

October 31, 2023

VIA ELECTRONIC DELIVERY

Mr. Steve Kleppin
Director, Planning & Zoning Department
City of Norwalk
125 East Avenue, Room 129
Norwalk, Connecticut 06856
SKleppin@NorwalkCT.org

**RE: Request for Extension of Site Plan Review and Coastal Area Management
Site Plan Approval #5-20SPR/#07-20CAM (61 Wall Street); and Approval
#6-20SPR/#08-20CAM (17 Isaacs Street)**

Dear Mr. Kleppin:

Our firm represents Wall Street Recap Associates LLC and Municipal Holdings LLC (the “Applicants”) in the above-referenced Site Plan Review and Coastal Site Plan Review approvals (collectively the “Approvals”), pertaining to the redevelopment of 61 Wall Street and 17 Isaacs Street (the “Property”). As you may recall, the Approvals permit the project known as Phase I of Wall Street Place, which will include: (i) completion of construction of an existing six-story frame structure located on 61 Wall Street as a mixed-use building with 101 workforce residential units, approximately 10,233± sf of retail space, and approximately forty (40±) parking spaces; and (ii) construction of a new building on 17 Isaacs Street with two residential stories, consisting of fifty units above two parking garage levels, with 152± parking spaces to support residential uses on both parcels, together with associated site improvements and public realm space.

By way of background, the Approvals were granted by the Zoning Commission (the “Commission”) on January 7, 2021. Pursuant to certain Resolutions of Approval (the “Resolutions”), the effective date of the original Approvals was January 15, 2021. On December 13, 2021, and on December 20, 2022, the Commission granted one-year extensions of the Approvals, extending the expiration of the Approvals to January 15, 2024 (the “Extensions”). A copy of the Approvals, Resolutions, and Extensions are enclosed for your reference.

As you know, late last year, an appeal of the Approvals for 61 Wall Street was resolved in favor of Applicants in Connecticut Superior Court, which had theretofore delayed the project. Since that time, and the Commission's most recent extension granted in December of 2022, the Applicants have made substantial progress with regards to securing financing and other pre-development activities (including completion of the demolition at 17 Isaacs Street). The Applicants currently anticipate having financing in place by early 2024, upon which the Applicants will promptly proceed with project construction. Based on this current timing and pursuant to Sections 118-1451.B(9) and 118-1110.C(5) of the current Building Zone Regulations of the City of Norwalk (the "Regulations"), the Applicants respectfully request the Commission grant an additional one (1) year extension of the Approvals.

There are no modifications to the Approvals proposed. Granting this extension request is consistent with the Regulations and the City of Norwalk Plan of Conservation and Development. As was the case when the Approvals were granted, the proposal remains consistent with the goals and policies contained in the Site Plan and Coastal Site Plan provisions of the Regulations. No Zoning Map or Regulation amendments made subsequent to the granting of the Approvals have rendered the proposal inconsistent with the applicable Regulations.

In addition, enclosed are Tax Clearance Forms for the Property, evidencing confirmation of tax status for both parcels. Payment of \$2,000, representing the extension fees associated with the Approvals, is being made to the Norwalk Planning & Zoning Department simultaneous to this request.

Thank you for your time and attention regarding this matter. If you have any questions, please feel free to contact me. Otherwise, I look forward to presenting this request to the Zoning Commission at its next regularly scheduled meeting.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Brancato".

Deborah Brancato

Enclosures.

*** RESOLUTION TO APPROVE – #05-20SPR/#07-20CAM (61 Wall St.)***

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/21;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

- *WHEREAS*, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;
- *WHEREAS*, completion of the proposed development is consistent with §118-504 C.14;
- *WHEREAS*, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;
- *WHEREAS*, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;
- *WHEREAS*, the proposed plan has been reviewed and approved by the Fire Marshal;
- *WHEREAS*, street trees have been proposed for the site;
- *WHEREAS*, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with the Department of Public Works on fixture type and height should occur prior to construction;
- *WHEREAS*, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;
- *WHEREAS*, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the

neighborhood, will serve as an anchor for future growth in the area and will pose no negative impact on neighboring property;

- *WHEREAS*, completion of the proposed structure will remedy any outstanding violations;
- *WHEREAS*, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;
- *WHEREAS*, the proposed project fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;
 2. By providing street-activating uses, through proposed commercial spaces;
 3. Street level entries are provided on all streets; pedestrian access to the building;
 4. Sidewalks, a minimum of seven (7) feet are provided in all locations;
 5. Open space is provided within the ground floor as well as on the roof 17 Isaac Street;
 6. Public realm space is provided within the wider sidewalk as well as within the ground floor of the building;
- *WHEREAS*, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;
- *WHEREAS*, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"
- *WHEREAS*, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

RESOLVED that #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail be **APPROVED**, subject to the following conditions:

1. That within 45 days, with an additional 30-day extension possible, from the date of the approval of this application, the applicant shall install fence-screening, as required by the Norwalk Redevelopment Agency, on the ground floor fencing that exists on the 61 Wall Street site; and
2. That an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, to be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls prior to the filing of the Site Plan on the Land Records; and
4. That a mylar of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
5. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
6. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
7. That any sidewalks provide a minimum of 5' clearance from any obstruction; and
8. That storefront sections of the building shall contain a durable masonry base at least 12' in height; and
9. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
10. That the proposed street trees species be approved by the Tree Advisory Committee; and
11. That an Erosion and Sediment Control Bond, in an amount to be determined by staff, shall be submitted prior to obtaining a zoning permit; and
12. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
13. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and
14. Prior to obtaining a zoning permit Planning and Zoning staff in conjunction with the Department of Public Works and the Traffic Authority shall review the possibility and merits of eliminating three (3) parking spaces on Wall Street and extending the sidewalk area west as shown on page 20 of the DeCarlo & Doll peer review report dated 1/5/21; and
15. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and

16. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
17. That the "DRAFT Affordability Plan" dated October 23, 2020, be submitted to the Corporation Counsel's office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
18. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
19. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
20. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and
21. Should any building façade material become damage or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
22. That all signage comply with the zoning regulations; and
23. That any murals installed on the building facades comply with any applicable City policies; and
24. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes & Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/27/2020.
 - b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/22/2020.

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.

*** RESOLUTION TO APPROVE – #06-20SPR/#08-20CAM (17 Isaac St.)***

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/21;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

- *WHEREAS*, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;
- *WHEREAS*, completion of the proposed development is consistent with §118-504 C.14;
- *WHEREAS*, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;
- *WHEREAS*, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;
- *WHEREAS*, the proposed plan has been reviewed and approved by the Fire Marshal;
- *WHEREAS*, landscaping has been proposed for the site including street trees, a pocket-park, as well as additional landscaping to provide screening from Commerce Street;
- *WHEREAS*, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with Department of Public Works on fixture type and height should occur prior to construction;
- *WHEREAS*, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;
- *WHEREAS*, there are no outstanding violations on this property;
- *WHEREAS*, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;
- *WHEREAS*, the proposed projects fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;
 2. By providing street-activation through display boxes for art and other items;
 3. Street level access is provided to the building;
 4. Sidewalks, a minimum of seven (7) feet are provided in all locations;
 5. Open space is provided on the roof of the proposed structure to be used by the entire development;

- 6. Public realm space is provided within the wider sidewalk as well as within the pocket-park;
- *WHEREAS*, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;
- *WHEREAS*, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"
- *WHEREAS*, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the neighborhood, will serve as an anchor for future development in the area; and
- *WHEREAS*, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

RESOLVED that application #06-20SPR –Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements be **APPROVED**, subject to the following conditions:

1. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
2. That a mylar of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls prior to the filing of the Site Plan on the Land Records; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
7. That the proposed street trees species be approved by the Tree Advisory Committee; and
8. That any sidewalks provide a minimum of 5' clearance from any obstruction; and

9. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
10. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and
11. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and
12. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
13. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
14. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and
15. That the "DRAFT Affordability Plan" dated October 23, 2020, be submitted to the Corporation Counsel's office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
16. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
17. That all signage comply with the zoning regulations and should any graffiti be placed on the Commerce Street retaining wall it be removed within thirty (30) days' notice from the City; and
18. Should any building façade material become damage or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
19. That all signage comply with the zoning regulations; and
20. That any murals installed on the building facades or the Commerce Street retaining wall comply with any applicable City policies; and
21. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes & Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/22/20.
 - b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/22/2020.

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.



NORWALK ZONING COMMISSION

125 East Avenue
Norwalk, Connecticut

Carmody Torrance Sandak & Hennessey LLP

Attn: Deborah R. Brancato
707 Summer Street, 3rd Floor
Stamford, Connecticut 06901

December 13, 2021

Certified Mail Receipt No.
7019 1640 0001 0904 8053

RE: #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Request for one-year extension of time to complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail

#6-20SPR/#08-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Request for one-year extension of time for construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements

Dear Atty. Brancato,

Attached, please find the Zoning Commission resolutions approving the request for a one-year extension of time for the above referenced applications.

Should you have any questions or need further assistance, please do not hesitate to contact me.

Sincerely,

Bryan Baker
Principal Planner
City of Norwalk

**Whereas the Zoning Commission approved the Coastal Site Plan Review effective January 15, 2021;*

THEREFORE BE IT RESOLVED by the Norwalk Zoning Commission that the one-year extension of time request for application **#5-20SPR/#07-20CAM** – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – **61 Wall Street** (aka Wall Street Place Phase I) – Request for one-year extension of time to complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail be **APPROVED** subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be January 15, 2023; and

BE IT FURTHER RESOLVED that the effective date of this action is December 17, 2021.

**Whereas the Zoning Commission approved the Coastal Site Plan Review effective January 15, 2021;*

THEREFORE BE IT RESOLVED by the Norwalk Zoning Commission that the one-year extension of time request for application **#6-20SPR/#08-20CAM** – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – **17 Isaacs Street** (aka Wall Street Place Phase I) – Request for one-year extension of time for construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements be **APPROVED** subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be January 15, 2023; and

BE IT FURTHER RESOLVED that the effective date of this action is December 17, 2021.

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut



December 20, 2022

TO: Jason Klein, Carmody Torrance Sandak & Hennessey
FROM: Bryan Baker, Principal Planner
RE: **#05-20 SPR/#07-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 61 Wall Street – Extension of time request for approved coastal site plan review application**
#06-20 SPR/#08-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 17 Isaacs Street – Extension of time request for approved coastal site plan review application

Dear Attorney Klein,

At their December 8, 2022 meeting, the Planning & Zoning Commission made the following decision(s):

**Whereas a one-year extension of time request was granted by the Zoning Commission on 12/8/2021;
and*

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that the one-year extension of time request for application **#05-20 SPR/#07-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 61 Wall Street – Extension of time request for approved coastal site plan review application** be **APPROVED** subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be January 15, 2024; and

BE IT FURTHER RESOLVED that the effective date of this action is December 16, 2022.

**Whereas a one-year extension of time request was granted by the Zoning Commission on 12/8/2021;
and*

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that the one-year extension of time request for application **#06-20 SPR/#08-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 17 Isaacs Street – Extension of time request for approved coastal site plan review application** be **APPROVED** subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be January 15, 2024; and

BE IT FURTHER RESOLVED that the effective date of this action is December 16, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to be "BB", enclosed within a blue oval.

Bryan Baker
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.org



PARCEL VERIFICATION & TAX CLEARANCE FORM

IN ORDER TO BE APPROVED FOR YOUR BUILDING PERMIT, PLEASE CONFIRM WITH THE ASSESSOR'S OFFICE, ROOM 106, THE CORRECT OWNER, PROPERTY LOCATION, AND DISTRICT, BLOCK, LOT, AND UNIT NUMBER.

SUBSEQUENTLY, BRING THIS FORM TO THE TAX COLLECTOR'S OFFICE, ROOM 105, TO VERIFY PAYMENT OF TAXES. THANK YOU.

**CITY OF NORWALK
OFFICE OF THE ASSESSOR**

DIST-BLOCK-LOT-UNIT : 1-29-13-0
(ORIG. LOT OR MOTHER LOT#) – TO USE FOR TAX CLEARANCE

DIST-BLOCK-LOT-UNIT: _____
(SUBDIVIDED LOT/NEW LOT) – TO USE FOR BLDG DEPT PERMIT

61 WALL ST

PROPERTY LOCATION: (Where work is to be done)

MUNICIPAL HOLDINGS LLC

NAME OF PROPERTY OWNER

390 GREENWICH ST 2ND FLR , NEW YORK NY 10013-2362

MAILING ADDRESS (incl. City, ST, Zip)

T.A. INITIALS: DFD

**CITY OF NORWALK
OFFICE OF THE TAX COLLECTOR**

THE REAL ESTATE TAXES FOR THE PROPERTY IDENTIFIED ON THIS FORM HAVE BEEN PAID TO DATE AND IN
ACCORDANCE WITH
PUBLIC ACT NO. 95-320.
A BUILDING PERMIT MAY BE ISSUED FOR THIS PROPERTY.

C. B. Hill
TAX COLLECTOR/REPRESENTATIVE

10/13/2023
DATE ISSUED

PROPERTY TAXES
PAID THRU

DEC 31 2023

TAX COLLECTOR'S OFFICE
CITY OF NORWALK



PARCEL VERIFICATION & TAX CLEARANCE FORM

IN ORDER TO BE APPROVED FOR YOUR BUILDING PERMIT, PLEASE CONFIRM WITH THE ASSESSOR'S OFFICE, ROOM 106, THE CORRECT OWNER, PROPERTY LOCATION, AND DISTRICT, BLOCK, LOT, AND UNIT NUMBER.

SUBSEQUENTLY, BRING THIS FORM TO THE TAX COLLECTOR'S OFFICE, ROOM 105, TO VERIFY PAYMENT OF TAXES. THANK YOU.

**CITY OF NORWALK
OFFICE OF THE ASSESSOR**

DIST-BLOCK-LOT-UNIT : 1-29-29-0
(ORIG. LOT OR MOTHER LOT#) – TO USE FOR TAX CLEARANCE

DIST-BLOCK-LOT-UNIT: _____
(SUBDIVIDED LOT/NEW LOT) – TO USE FOR BLDG DEPT PERMIT

17 ISAACS ST

PROPERTY LOCATION: (Where work is to be done)

WALL STREET RECAP ASSOCIATES LLC

NAME OF PROPERTY OWNER

C/O JHM FINANCIAL GROUP 1266 EAST MAIN ST SUITE 601, STAMFORD CT 06902-0000

MAILING ADDRESS (incl. City, ST, Zip)

T.A. INITIALS: DED

**CITY OF NORWALK
OFFICE OF THE TAX COLLECTOR**

THE REAL ESTATE TAXES FOR THE PROPERTY IDENTIFIED ON THIS FORM HAVE BEEN PAID TO DATE AND IN ACCORDANCE WITH
PUBLIC ACT NO. 95-320.

A BUILDING PERMIT MAY BE ISSUED FOR THIS PROPERTY.


TAX COLLECTOR/REPRESENTATIVE

10/13/2023
DATE ISSUED

PROPERTY TAXES
PAID THRU

DEC 31 2023

TAX COLLECTOR'S OFFICE
CITY OF NORWALK