

LEGAL NOTICE  
PLANNING BOARD  
OF THE CITY OF STAMFORD

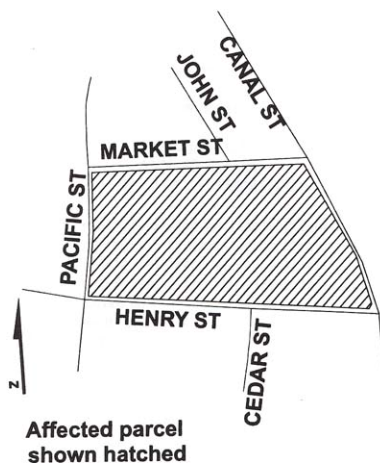
**RE: MP-389** - Notice is hereby given that the Planning Board of the City of Stamford, Connecticut, at its regular meeting held on Monday, November 6, 2006, **APPROVED** the following amendment to the Master Plan of the City of Stamford, upon application of **Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, Antares Yale & Towne SPE, LLC, 52 Mason Street, Greenwich, CT** given public hearing on Thursday, August 10, 2006, Tuesday, 3, October 3, 2006 and Tuesday, October 24, 2006, to:

**Amend a portion of the Master Plan. Present Master Plan Land Use Category #15 INDUSTRIAL-General. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay** for the following described property:

Beginning at the intersection of the centerlines of Pacific Street and Market Street; thence, running easterly 1,132' ± along the centerline of Market Street to the intersection of the centerlines of Market Street and Canal Street; thence, running southerly 887' ± along the centerline of Canal Street to the intersection of the centerlines of Canal Street and Henry Street; thence, running westerly 1,515' ± along the centerline of Henry Street to the intersection of the centerlines of Henry Street and Pacific Street; thence, running northerly 688' ± along the centerline of Pacific Street to the point of beginning.

Comprising Land Area = 993,168 ± square feet.  
Block No. 84

The premises with respect to which **APPROVAL** has been given is shown and delineated on the sketch set forth below:



The effective date of the **APPROVAL** is November 20, 2006.

DUANE E. Hill, CHAIRMAN  
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 9<sup>th</sup> day of November 2006.

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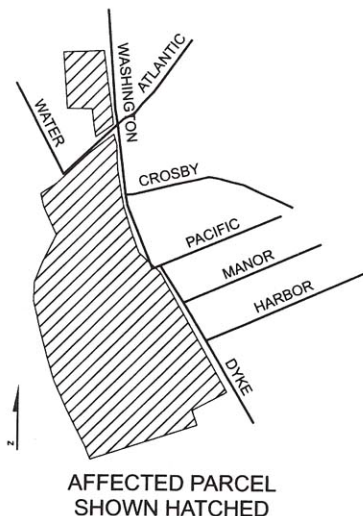
**RE: MP-390** - Notice is hereby given that the Planning Board of the City of Stamford, Connecticut, at its regular meeting held on Monday, November 6, 2006, **APPROVED** the following amendment to the Master Plan of the City of Stamford, upon application of **Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC, 52 Mason Street, Greenwich, CT** given public hearing on **Thursday, August 10, 2006, Tuesday, October 3, 2006, and Tuesday, October 24, 2006, to:**

**Amend a portion of the Master Plan. Present Master Plan Land Use Category #13 MIXED-USE-Shorefront. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay** for the following described property:

Beginning at a point 25' due east of the most northern and eastern point of the property, at the centerline of Washington Boulevard, thence, running southerly 1609' $\pm$  along the centerlines of Washington Boulevard and Dyke Lane; thence, running westerly 946' $\pm$  by lands n/f of the City of Stamford (Bateman Lane) and Ponus Yacht Club, Inc; thence, running northerly 1677' $\pm$  by the Federal Channel; thence, running easterly 395' $\pm$  along the Federal Channel and the centerline of Atlantic Street; thence, running northerly 174' $\pm$  by land n/f of Clearwater Associates LLC; thence, running westerly 131' $\pm$  by lands n/f of Clearwater Associates LLC; thence, running northerly 480' $\pm$  by lands n/f of Sprague Energy Corp; thence, running easterly 279' $\pm$  by lands n/f of Jay Bee Associates, Inc. and Washington Boulevard returning to the point of beginning.

Comprising Land Area = 1,377,400 ST $\pm$  Square feet  
Block No. 25

The premises with respect to which **APPROVAL** has been given is shown and delineated on the sketch set forth below:



The effective date of the **APPROVAL** is November 20, 2006.

DUANE E. Hill, CHAIRMAN  
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 9<sup>th</sup> day of November 2006.

LEGAL NOTICE  
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OF THE CITY OF STAMFORD

**RE: MP-391** - Notice is hereby given that the Planning Board of the City of Stamford, Connecticut, at its regular meeting held on Monday, November 6, 2006, **MODIFIED AND APPROVED** the following, **Text Amendment to the Stamford Master Plan** upon application of **Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC** given public hearing on Tuesday, October 3, 2006, and Tuesday, October 24, 2006, to:

**#12. Mixed-Use – Overlay**

The purpose of this floating Master Plan category is to provide for the joint development of large sites and areas (including substantially rehabilitated industrial facilities) in combination with retail, housing, limited low-density offices or other approved uses which, by nature of the type of activity, design and layout are compatible with each other and their surroundings. All development taking advantage of this overlay category shall be subject to approval of (1) area designation by the Planning Board, (2) extensive planning and outreach directed or overseen by the Land Use Bureau, (3) design review, (4) preference that the uses will not lead to a net decrease in habitable affordable housing or the city's industrial sector, (5) determination that the development creates public amenities, represents superior design, and is compatible with its neighborhood context or adjoining residential areas, (6) determination that the scale and nature of the proposed uses are compatible with available traffic capacities and public infrastructure system, (7) determination of compliance with design guidelines, (8) compliance with the goal of directing most development to Downtown, (9) proof of significant community involvement in the process by which plans were arrived at, (10) final approval of architectural site and requested plans by the Zoning Board, **and (11) for parcels located on the waterfront, determination that the purposes of Category 13 (Mixed Use – Shorefront), as set forth in the first five sentences of that Category description, are satisfied.** This overlay category shall be applied only to contiguous parcels and areas of not less than 15 acres. Except as approved by the Planning Board and Zoning Board - as described above – the underlying zoning for the overlay will remain in effect. Development shall be at a significantly lower density than in Downtown (Categories #9, #10 and #11).

The effective date of the **APPROVAL** is November 20, 2006.

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DUANE E. Hill, CHAIRMAN  
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 9<sup>th</sup> day of November 2006.

**LEGAL NOTICE  
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Notice is hereby given that the **STAMFORD PLANNING BOARD** at its meeting held on Monday, November 6, 2006, **APPROVED** the following subdivision application:

**Subdivision Application #3943 of Orchard Capital LLC for subdivision of property into 2 parcels. Property is located on the north end of Old Orchard Lane and south of Malibu Road. Known as 93 Old Orchard Lane.**

ATTEST: DUANE E. HILL, CHAIRMAN  
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 9<sup>th</sup> day of November 2006.