



PS29.062

May 23, 2017

Via Email:

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
Attn: Ms. Valerie Rosenson, Legislative Officer

**Re: Proposed Food Truck Ordinance
Public Safety and Health Committee (the "Committee")
Public Hearing of May 25, 2017**

Dear Ms. Rosenson:

I am writing in follow up on my discussions with Representative Quinones and Dana Lee.

BLT, the developer of Harbor Point, understands and appreciates the issues raised by food trucks in certain areas. For example, some of our South End neighbors have expressed concern with a particular truck on Atlantic Street (not within our development areas). In this regard, we believe the proposed Food Truck Commission (FTC) will enable the City to address such problem trucks/areas, while retaining the flexibility required to enable Stamford residents and businesses to enjoy an amenity that contributes to the vibrancy, and therefore the future, of our City.

In this regard, BLT has two comments concerning the proposed ordinance.

First, we understand that the ordinance will require the permitting of all food trucks. That is appropriate. However, it is not clear to us to what extent the restrictions on operations set forth in Section 179-38 apply to operations on private property. At least two members of Committee have expressed the opinion that the operating restrictions do not apply on private property, but we do not see that in the ordinance. If an office building or other private property wishes to allow a food truck on its property, that should be permitted without the same requirements applicable to operation on or in the immediate vicinity of a City street.

Second, we have a unique concern with Section 179-38G, which requires that food trucks locate at least 100 feet from the main entrance of any restaurant.

In most areas of the City, that is appropriate and should not be permitted absent the FTC granting an exception. But within the boundaries of our two SRD zoning districts in Harbor Point, the opposite should be true – such restriction should not apply within the SRD-S and SRD-N zoning districts except where expressly restricted by the FTC. This would recognize the uniqueness of the Harbor Point Development as a place where residents can enjoy a modern urban lifestyle, particularly encouraging Millennials (and the companies that seek such talent) to make Stamford their home.

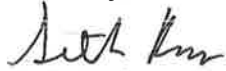
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We also note that restaurants and food trucks are not necessarily unrelated, as we have restaurants in Harbor Point which operate or began as food trucks. For example, Mexicue, which will be opening at the former Paloma premises its first restaurant outside of New York City, and Walter's Hot Dogs, which will be opening in Commons Park, were both attracted to Stamford in part on the prior success of their Stamford food trucks.

Finally, if, adopting this change for the SRD districts would, due to administrative requirements, unduly delay passage of the ordinance (a concern expressed by Representative Quinones), then we ask that this proposal be placed upon the agenda for, and adopted at, the first FTC meeting ... i.e., that the restriction of Section 179-38G be waived within the SRD-S and SRD-N districts except where subsequently specifically imposed by the FTC.

We thank the Board of Representatives and Committee for their consideration.

Sincerely,



Seth Ruzi
General Counsel
BLT Management LLC

CC: Via Email
Rep. Gloria G. DePina
Rep. Matthew Quinones
Rep. Terry Adams
Rep. Elise Coleman
Dana Lee, Esq.
Ted Ferrarone (BLT)