

KENNETH C. BALDWIN

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Also admitted in Massachusetts
and New York

June 11, 2020

Via Electronic Mail

Melanie A. Bachman, Esq.
Executive Director/Staff Attorney
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: **EM-VER-135a-200529 – Cellco Partnership d/b/a Verizon Wireless
370 West Main Street, Stamford, Connecticut**

Dear Attorney Bachman:

On May 29, 2020, Cellco Partnership d/b/a Verizon Wireless filed the above-referenced notice of exempt modification with the Council. We learned today that the notice identified the wrong property owner. Apparently, Stamford Land Records have two parcels with the same 370 West Main Street mailing address. The owner of the property where the wireless facility is located is 370 West Main LLC with a mailing address of 26 WEST 17TH STREET, NEW YORK, NY 10011. A copy of the Council filing was forwarded to the owner. Attached to this letter is the new property owner information.

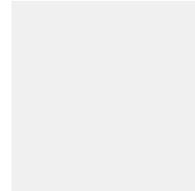
If you have any questions or need any additional information please contact me.

Sincerely,



Kenneth C. Baldwin

Attachment



STAMFORD,CT

370 WEST MAIN STREET

Location

370 WEST MAIN STREET

Mblu

002/ 0522/ / /

Acct#

002-0522

Owner

370 WEST MAIN LLC

Assessment

\$6,177,130

Appraisal

\$8,824,440

PID

7392

Building Count

2

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2019	\$7,705,460	\$1,118,980	\$8,824,440

Assessment

Valuation Year	Improvements	Land	Total
2019	\$5,393,840	\$783,290	\$6,177,130

Owner of Record**Owner** 370 WEST MAIN LLC**Co-Owner****Address** 26 WEST 17TH STREET
NEW YORK, NY 10011**Sale Price** \$5,500,000**Book & Page** 12108/0327**Sale Date** 03/18/2019**Instrument** 00

Ownership History

Ownership History

Owner	Sale Price	Book & Page	Instrument	Sale Date
370 WEST MAIN LLC	\$5,500,000	12108/0327	00	03/18/2019
STORAGE WORKS LLC	\$0	6354/0164	03	08/07/2002
WESTSIDE STORAGE COMPANY	\$0	1763/0183	25	07/26/1978

Building Information

Building 1 : Section 1

Year Built:

1925

Living Area:

25,900

Building Attributes

Field	Description
STYLE	Mini Warehouse

MODEL	Comm/Ind
Grade	A
Stories:	5
Occupancy	574.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	Carpet
Heating Fuel	Gas/LP
Heating Type	Hot Wtr Bbd
AC Type	Central
Struct Class	
Bldg Use	Commercial MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
Usrflid 218	
Usrflid 219	
1st Floor Use:	300
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil&Wall

Rooms/Prtns	Average
Wall Height	9.00
% Comn Wall	

| Building Photo |



AMFORD
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Quieres vivir una
EXPERIENCIA
tan LATINA como

Building Layout

BAS

50

100

50
LBM

100

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
5.0	5 Story	5,000	25,000
BAS	First Floor	900	900
UBM	Basement, Unfinished	5,000	0
		10,900	25,900

Building 2 : Section 1

Year Built:

1925

Living Area:

31,438

Building Attributes : Bldg 2 of 2

Field	Description
STYLE	Mini Warehouse
MODEL	Comm/Ind
Grade	A
Stories:	5
Occupancy	574.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	
Heating Fuel	Gas/LP
Heating Type	Forced Air-Duc
AC Type	Central

Struct Class	
Bldg Use	Commercial MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil&Wall
Rooms/Prtns	Average
Wall Height	9.00
% Comn Wall	



Building Photo

Building Layout

BAS[-1123]
FUS[-732]

BAS 40
36

52

FUS
FUS
FUS
FUS 137
BAS

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	24,750	24,750
BAS	First Floor	6,688	6,688
		31,438	31,438

Extra Features

Extra Features Legend

Code	Description	Size	Value	Bldg #
EL2	Elev Pass	6.00 STOPS	\$237,600	1
OH1	Door Overhd Co	2.00 UNITS	\$6,510	1
SPR1	Sprinklers - Wet	25900.00 S.F.	\$36,470	1
EL2	Elev Pass	6.00 STOPS	\$237,600	1
SPR1	Sprinklers - Wet	31438.00 S.F.	\$44,260	2

Land

Land Use

Use Code 300
Description Industrial MDL-96
Zone MZN
Neighborhood 0300
Alt Land Appr No

Category

Land Line Valuation

Size (Acres) 0.59
Depth
Assessed Value \$783,290
Appraised Value \$1,118,980

Outbuildings

Outbuildings Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
AP1	Fence Chn Lk			300.00 L.F.	\$3,880	1
LP4	Pavng Asphlt			12000.00 S.F.	\$14,400	1
CEL1	Cell Tower			1.00 SITES	\$165,750	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2019	\$7,705,460	\$1,118,980	\$8,824,440
2018	\$3,727,000	\$1,118,980	\$4,845,980
2017	\$3,727,000	\$1,118,980	\$4,845,980

Assessment

Valuation Year	Improvements	Land	Total
2019	\$5,393,840	\$783,290	\$6,177,130
2018	\$2,608,910	\$783,290	\$3,392,200
2017	\$2,608,910	\$783,290	\$3,392,200

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