



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

January 14, 2010

MEMO TO: EPB Members

FROM: David M. Emerson, Executive Director

SUBJECT: Extension of Permit - #2537 – Courtland Avenue – Lot 34  
Mark Czamanski

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The duration of permits is governed by the provisions of Section 7.4c and 7.4d of the regulations. A permit issued by the Board, but under which authorized activity is not substantially completed within three years, will expire by limitation. The expiration date for Permit No. 2537 is January 27, 2010. The Board has broad discretion in determining what constitutes “substantial completion.” The Board may, upon receipt of a written request from the permittee, extend a permit for one-year intervals up to a total of 10 years. Such a request, dated December 11, 2009, was received on December 16<sup>th</sup>. As with the determination of substantial completion, the Board has broad discretion in determining if a permit should be extended. The specific provisions of the Regulations are the following:

- 7.4 In addition to specific conditions of approval imposed by the Board as part of its permit decision, the following general provisions shall apply:
- a) Permits shall be issued in the name of the owner or owners of record and shall not be transferable except as expressly approved in writing by the Board or its designated Agent.
  - b) Permits shall be filed on the Stamford Land Records at the expense of the applicant upon issuance by the Board.
  - c) No activity for which a permit or license has been issued pursuant to these regulations shall be conducted upon the subject parcel prior to the effective date or after the expiration of the permit. Any permit issued by the Board, but under which authorized activity is not substantially completed within three (3) years from the date of issuance of such permit, shall expire by limitation. Notwithstanding the forgoing period, the Board, where it deems necessary, may extend the limitation for additional periods of one (1) year intervals.

- d) An extension of time for intervals of one (1) year may be granted by the Board upon petition of the permittee if the Board determines that circumstances so warrant. Any such extensions shall be requested, in writing, not later than thirty-five (35) days prior to expiration. The Board may, on its own motion, hold a public hearing upon any request for an extension of time.

The permittee has filed his request for an extension of Permit No. 2537 in a timely manner. Staff is unaware of any change in circumstances or other reason for the request to not be approved by the Board.

**#2537 – Courtland Avenue – Lot 34, M. Czamanski.**

The permittee has permission to construct residential units and associated parking and drainage improvements within and proximate to wetland areas on property within the non-drinking water supply watershed of the Southwest Shoreline (Long Island Sound) at 410 Courtland Avenue.

410 Courtland Avenue  
Stamford, CT 06906  
(203) 967-3498 (home)  
(203) 249-1321 (cell)

Dec 11, 2009

Mr. David M. Emerson  
Executive Director  
City of Stamford, Government Center  
888 Washington Blvd.  
Stamford, CT 06906

RE: 410 Courtland Avenue, Stamford, CT (Lot 34)

Dear Mr. Emerson:

On January 27, 2009 the Environmental Board granted an EPB Permit ( No. 2537) for a one year period, which is due to expire on January 27, 2010. Please consider this letter a request for an extension of EPB No. 2537 pursuant to Section 7.4 of the Regulations. The work associated with this property has not been started to date.

Should you have any questions or concerns regarding this request, please do not hesitate to contact me at the above numbers. Thank you in advance for your assistance with this matter.

Sincerely,



Mark J. Czamanski

MJC/jac  
enclosure

