City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

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

Complete, notorize, 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): 1241 E Main St Associates 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

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 1241 East Main Street (Parcel ID 000-6856)

ADDRESS OF SUBJECT PROPERTY: 1241 East Main Street (Parcel ID 000-6856)

PRESENT ZONING DISTRICT: Neighborhood Commercial (C-N)

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 D

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

NAME & ADDRESS	**LOCATION**
1241 E Main St Associates LLC 15 Hosley Avenue Branford, CT 06405-2523	1241 East Main Street

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).*

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DATED AT STAMFORD, CONNECTICUT, THIS 16th DAY OF Sept 20 25

SIGNED: Lisa L. 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 September 16 20 25
COUNTY OF FAIRFIELD

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

Daniel Chapple
Daniel C. Chapple ~~Notary Public~~ Commissioner of the Superior Court

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FOR OFFICE USE ONLY

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

By: _____

Revised 9/02/20

Schedule A
List of Plans & Reports

- Architectural Plans prepared by Beinfield Architecture, dated September 16, 2025, titled:

  - View from North
  - View from East
  - SD0.02 Location Site Map
  - SD0.90 Site Plan
  - SD1.01 Parking A
  - SD1.02 Parking B
  - SD1.03 Parking C
  - SD1.04 Parking D
  - SD1.05 Floors 1-4
  - SD1.06 Roof Plan
  - SD2.01 Exterior Elevations
  - SD2.02 Exterior Elevations
  - SD2.03 Exterior Elevations
  - SD2.04 Exterior Elevations
  - SD3.01 Building Section
  - SD5.01 Typical Unit Plans
  - Building Materials (dated July 25, 2025)

- Survey prepared by Redniss & Mead, titled "Property & Topographic Survey Depicting 1241 East Main Street, Stamford, CT, Prepared for 1241 East Main Street Associates LLC," dated September 11, 2025;

- Site Plan prepared by Redniss & Mead, dated September 12, 2025, titled:

  - SE-1 Site Development Plan
  - SE-2 Notes & Details

- Landscape Plans prepared by Eric Rains Landscape Architecture, dated September 12, 2025, titled:

  - SPL-1.0 Overall Site and Street Tree Plan
  - SPL-2.0 Pool Amenity & Motor Court Materials Plan
  - SPL-2.1 Pool Amenity/Motor Court Planting and Lighting Plan
  - SPL-3.0 Amenity Terrace Enlargement Plans
  - SPL-4.0 Landscape Site Details
  - SPL-4.1 Site Lighting Details
  - SPL-4.2 Planting Reference Images
  - SPL-TR Tree Removals Plan

- Landscape Rendering prepared by Eric Rains Landscape Architecture, titled "Site Plan Rendering," dated June 20, 2025, and revised to September 12, 2025;

- Open Space Exhibit prepared by Beinfield Architecture, titled "SD9.02 – Open Space Requirements," dated August 20, 2025;

- Photometric Plan prepared by Illuminate titled "1241 East Main Street – Photometric Calculation," dated August 28, 2025;

- Engineering Letter prepared by Redniss & Mead titled "Site Stormwater Narrative," dated September 12, 2025; and

- Traffic Study prepared by AKRF, titled "1241 East Main Street (Stamford) – Traffic Impact Study Report," and dated July 31, 2025.

Schedule B
Project Narrative

1241 E Main St Associates LLC (the "Applicant") requests and Site Plan and Coastal Site Plan approval pursuant to §§ 2.D, 9.A, 10.C.1, and 10.F.2.f of the Stamford Zoning Regulations (the "Regulations") to facilitate the conversion of the existing office building at 1241 East Main Street (the "Property") into residential dwelling units.[1]

I. The Property & Existing Uses

The Property is 1.19± acres (51,861± square feet). It is located in Master Plan Category 7 (Commercial – Arterial) and the Neighborhood Commercial (C-N) District. The Property is improved with a structure consisting of a four-story office building on top of a four-story parking structure containing 318 parking spaces. It is generally bounded by Home Court to the west, East Main Street to the north, Houston Terrace to the east, and residential properties in the R-5 Zone to the south, and is also in the Coastal Area Management Boundary.

The office building on the Property was previously known as Titan Towers and was constructed in 1981. It has a noteworthy history, including being featured in a commercial for Super Bowl XXXIII. For more than 30 years, it served as the headquarters of World Wrestling Entertainment ("WWE"). In 2019, WWE announced its plans to sell the building and relocate. In 2023, WWE completed its move to its current headquarters at 707 Washington Boulevard. Today, the Property is entirely vacant.

II. Description of Proposed Development

The Applicant proposes to convert the vacant office building into approximately 84 residential dwelling units. A mixture of one-bedroom (59), two-bedroom (23), and three-bedroom (2) units is currently proposed. The Applicant currently contemplates placing six (6) Below Market Rate units onsite to satisfy the 5.88 Below Market Rate Unit requirement, but it reserves the right to make a fee-in-lieu payment to satisfy any part of this requirement in the future.[2] The proposed conversion will require interior renovations as well as the enclosure of a portion of the existing parking garage[3] and the renovation of rooftop space into dwelling units.[4] The Applicant also proposes upgrades to the building façade in connection with the enclosure of the existing garage space, which will enhance the building's aesthetic appeal. A total of 115 parking spaces will remain. Vehicular access to the Property will continue to be provided through the existing four (4) curb cuts spread along Home Court, East Main Street, and Houston Terrace.

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[1]A companion Zoning Amendment application has been filed with this application to amend § 10.C.1. to permit the conversion of certain existing space that is exempt from building height into floor area in connection with the modification of a non-conforming building or structure.

[2]Pursuant to Section 7 of the Regulations, seven percent (7%) of conversion units must be provided as Below Market Rate units.

[3]Section 10.C.1.d.1 provides in relevant part: "Unenclosed areas under an existing permanent roof [of a non-conforming building] may be enclosed and converted to *Floor Area* notwithstanding that the *Building* or *Structure* already exceeds the permitted *FAR*." (Emphasis in original.)

[4]See Footnote 1.

Indoor amenity space is proposed, including a game room, a fitness center, and co-working space. Outdoor amenity space is also proposed, including a pool, terrace, and roof deck. Lastly, the Applicant proposes enhancements to the existing site landscaping along with open space, bicycle storage, electric vehicle charging stations, and new sidewalks.[5] No publicly accessible amenity space is required for a change of use.[6]

III. Conformance of Site Plan with Stamford Master Plan

The proposed development is in line with the goals of Stamford's Master Plan and the City's vision for repurposing suburban office space. The demand for such office space has decreased over the years as companies have started to favor more urban locations close to public transportation hubs. The City acknowledges this trend and has expressed in the Master Plan a preference for new office space to be concentrated Downtown.[7]

The Master Plan encourages the conversion of underperforming office space into housing. Specifically, the proposed development is consistent with the following Master Plan strategies and policies:

- 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- 6C.4: Continue encouraging conversion of vacant office buildings to residential use.

As stated above, the Property is located in Master Plan Category 7, which encourages certain residential development and density bonuses on the basis of, among other things, compatibility with adjacent uses and compliance with the goal of directing most commercial development to Downtown. The proposed development is consistent with Master Plan Category 7, as it will remove a commercial use near a residential neighborhood and replace it with a residential use. Moreover, because the proposal contemplates the adaptive reuse of an existing commercial asset, it will have no visual impact on adjacent uses which are accustomed to the building. The

[5]Pursuant to § 12.K.5. of the Zoning Regulations, the Zoning Board may approve sidewalks as narrow as 5' wide and waive the requirement for a planting or amenity strip if the Applicant demonstrates that existing conditions preclude the minimum sidewalk widths established in § 12.K.2. of the Zoning Regulations. Due to existing conditions on the Property, the Applicant proposes sidewalks that are 5' wide. Portions of the existing sidewalk are less than 5' wide, so the proposed sidewalks will improve the surrounding pedestrian network. Additionally, the Applicant proposes to maintain the locations of the existing amenity strips due to the locations of existing walls and garage entrances that would prevent the amenity strips from being located between the sidewalks and streets.

[6]Pursuant to Section 6.A.2 of the Regulations, no publicly accessible amenity space is required for a change in use.

[7]See Master Plan page 69, Policy 3B.2.

conversion of a commercial use to residential, however, is more compatible with the residential uses to the south of the Property.

IV. Requested Approvals

To facilitate this proposal, the Applicant requests the following approvals:

(1) Final Site Plan Approval pursuant to §§ 2.D, 10.C.1, and 10.F.2.f of the Zoning Regulations to convert the existing office building to apartment homes and construct associated site improvements on the Property; and

(2) Coastal Site Plan Approval pursuant to § 9.A of the Zoning Regulations to convert the existing office building into residential use.

V. Conclusion

The Applicant seeks to convert the existing, vacant office building on the Property into 84 new homes. The proposal is consistent with the City's goal of replacing underperforming office buildings with uses that are in much higher demand, which in turn will increase the City's commercial tax base and place less stress on the City's homeowners. Furthermore, the proposed development will provide greatly needed housing supply, including a contribution to affordable housing, without any visual impact to the surrounding area.

Schedule C
Statement of Findings

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

Site Plan Standards

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 and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to all applicable provisions of Section 12 of the Zoning Regulations. The proposed development makes use of the existing signalized curb cuts and maintains the general configuration of existing circulation on the Property. The Applicant will incorporate electric vehicle charging stations and comply with the bicycle parking requirements in Section 12 of the Zoning Regulations.

(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.

Vehicles will enter and exit the Property through the existing four (4) curb cuts located on Home Court, East Main Street, and Houston Terrace. No changes are proposed to these curb cuts; however, the northern curb cut on Houston Terrace will be used exclusively for loading.

(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 Property has served as the home of a large corporation for decades. The Applicant intends to eliminate 203 parking spaces, which is evidence of the reduced vehicle demand associated with the residential use. The transition from an office use to a residential use is estimated to reduce peak hour traffic volumes associated with the site during the weekdays at a rate of 111 trips in the morning and 95 trips in the afternoon. East Main Street is a main arterial roadway in Stamford and is equipped to accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by AKRF.

(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.

The Applicant proposes a mix of trees, shrubs, perennials, and ornamental plantings on the Property. The goal is to maintain the existing character of the Property so that other properties in the vicinity see little to no 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.

As detailed on the enclosed Open Space Exhibit prepared by Beinfield Architecture, the Applicant proposes adding and maintaining appropriate onsite landscaping and the existing open space on the Property, as well as a roof deck and indoor child play areas. Additionally, the Applicant proposes to add a pool and terrace that will serve as functional outdoor living and play areas to meet the needs of residents.

(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].

No significant land disturbance activities are proposed in connection with the conversion of the existing office building.

(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 adaptive reuse project will preserve the existing commercial office building and will not increase building coverage on the Property. Attractive landscaping is proposed for the existing open space.

(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 location of the existing building will not change with this proposal. As depicted on the plans prepared by Eric Rains Landscape Architecture, the location, height, design, and arrangement of outside lighting will avoid glare on any other lot and avoid hazards to street traffic. No odors, particles, or other disturbances will result from the proposed residential use of the Property.

(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.

As stated previously, limited changes are proposed to the existing improvements on the Property. These changes will not impact the overall dimensions of the building. From the perspective of the neighborhood, nothing will change beyond the inhabitants of the building.

(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.

As stated previously, the Applicant proposes to maintain the existing open space on the Property while adding a pool and terrace for residents. No changes to the existing building dimensions and configuration are proposed, and all existing building setbacks will be maintained.

(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. Construction activity will be mainly limited to the interior of the building.

(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.

Schedule D
Property Description

ALL that certain piece, parcel or tract of land, together with the buildings and improvements located thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, shown on a certain map entitled, "Map Showing Property Surveyed For Stephen Gulick, Jr. & Richard A. Engelke Stamford, Ct." dated 27 Nov. 1979 by Raymond L. Redniss #10046, which map is on file in the office of the Town Clerk of Stamford as Map No. 10447. In accordance with said map, the premises are bounded as follows:

BEGINNING at a point marking the Northwesterly corner of the premises herein described, which point marks the intersection of the Easterly boundary of Home Court with the Southerly boundary of Main Street and proceeding thence along the following courses and distances: North 40° 38' 10" East 61.04 feet and North 52° 54' East 218.05 feet along the Southerly boundary of Main Street (U.S. Route 1); thence in a Southerly direction South 37° 06' East 5.00 feet and in an Easterly direction North 52° 54' East 10.00 feet, both along land of Stephen Gulick, Jr. and Richard A. Engelke or the State of Connecticut, to the Westerly boundary of Houston Terrace; thence in a Southerly direction South 25° 35' 30" East 235.66 feet along the Westerly boundary of Houston Terrace, thence in a Westerly direction South 66° 12' West 184.72 feet along land now or formerly of Dario Garcia; thence North 24° 04' 50" West 63.48 feet and South 65° 55' 10" West 100.00 feet both along land now or formerly of Anthony Palermo et al to the Easterly boundary of Home Court; thence North 24° 04' 50" West 98.61 feet along the Easterly boundary of Home Court to the point or place of beginning.

Said premises are the same as shown on a map bearing the title "Map Showing Property Surveyed for Cove View Tower Associates Limited Partnership, Stamford, Ct.", which map is dated April 10, 1981 and revised February 24, 1983 and certified February 25, 1983 by Raymond L. Redniss #10046, which map was not found on file in the office of the Stamford Town Clerk.

Schedule E
Zoning Data Charts

C-N Zone			
Standard	**Residential Buildings Permitted/ Required**	**Existing/Proposed**	**Notes**
Lot Area	5,000 sf	51,861± sf	Complies
Frontage	50’	98.61’	Complies
Building Height	2 stories / 25’	8 stories / 75’	Legally Nonconforming
Building Coverage	30%	68.3± %	Legally Nonconforming
Street Line Setback	15’	9.9’	Legally Nonconforming
Street Center Setback	40’	35.1’	Legally Nonconforming
Side Yard Setback	6’ (one side) 12’ (both sides)	3.9’	Legally Nonconforming
Rear Yard Setback	20’	N/A	N/A
Density **§ 10.F.2.b.**	117 units[8] One unit per 1,000 sf of converted floor area (800 sf if all required BMR units are provided onsite)	84 units	Complies
BMR	7% (5.88 units)	6 units	Complies
Usable Open Space	6,300± sf (75 SF per Unit)	24,405± sf	Complies

OVERALL UNIT BREAKDOWN		
Bedrooms	**Count**	**%**
1BR	59	70.2
2BR	23	27.4
3BR	2	2.4
TOTAL	**84**	

[8]The Applicant proposes to convert all 94,248± sf of the existing building’s floor area to residential use and place all of the required BMR units onsite.

PARKING BREAKDOWN

Vehicle Parking

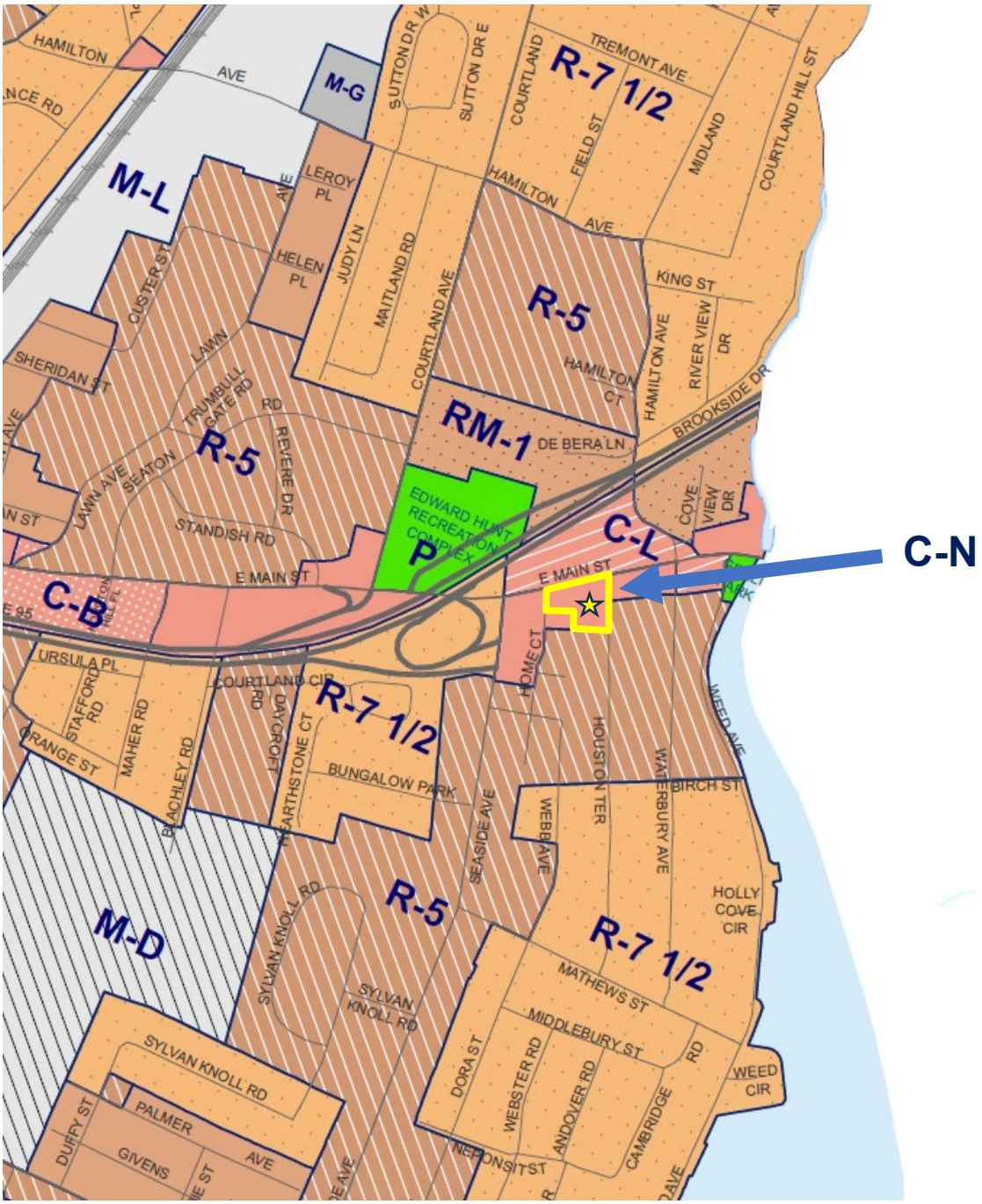
Residential	Number	Rate	Required	Provided
1BR	59	1.25	74	-
2BR	23	1.50	35	-
3BR	2	1.50	3	-
Total:	84	-	112	115
EV Spaces*	**Number**	**Rate**	**Required**	**Provided**
	115*	N/A*	N/A*	12

*Pursuant to Section 12.L.1 of the Stamford Zoning Regulations, EV spaces are not required for this conversion unless otherwise determined by the Zoning Board.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided
Residential (84 Units)	14 *(1 per 5 units for first 60 units, 1 per 10 units for remaining)*	15	9 *(1 per 10 units)*	9

Schedule F
Existing Zoning Map and Aerial Photo of Property

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S 004 2224
Hamilton Ave
Cove View Dr
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W 001 9240
S 087 2636
Gerli Park
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S 086 2636
E 001 9184
DOT
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S 085 2636
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W 003 9240
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