

October 15, 2025

Stamford Planning Board  
c/o Lindsey Cohen, Associate Planner  
888 Washington Boulevard  
Stamford, CT 06901

***RE: Subdivision Application #4054  
434 Riverbank Road – Stamford, CT***


Dear Ms. Cohen and Board Members,

As you may recall, the above-mentioned subdivision was approved in April of this year. Part of the approval includes a limited time period in which to file the Final Map. Over the summer the Planning Board granted a 90-day extension of that time period to November 6, 2025. We are writing to request the second and final 90-day extension (pursuant to Section 8-25 of the CT General Statutes) to January 4, 2026.

We are currently working on the items required to be completed prior to the map filing. Field staking of the conservation areas and installation of required signage is underway; and required easements are being drafted but still need to be coordinated with the City and executed. It is quite possible that these items will not be completed by November 6<sup>th</sup>. To avoid having to reapply for subdivision approval and take up the Planning Board's and other City departments' valuable time, we ask that this final extension be granted.

We will be available during the Planning Board's upcoming meeting and are available to help answer any questions the Board may have for the applicant. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

June 11, 2025

*Via Certified Mail*

Mr. Richard Redniss  
Redniss & Mead  
22 First Street  
Stamford, CT 06905

**RE: SUBDIVISION 4054 - 434 RIVERBANK ROAD**  
**90 DAY EXTENSION OF TIME TO FILE FINAL MAP**

Dear Mr. Redniss:

At its meeting on June 10, 2025, the Planning Board reviewed your request for a 90-day Extension of Time to file the Final Map for Subdivision #4054 pursuant to Connecticut General Statute §8-25. The Board voted unanimously to approve this request to grant a 90-day Extension with an expiration date of November 6, 2025.

Sincerely,

**STAMFORD PLANNING BOARD**

A handwritten signature in blue ink that reads "Jennifer Godzeno".

Jennifer Godzeno, Chair

JG/lac

MAYOR  
**Caroline Simmons**



DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

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

May 14, 2025

Mr. Richard Redniss  
Redniss & Mead  
22 First Street  
Stamford, CT 06905

**RE: SUBDIVISION #4054 - 434 RIVERBANK ROAD (6 LOTS)**

Dear Rick:

Enclosed please find a copy of the Planning Board Certificate of Approval for the above-referenced subdivision which has been filed with the Town Clerk's Office on the Stamford Land Records.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lesley Capp", is written over a faint, illegible printed name.

Lesley Capp  
Assistant to the Planning Board

/lac

Enclosure

**PLANNING BOARD CERTIFICATE  
SUBDIVISION #4054**

**COPY**

I, Lindsey Cohen, Associate Planner, for the City of Stamford, in compliance with Section 525 of the Stamford Charter as amended by Public Referendum November 4, 1969, hereby certify that on Tuesday, April 22, 2025, the Planning Board deliberated and unanimously approved the application for subdivision of property into **six (6) lots** owned by:

**MIANUSPHERE SUSTAINABLE PARTNERSHIP, LLC**

located on the following street:

**LOCATED IN THE NORTHERN PART OF STAMFORD TO THE NORTH OF THE MERRITT PARKWAY (ROUTE 15) ON THE SOUTH SIDE OF THE ROAD HAVING AN ADDRESS OF 434 RIVERBANK ROAD**

and that the following entitled map was submitted with said application:

**"PRELIMINARY SUBDIVISION PLAN DEPICTING LOT B, MAP #11603 - 0 RIVERBANK ROAD, STAMFORD, CT  
PREPARED FOR MIANUSPHERE SUSTAINABLE PARTNERSHIP LLC**

and that the following is a statement of its findings:



**Bk: 13506 Pg: 72**  
Instr : 2025005323  
05/07/2025 02:32:12 PM  
2 Pages  
PLANNING BOARD CERT  
Block: 395


**- APPROVED -  
APRIL 22, 2025**

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Work shall conform to the following submitted plans and documents:
  - Plans entitled "434 Riverbank Road, Stamford CT - Prepared for Mianusphere Sustainable Partnership, LLC" prepared by Redniss & Mead, Inc. - SP-1, Preliminary Subdivision Plan - SP-2, Existing Natural Features Exhibit- CSP-1, Lot 1 Conceptual Site Plan- CSP-2, Lot 2 Conceptual Site Plan - CSP-3, Lot 3 Conceptual Site Plan - CSP-4, Lot 4 Conceptual Site Plan - CSP-5, Lot 5 Conceptual Site Plan XS-1, Bridge Cross Section Exhibit - certified by Bret D. Holzwarth, CT PE #27812 - dated January 9, 2025; and Property & Topographic Survey- certified by Lawrence W. Posson, Jr., CT LS #18130 - dated December 11, 2024.
  - Plan entitled "Preliminary Subdivision Plan Depicting Lot B, Map #11603 - 0 Riverbank Road, Stamford CT - Prepared for Mianusphere Sustainable Partnership, LLC" prepared by Redniss & Mead, Inc. - certified by Bret D. Holzwarth, CT PE #27812- dated September 13, 2024.
  - Plan entitled "Existing Conditions of Lot B, Map #11603 S.L.R. - Riverbank Road, Stamford Connecticut - Prepared for Overbrook Limited Partnership" prepared by Redniss & Mead, Inc. - dated February 17, 2004.
  - Plans entitled "Wetland & Watercourse Map" (June 6, 2024) and "Wetland & Buffer Habitat Enhancement Activities Plan" (January 23, 2025) prepared by William Kenny Associates, LLC.
  - "Wetland and Watercourse Delineation" prepared by William Kenny Associates, LLC - certified by William L. Kenny, PWS, and Alexander Wojtkowiak, Soil Scientist-dated June 24, 2024.
  - "Vernal Pool Determination" prepared by William Kenny Associates, LLC - certified by William L. Kenny, PWS, and Andrew Delach, Ecologist, dated September 13, 2024.
  - "Wetland Assessment Report" prepared by William Kenny Associates, LLC, dated January 2025.
  - "Phase I Archeological Reconnaissance Survey- Interim Report" prepared by Gregory F. Walwer; Ph.D. of Archaeological Consulting Services, dated January 13, 2025.
  - Agenda Summary Report prepared by Robert Clausi dated February 13, 2025.
  - Responses to the February 13, 2025 Agenda Summary Report and staff comments, prepared by William Kenny and Andrew Delach of William Kenny Associates, dated February 20, 2025.
  - Soils Report prepared by Jay Fain & Associates, LLC, certified by soil scientist Jay Fain, dated July 2023.
  - Plan entitled "Alternative Driveway Exhibit" prepared by Redniss & Mead, Inc., dated February 13, 2025.
  - Plan entitled "Vernal Pools and Proposed Land Cover Map (Alt I)" prepared by William Kenny Associates, dated February 19, 2025, with revision date-stamped "Received" March 13, 2025.
  - Plan entitled "Proposed Forest Cover Plan" prepared by William Kenny Associates, dated February 19, 2025.
  - Natural Diversity Database Determination Letter prepared by Shannon Kearney of the CT Department of Energy & Environmental Protection Wildlife Division, dated November 18, 2024.
  - Stamford Engineering Bureau referral comments prepared by Willetta Capelle, P.E., dated February 27, 2025.
  - "Peer Review Report of Findings" prepared by Michelle T. Ford, PWS, CWB, CESSWI of EcoMaps, LLC, dated March 17, 2025.
  - Supplemental Agenda Summary Reports prepared by Robert Clausi dated March 13 & 18, 2025.
2. Submission for EPB staff review and approval of a standard Conservation Agreement consistent with the conservation easement areas shown on Redniss & Mead "Preliminary Subdivision Plan" dated January 9, 2025. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
3. Conservation areas established under the terms of the Conservation Agreement described above shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary.
4. Lot RM-5 shall be accessed via a driveway that conforms to Alternative #2 on the Redniss & Mead "Alternative Driveway Exhibit" dated February 13, 2025 pursuant to Section 13 of the Subdivision Regulations to allow a 5th lot to be accessed by a common drive.

5. An EPB inland wetland and flood prone area permit shall be required for construction of the wetland/watercourse crossing to service Lots RM-1 and RM-3. EPB inland wetland permits shall be required for the development of Lots RM-1, RM-2 and RM-3. An EPB permit may also be required for the Lot RM-5 driveway or for the common driveway if these features or the associated drainage are proposed in upland review areas. Lots RM-4, RM-5 and RM-6 will, at a minimum, be subject to site plan review by EPB staff. (Note to appear on the final recorded subdivision map.)
  6. The common driveway shall be completed to the roundabout with drainage installed and operational before the development of any of the lots serviced by the common driveway begins. (Note to appear on the final recorded subdivision map.)
  7. The proposed residential landscape envelopes of Lots RM-2, RM-3, RM-4, RM-5 and RM-6 shall be submitted for evaluation by the EPB during the permit review process or by EPB staff during the site plan review process and may be limited as is practical beyond what is shown on "Preliminary Subdivision Plan" dated January 9, 2025, in order to increase the undisturbed Critical Terrestrial Habitat of the vernal pools.
  8. Residential landscaping plans shall be submitted for evaluation by the EPB during the permit review process or by EPB staff during the site plan review process for each of the six subdivision lots. To the extent practicable, these plans shall emphasize the preservation of existing trees and site features, such as stone walls, and the use of native species. In addition, the Planning Board requests EPB consider ways to prevent the use of pesticides and herbicides in landscaping to preserve the functionality of the nearby wetlands and vernal pools.
  9. Invasive species management plans shall be submitted for evaluation by the EPB during the permit review process or by EPB staff during the site plan review process for each of the six subdivision lots. These plans shall cover the entire lot, including conservation easement and open space areas, and shall incorporate non-chemical means of control, with particular attention paid to any pesticides or chemicals that could be injurious to the public drinking water supply.
  10. The common driveway and site development plans shall incorporate best management practices for vernal pool species protection, including Cape Cod curbing, open-bottom box culverts for crossing drainage ways, and other reasonable design considerations; potential restrictions on construction phasing, lighting, and chemical use; appropriate erosion and sedimentation control measures; and low impact development techniques per the recommendations in the March 17, 2025 EcoMaps, LLC "Peer Review Report of Findings".
  11. The Planning Board has enacted Section 13 of the Subdivision Regulations, Modification of Standards, to permit the use of a common driveway to access five (5) lots where only four (4) lots are permitted for the purpose of maintaining the highest functionality of nearby wetlands and vernal pools. (Note to appear on the final recorded subdivision map.)
  12. In-ground fuel oil storage is prohibited. (Note to appear on the final recorded subdivision map.)
  13. The addresses assigned by the Engineering Department for lots associated with this subdivision in Map 64, Block 395 are as follows and shall be noted on the final recorded subdivision map:
    - Lot RM-1 shall be addressed as 400 Riverbank Road.
    - Lot RM-2 shall be addressed as 420 Riverbank Road.
    - Lot RM-3 shall be addressed as 440 Riverbank Road.
    - Lot RM-4 shall be addressed as 450 Riverbank Road.
    - Lot RM-5 shall be addressed as 460 Riverbank Road.
    - Lot RM-6 shall be addressed as 480 Riverbank Road.
- Applicant shall submit an Address Request form with the Engineering Department to finalize all addresses prior to applying for a building permit.
14. In accordance with CGS 8-26c, approval shall expire on April 21, 2030 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date.
  15. Subdivision reference number to be placed on the final recorded subdivision map to be filed within 90 days of completion of the appeal period.

Dated at the City of Stamford, Connecticut on this 7th day of May 2025.

  
Lindsey Cohen  
Associate Planner

The land hereby affected lies in **Block No. 395**  
Filed in the office of the Town and City Clerk of the City of Stamford on May 7, 2025.

COPY