

November 26, 2025

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@StamfordCT.gov

**Re: Supplemental Application Materials for ZB App. Nos. 225-34 & 225-35
1241 East Main Street, Stamford, CT (Parcel ID 000-6856)
1241 E Main St Associates LLC**

Dear Ms. Mathur,

Our firm represents 1241 E Main St Associates LLC (the “Applicant”), the owner of the property located at 1241 East Main Street (the “Property”). As you know, on September 16, 2025, the Applicant submitted applications requesting Zoning Amendment, Site Plan, and Coastal Site Plan approvals to facilitate the conversion of the existing office building to 84 residential apartments on the Property (the “Applications”). The Property currently has four (4) curb cuts spread along Home Court, East Main Street, and Houston Terrace. Based on verbal feedback from Luke Bittenwieser of the Transportation, Traffic, and Parking Bureau on the Applications, the Applicant now proposes to remove the existing curb cut along East Main Street and replace it with landscaping, including one (1) additional street tree.¹

Enclosed please find the following revised application materials reflecting the proposed removal of the East Main Street curb cut:

- Site Plan prepared by Redniss & Mead, titled “SE-1 Site Development Plan,” dated September 12, 2025, and revised to November 26, 2025;
- Architectural Plans prepared by Beinfield Architecture, dated July 25, 2025, revised to November 26, 2025, and 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

¹The Applicant now proposes to provide all 19 required street trees and, thus, is no longer required to provide a fee-in-lieu payment pursuant to § 12.K.6.c. of the Zoning Regulations.

- 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
- Landscape Plans prepared by Eric Rains Landscape Architecture, dated September 12, 2025, and revised to November 25, 2025, with the following plan titles:
 - SPL-TR Tree Removals Plan
 - 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
 - Landscape Rendering prepared by Eric Rains Landscape Architecture, titled “Site Plan Rendering,” dated June 20, 2025, and revised to November 25, 2025; and
 - Traffic Study prepared by AKRF titled “1241 East Main Street (Stamford) – Traffic Impact Study Report,” and dated July 31, 2025, and revised to November 24, 2025.

Please let us know if you have any questions. As always, thank you for your time and attention regarding this matter.

Sincerely,

Daniel Chapple

Daniel C. Chapple

Enclosures.

cc: Ralph Blessing
 Zoning Board
 Lisa Feinberg
 Development Team