prepared by Environmental Land Solutions, LLC., dated July 1, 2025;
- Zoning Location Survey prepared by Redniss & Mead, dated July 3, 2025;
- A Drainage Impact Statement, prepared by Redniss and Mead, dated June 13, 2025;
- A Traffic Impact Analysis prepared by SLR, dated April 28, 2025; and
- A Transportation Demand/Parking Management Plan prepared by SLR, dated July 2, 2025.

Schedule B – Project Narrative & Statement of Findings

Introduction

492 Glenbrook Road LLC (the “Applicant”) is the owner of the property located at 488 Glenbrook Road, 37 Parker Avenue and 41 Parker Avenue, Stamford Connecticut (collectively referred to as the “Property”). Located steps away from the Glenbrook Metro-North Station, the Property is 19,307+/- sf, and fronts on the westerly side of Glenbrook Road and easterly side of Parker Avenue. The Zoning Board recently approved a Zone Map Amendment to relocate portions of the Property fronting on Parker Avenue into the V-C Zone, so that the entirety of the Property is in the V-C. The Applicant seeks Site Plan and Special Permit Approval from the Zoning Board to build a three-story multifamily residential building on the Property containing 19 apartments. 3 of the proposed apartments will be deed restricted Below Market Rate (“BMR”) apartments restricted to tenants earning no more than 50% of the Area Median Income (“AMI”).

History

The Applicant purchased the Property from Associated Water Industries, Inc. (“Associated Water”). Associated Water operated out of the industrial building located at 488 Glenbrook Road (the “Existing Building”), which is depicted in the below image.



Associated Water also utilized portions of the Property fronting on Parker Avenue for commercial and industrial purposes.

Project Area and Development Site

The Existing Building is 4,000+/- sf. Neighboring uses include the recently developed mixed-use development at 492 Glenbrook Road, Tawa Indian Cuisine, Mo Joe's Deli & Grill and the Food Bank of Lower Fairfield County.

Description of Proposed Development

The Applicant plans to redevelop the Property for use as a multifamily residential community containing 19 apartments. 3 of the apartments will contain 1-bedroom, and 16 will contain 2-bedrooms. An off-street parking area containing 28 parking spaces is located under the proposed building. Onsite landscaping and Useable Open Space is also proposed. Please refer to the landscaping plan for additional details.

Requested Approvals

In order to facilitate this proposal, the Applicants are requesting the following approvals:

- (1) Site & Architectural Plans and/or Requested Uses and Special Permit Approval pursuant to Section 5.JJ.5.f(1)(d) of the Stamford Zoning Regulations (the "Zoning Regulations") to permit the rehabilitation of the Property as described herein; and
- (2) Approval pursuant to 5.JJ. 4.b(16) of the Zoning Regulations to waive the 24-inch elevation otherwise applicable to ground-floor apartments.
- (3) Approval pursuant to 12.K.5 to permit a sidewalk walking path of 5' in lieu of 6', and a planted buffer of 5.5' in lieu of 4', along Glenbrook Road, and a walking path of 5' in lieu of 6' on Parker Avenue.

Conformity of Site Plan with City of Stamford Master Plan and V-C Zone

The Property lies in Master Plan Category 6 (Commercial - Neighborhood). This category is intended to "provide for and promote pedestrian-scaled 'Main Street' environments."¹ Similarly, the V-C Zone is intended to "promote the preservation and development of sustainable, transit-oriented and pedestrian friendly 'Main Streets' for neighborhood centers."² Replacing the Existing Building with a new, residential building will further the goals and purposes of the Master Plan and the V-C Zone. The proposed uses, improvements and site enhancements are consistent with this goal and compatible with surrounding uses located within the neighborhood.

Statement of Findings

The Applicants submit the proposal is consistent with the Site Plan standards (Section 2.D) and Special Permit standards (Section 2.C) of the Zoning Regulations as follows:

- a. Site Plan Standards

¹ Master Plan of the City of Stamford (the "Master Plan"), pg. 193.

² Zoning Regulations Sec. 5.JJ.1.

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 and pedestrian access drives and walkways, parking spaces, drop-off areas, loading areas, and handicapped access areas conform to the standards of the V-C Zone and applicable provisions of Section 12 of the Zoning Regulations. 28 onsite parking spaces are proposed. 3 onsite parking spaces will be equipped with EV Charging Stations in accordance with Section 12 of the Zoning Regulations. 6 bike parking spaces are also proposed within the new building.

(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.

A two-way access drive is proposed along the Parker Avenue frontage of the Property. In accordance with Section 5.JJ.4.a(3) of the Zoning Regulations,³ the Applicant proposes an interior connection from the Property to the adjacent parcel at 492 Glenbrook Road (which is also owned by the Applicant). This access drive will allow residents of the Property to exit the site onto Glenbrook Road via an existing one-way exit drive on 492 Glenbrook Road.

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

The surrounding streets can adequately accommodate the traffic associated with the proposal. For a more complete discussion of the traffic impact please see the enclosed Traffic Impact Study prepared by SLR.

³ "The consolidation and sharing of driveways and curb cuts between adjacent properties and interior connections between parking Lots and/or the use of shared *Parking Facilities* is strongly encouraged."

(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.*

Historically, the Property has been maintained and utilized as an industrial/commercial facility. As such, the portion of the Property known as 488 Glenbrook Road remains effectively entirely impervious to this day. The proposed redevelopment will reduce impervious coverage on the Property and bring it into compliance with the standards of the V-C Zone. Street-trees are also proposed on both the Glenbrook Road and Parker Avenue frontages.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining onsite landscaping in accordance with the standards of the V-C Zone. A Landscape Plan prepared by Environmental Land Solutions is enclosed herewith.

- (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 15-B.*

A comprehensive Sedimentation and Erosion Control Plan has been prepared by Redniss and mead, which ensures that the standards and procedures of Section 15-B of the Regulations are satisfied. A copy of this plan is enclosed herewith.

- (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.*

Historically, the Property has been maintained and utilized as an industrial/commercial facility. As such, it lacks any meaningful plantings or site landscaping. The proposed redevelopment includes street trees on both frontages, and site landscaping as shown on the enclosed Landscape Plan.

- (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.*

All artificial lighting and site generated noise and other disturbance shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. Furthermore, the location, height, design and arrangement of outside lighting shall be consistent with safety so as to avoid glare on any other lot and to avoid hazards to traffic on Glenbrook Road and Parker Avenue.

- (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.*

A comprehensive drainage plan and drainage report have been prepared by Redniss and Mead and submitted with the enclosed materials. The plans illustrate the adequacy and availability of public utilities for the site. Additionally, the drainage report shows surface water drainage facilities will sufficiently and safely drain the Property while minimizing the risk of downstream flooding and erosion and adverse impacts.

- (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 first responders will be able to safely and conveniently access the Property.

- (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 proposal will result in a significant enhancement to historic industrial aesthetic of the Property. In addition to its out of place and dated appearance, the industrial building located on the portion of the Property known as 488 Glenbrook Road is set back 77.1' from Glenbrook Road, well above the 20' maximum permitted in the V-C Zone. The paved parking area located in front of the Existing Building is also noncompliant with the design standards of the V-C. The proposed redevelopment will result in the construction of a new building that is consistent with surrounding multifamily buildings, and significantly improves the streetscape in the heart of the Glenbrook community.

- (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 proposed improvements and site landscaping comply with the standards of the V-C 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, consistent with the engineering materials provided herein.

- (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 Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

b. Special Permit Standards

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.*

The proposed improvements are appropriate for the Property. The proposed height and massing are in keeping with other multi-family and mixed-use developments along Glenbrook Road. Proposed landscaping and streetscape enhancements will improve the aesthetic along Glenbrook Road and Parker Avenue.

(2) *The nature and intensity of the proposed use in relation to its site and 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 nature and intensity of the proposed improvements are appropriate for both the Property and the surrounding area. 19 apartments are proposed in lieu of the 31 that are permitted on the Property. Rather than maximize the residential density on the Property, the Applicant proposes constructing a significant number 2-bedroom apartments that will add to the diversity of housing choice within the City of Stamford and Glenbrook community.

The proposal will not cause any nuisance by way of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property.

(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 proposal will not result in adverse traffic conditions, and, as discussed in the enclosed Traffic Impact Study, the surrounding streets will adequately accommodate traffic associated with the proposal, as no change in the Level of Service (LOS) at intersections and site driveways are anticipated.

(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 proposal will not adversely impact the present and future development of the surrounding area. The proposed residential use will compliment other nearby multi-family developments along Glenbrook Road, and add to the diversity of housing choices in the City of Stamford. Replacing the Existing Building with a new multifamily building, and improved site landscaping will further benefit neighboring properties.

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

The proposal is consistent with the goals and policies of the Master Plan. The Property lies in Master Plan Category 6 (Commercial - Neighborhood). This category is intended to “provide for and promote pedestrian-scaled ‘Main Street’ environments.”⁴ The Master Plan recognizes the importance of “creating ‘village centers’ at the Glenbrook and Springdale train stations” and envision a “reinforced ‘main street’ with residential units over ground floor retail or office space.”⁵ The uses, architectural enhancements and proposed landscaping will increase the

⁴ Master Plan of the City of Stamford (the “Master Plan”), pg. 193.

⁵ Master Plan pg. 147. See also Master Plan Policy BGS1.1 encouraging “mixed-use and pedestrian-friendly development around the Glenbrook...train station...” Id.

“Main Street” appeal of Glenbrook Road at a site across the street from the Glenbrook Train Station.

Conclusion

The proposal is consistent with the goals and policies of Master Plan Category 6 and the standards of the V-C Zone. The proposal will complement the character of the surrounding neighborhood, add to the diversity of housing choice within the City of Stamford and enhance the Main Street and village center character of Glenbrook Road, all steps away from the Glenbrook Metro North Station.

Schedule C – Property Description

488 Glenbrook Road:

All that certain lot of land, together with the buildings and other improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Lot Numbered Nine (9) on a certain map entitled, "Map No. 2 of Lots Owned by Ayers Bros. Land Co., Glenbrook, Conn.", now on file in the Office of the Town Clerk of the said City of Stamford as Map No. 120, reference thereto being hereby had. Said premises are bounded and described as follows:

North: 181.5 feet by land now or formerly of Fred R. Scofield;

East: 50 feet by Glenbrook Road;

South: 184.7 feet by land now or formerly of Gus Sclafani; and

West: 48 feet by land now or formerly of James A. Eaton and land now or formerly of the Brennan-Tooher Agency, Incorporated, each in part.

37 Parker Avenue:

All that certain tract of land, with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and bounded:

NORTHERLY: 103.4 feet by land now or formerly of Associated Water Industries, Inc.;

EASTERLY: 50.0 feet, in part, by land now or formerly of the Estate of Mario E. Gardella, et al and in part by land of Associated Water Industries, Inc.;

SOUTHERLY: 103.4 feet by land now or formerly of Audio Devices, Inc.; and

WESTERLY: 50.0 feet by Parker Avenue, so-called.

Being more particularly known and designated as Lot Numbered Twenty-Seven (27) on a certain map entitled, "Map No. 2 of Lots Owned by Ayers Bros. Land Co., Glenbrook, Conn.", now on file in the Office of the Town Clerk of said City of Stamford as Map No. 120.

41 Parker Avenue:

All that certain piece, parcel or tract of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut and known and designated as Lot Numbered 26 on a certain map entitled, "Map No. 2 of Lots Owned by Ayers Bros. Land Co., Glenbrook, Conn.", on file in the Office of the Town Clerk of said Stamford as Map No. 120. Said premises being bounded: North 103.4 feet by land now or formerly of the estate of John J. Lyons, Jr.; East 50 feet by land now or formerly of Louis Serafino; South 103.4 feet by land now or formerly of Mary L. Brennan, et al; and West 50 feet by Parker Avenue.

Schedule D - Zoning Data Chart

Project Name: 488
 Glenbrook Road, 37
 Parker Ave & 41 Parker
 Ave

Application number:

Address: 488 Glenbrook
 Road, 37 Parker Ave & 41
 Parker Ave Stamford, CT
 Zoning District(s): V-C Zone

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
	Lot Size		19,307 +/- sf	No Change	
	Gross Floor Area	N/A	4,000 +/- sf	20,181 +/- sf	
	Zoning Floor Area				
	Residential	23,879.75 sf (1.24)	0	20,181 +/- sf	
	Commercial	1,544 +/- sf Max. Permitted.	4,000 +/- sf	0 sf	
	Community Facility	N/A	0	0	
	Parking Levels	N/A	0 sf	0 sf	
	Total	23,879.75 sf (1.24)	4,000 +/- sf	20,181 +/- sf (1.04)	
	F.A.R.	1.25 Max. Permitted	.2	1.24	
	Residential	N/A	0	1.24	
	Commercial	N/A	.2	0	
	Community Facility	N/A	0	0	
	Industrial	N/A	0	0	
	Total	1.25 Max. Permitted.	.2	1.05	
	Number of units	37 Max. Permitted	0	19 (3 1BR and 16 2 BR)	
	Below Market Rate Units (# and %)	2.28 at 50% AMI.	0	3 at 50% AMI	
	Number of seats/ beds / employees if Applicable	N/A	N/A	N/A	
	Density(Units/Acre)	N/A	0	N/A	
	Street Frontage	50'	Glenbrook Road = 50' +/-	Glenbrook Road = 47.07'	

			Parker Avenue = 100'+/-	Parker Avenue = 100'+/-	
	Building Coverage (Area and %)	9,196 +/- sf	4,000 sf (20.71%)	9,189 +/- sf	
	Lot coverage (Area and %)	13,673 +/- sf	100% +/-	3,523 +/- sf	
	Building Height (Feet)	35' Max Permitted	>35'	33'6"+/-	
	Number of floors	3 Max. Permitted	1 story	3	
	Active ground floor (sq.ft. and %) if Applicable	N/A	N/A	N/A	
	Yards				
	Front yard)	Glenbrook Rd = 15' Min. /20' Max. Permitted Parker Ave. = 10' Min./15' Max.	>20'	Glenbrook Rd = 15.2'+/- Parker Ave = 13'+/-	
	Rear yard	N/A	N/A	N/A	No Rear Yard (Through Lot)
	Side yard	0' required within 70 feet of a Street Line if not abutting a single family district) 10' beyond 70 feet of a Street Line; 15' when abutting a single-family district with a planted buffer of at least 5'; if provided, no less than 10'.		0' within 70'. 10' after 70' 15' when abutting single family district.	
	Parking				
	Residential parking	1 BR Market Rate = 1 space Per Unit. 2 BR Market Rate = 1.5 spaces per Unit. 1 BR BMR = 1 space per unit. 2 BR BMR = 1 space per unit.	0	28 3 EV compliant spaces	

		27 total required.			
	Commercial parking	N/A	0	N/A	
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	N/A	N/A	N/A	
	Public open space parking	N/A	N/A	N/A	
	Bike parking	Class A = 1 space per 5 apartments (4 required). Class B = 1 per 10 apartments (2 required). 6 total required.	0	6	
	# of levels of parking garage (if applicable)	N/A	N/A	N/A	
	Square footage of parking area	N/A	N/A	N/A	
	Parking setback	See Tables 12.5 and 12.6	N/A	Complies with Tables 12.5 & 12.6.	
	Open space (Area and %)	75 sf per apartment (1,425 sf required).	0 sf	1,577+/- sf	

July 3, 2025

Mr. Ralph Blessing, Chief
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**RE: 488 Glenbrook Road, 37 and 41 Parker Avenue, Stamford, Connecticut
Letter of Authority – 492 Glenbrook Road LLC**

Dear Mr. Blessing:

492 Glenbrook Road LLC is the owner of the properties located at 488 Glenbrook Road, 37 and 41 Parker Avenue, Stamford, Connecticut. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for 492 Glenbrook Road LLC in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

492 Glenbrook Road LLC

By: 

Duly Authorized