

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

February 25, 2022

To: Vineeta Mathur Associate Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**210 Long Ridge Road - Jewish Senior Services
Zoning Application No. 222-08**

The Engineering Bureau received documents for a Zoning Text Change proposing an amendment to Section 9.G, Subsection 9.G.4 by adding Footnote 3 to amend standards for Senior Housing and Nursing Home Facility Complex as a single use.

The following documents were reviewed:

- "Existing Aerial Exhibit 210 Long Ridge Road" by Redniss & Mead dated 2/16/22
- Approved and Proposed Concept by Redniss & Mead dated 2/15/22

The Engineering Bureau has determined that the proposed Zoning Text Change does not affect the jurisdiction of this department, and therefore, offers no objection to the application proceeding with the approval process.

Any future development of the property will need to comply with the Stamford Stormwater Drainage Manual.

Please contact me at 203-977-4003 with any questions.

Reg. No. 65

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Acting Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

March 10, 2022

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #222-08 - ANDREW BANOFF (JEWISH SENIOR SERVICES) -
210 LONG RIDGE ROAD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 8, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend Section 9.G (C-D Designed Commercial District, Subsection 9.G.4 (Standards) by adding a new Footnote 3 to amend standards for Senior Housing and Nursing Home Facility Complex as a single use.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #222-08** and this request is compatible with the neighborhood and consistent with Master Plan Category #8 (Mixed-Use Campus).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

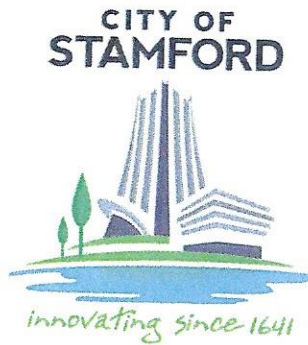
RECEIVED

MAR 10 2022

ZONING BOARD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
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OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Transportation Bureau Chief

DATE: February 24, 2022

RE: Zoning Board Application 222-08

Two handwritten signatures in blue ink are present. The first signature, on the left, consists of the letters "JK" in a stylized, cursive font. The second signature, on the right, consists of the letters "WTP" in a similar cursive style, with a long, sweeping underline.

Application #222-08

210
120 Long Ridge Road
Jewish Senior Services

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received February 18, 2022;
- Project narrative;
- Proposed Text Change Dated February 17, 2022; and,
- Proposed Concept Plan.

The Department has no objection to the proposed text change as senior housing facilities are well documented to be less intense generators of vehicular traffic.

The Department previously arranged an agreement with the prior approved development for funds to construct the City's 100% designed and permitted sidewalk along Long Ridge Road. Should the applicant submit a General Development Plan and/or Site Plan, it is the Department's intention to negotiate with the applicant to either construct the sidewalk in its entirety or contribute to the City the amount required to complete construction. This is included in the applicant's project narrative. The Department will also review and comment on any forthcoming General Development Plan and/or Site Plan so the proposed application has a limited impact on the mobility network in Stamford.

To: Vineeta Mathur, Senior Planner

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: February 25, 2022

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Sent: Friday, February 18, 2022 8:23 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford - New Application 222-08

Hi Kristin,

Please see attached a text change application for your review and comments.

Thanks

Tracy

CITY OF STAMFORD, CONNECTICUT

ENVIRONMENTAL PROTECTION BOARD

incorporating
FLOOD AND EROSION CONTROL BOARD
CONSERVATION COMMISSION
INLAND WETLANDS and WATERCOURSES AGENCY



MAYOR
DAVID R. MARTIN

RICHARD H. TALAMELLI
EXECUTIVE DIRECTOR/
ENVIRONMENTAL PLANNER

MEMO TO: Ralph Blessing, Land Use Bureau Chief
Zoning Board of the City of Stamford

FROM: Jaclyn Chapman, Environmental Analyst
Environmental Protection Board

SUBJECT: 210 Long Ridge Road (Revised Memo)
Andrew Banoff
Jewish Senior Services
Zoning Application No. 222-08 and 222-09

DATE: March 24, 2022

Andrew Banoff, President and CEO of Jewish Senior Services, seeks a Text Change, General Development Plan, and a Special Permit to facilitate 210 units of Senior Housing at 210 Long Ridge Road, where the Zoning Board previously approved 200 units in 2020. That approval remains in effect (219-18). The previous use change had concerns about the loss of many mature trees and the large knoll, plus not knowing what might be built on the westerly 8 acres. Jewish Senior Services is now proposing to utilize the entire 15 acres for construction of an independent and assisted living, communal building amenities, outdoor patios, walking paths, parking, and landscaping on a relatively undeveloped parcel situated along the west side of Long Ridge Road, approximately 2000 feet (ft) north of Cold Spring Road. This Text and intended development is an opportunity to use the entire 15 acres and save the knoll and trees along Long Ridge Road. The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
210 Long Ridge Road	A-R	003-8215	W-017	103	247	C-D	±15.00 Acres

The site currently supports portions of an asphalt parking lot, access drive, fences, sanitary sewer and drainage. Currently, there are no substantial structures on the property. The site is characterized by the presence of moderately dense woodlands, open fields, wooded wetlands, special flood hazard areas, and a ±670 ft reach of the Rippowam River. Numerous trees of size and value occupy the property, many of which have already been identified and evaluated by a Connecticut licensed arborist (Green, Care of Trees, 7/26/19). A river walk easement, approximately twenty (20) feet in width was previously established along portions of the river. Topography is variable with the most challenging areas of slope lying to the east along Long Ridge Road and to the west along the Rippowam River. A detailed soils report was prepared in advance of a prior EPB permit application (Theall, 4/10/08). Uplands, which occupy a vast majority of the eastern reaches of the property, have been classified as Charlton-Hollis Fine Sandy loams, very rocky (Cr) and Udorthents, smoothed (Ud). The less steeply sloping Charlton-Hollis consist of gently sloping to sloping, well drained soils commonly found on hills and ridges. These

210 Long Ridge Road
Jewish Senior Services
ZB No. 222-08 & 222-09

soils are characterized by their undulating topography, exposed bedrock, surface boulders and stones, wet depressions, moderate to moderately rapid permeability, and medium to very strong acidity. Major limitations to development are posed by a shallow depth to bedrock and surface stones and boulders. Restrictions are considered "Moderate" for dwellings, roadways, landscaping, and septic ("Soil Survey of Fairfield County, Connecticut," US Department of Agriculture, Soil Conservation Service, 1981, Pp. 14-15, 95,100). The more intensely sloping Charlton-Hollis soils consists of moderately steep to very steep, well drained, upland soils found on hills and ridges. These soils are characterized by areas of exposed bedrock, drainageways and a few wet depressions. These soils have moderate to moderately rapid permeability, and medium to very strong acidity. Major limitations to development are posed by slope, surface stones and boulders, exposed bedrock and shallow soils overlying bedrock. The soils manual identifies development restrictions as "Severe" for shallow excavations, dwellings without basements, dwellings with basements, lawns and landscaping and septic tanks/absorption fields (Pp. 95, 100). Udothents are those areas having at least two (2) feet of their original soil surface altered by excavation or grading. Soil restrictions are variable and often necessitate site specific evaluation ("Soil Survey of Fairfield County, Connecticut," by the USDA, Soil Conservation Service, 1984, Pp. 32).

The regulated soils, which generally parallel the Rippowam River in the western portions of the site, have been classified as Pootatuck, fine sandy loam (Ps). Pootatuck soils consists of nearly level, moderately well drained soils commonly found on floodplains. These soils are characterized by frequent flooding, a seasonal high water table at a depth of about 20 inches, moderate to moderately rapid permeability in the surface and subsoil layers, very rapid permeability in the substratum, and slight to very strong acidity. Flooding is the primary limit of this soil for development. The general soils manual entitled "Soil Survey, Fairfield County Connecticut," by the USDA, Soil Conservation Service, 1981 indicates that Pootatuck soils have "Severe" limitations for septic, shallow excavations, dwellings without basements, dwellings with basements, local streets and roads and lawns and landscaping.

The property lies, in part, within the base floodplain of the Rippowam River (Zone AE, Elevation 52-56 feet NAVD-88, FIRM 09001C0508F, 6/18/10). Like the regulated soils, the flood prone space lies in the western reaches of the parcel along the river and a nearby drainage channel.

The project provides for the construction of a new senior living facility consisting of independent living, assisted living and memory care units, parking, drainage and other related features. Previously, the facilities were to be confined to a "lease area" in the eastern portions of the property along Long Ridge Road. Access to the site was proposed to be gained through an existing paved travelway located on property to the north. Under the original proposal, direct wetland, watercourse, and floodplain encroachments had been avoided; however, anticipated grade change and tree loss was extensive. Substantial increases in site imperiousness are also expected from the proposed design change. A battery of structural measures have been proposed to overcome site limitations and more may be required under the proposed design changes.

To ensure that the project protects resources/natural features, compliments the existing topography, effectively mitigates potential drainage impacts, and preserves/enhances surface and groundwater water quality, the following additional information will need to be developed and reviewed by EPB Staff prior to final EPB endorsement for Zoning Board approval:

210 Long Ridge Road
Jewish Senior Services
ZB No. 222-08 & 222-09

- Submission of a detailed revised site improvement survey (NAVD 1988) by a Connecticut Engineer clearly depicting existing and proposed features, drainage, utilities, distance(s) to the 25 ft wetland setback, etc. **Note that the revised plans shall be responsive to any revised reports and assessments described below, seeking to avoid areas of resource, wetlands, watercourses, important habitats, significant slopes, flood prone areas, etc.**
- Show all areas of disturbance and grading and the feasibility of avoiding EPB-regulated areas (wetland setbacks, FEMA flood zone, etc.)
- Include trees proposed for removal and whether or not they are identified as specimen trees based on the 2019 tree inspection and inventory prepared by The Care of Trees on the topographic site survey. Impacts to trees will be calculated to inform a potential tree replacement plan.
- Development and submission of a planting plan. Planting plan shall consist of native vegetative species and include the locations of replacement trees due to the extensive removal required for site development. Such a plan shall include name, size, type, location and quantity of plants.
- The U.S. Fish and Wildlife's Information for Planning and Consultation (IPaC) lists the Federally-threatened Northern long-eared bat as being potentially present at the site. Please complete an evaluation of potential hibernacula or roosting habitat for the Northern long-eared bat based on the 2019 tree inspection and inventory prepared by The Care of Trees.
- A new submission of a detailed assessment by qualified environmental professionals describing the site's resources, natural features and property conditions, defining their functions and values, assessing potential impacts due to changes in design, examining alternative designs and locations to minimize impacts or reduce the structural response, and outlining specific measures to mitigate unavoidable impacts, protect resources/natural features, and/or enhance environmental qualities.
- Ensure that all soil report references are accurate and fully correspond to the subject parcel.
- Positive endorsement of the drainage/water quality impact assessment/plan by the Stamford Engineering Bureau including all necessary maintenance practices/requirements. EPB Staff encourages the applicant to consider greater use of non-structural practices to better manage and treat the expected stormwater runoff.
- Location/details of any fuel oil storage tanks, generators, etc. along with a discussion of the design considerations/technologies that will be applied to the proposed systems to reduce the potential for leaks, spills, and overflow.
- Measures to ensure the long term maintenance and success of the proposed drainage measures and any approved planted features.

I look forward to receiving/evaluating the listed items of additional information before a final decision is rendered on this application. Thank you.

210 Long Ridge Road
Jewish Senior Services
ZB No. 222-08 & 222-09

cc: S. Kisken, City Engineer
V. Mathur, Principal Planner
R. Redniss, AICP, Redniss and Mead