

February 25, 2022

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *210 Long Ridge Road*
GDP and Special Permit Applications

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Andrew Banoff, President & CEO of Jewish Senior Services (Applicant), in conjunction with the recently submitted Text Change to the C-D Zone, enclosed please find applications and supportive materials for a GDP and Special Permit to facilitate up to 210 units of Senior Living at 210 Long Ridge Road (003-8215). Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

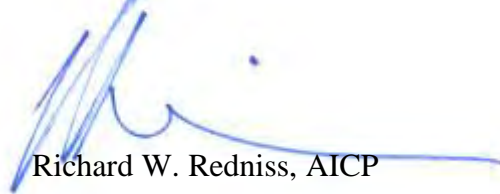
1. A check in the amount of \$6,287.20 for:
 - GDP Fee: \$5,287.20;
 - Public Hearing Fee: \$1,000
2. GDP Application;
3. Special Permit Application;
4. Project Narrative;
5. Drawing List;
6. General Property Description;
7. Zoning Data Chart;
8. Aerial Exhibit;
9. Property and Topographic Survey;
10. Architectural Plans;
11. GDP;
12. Engineering Letter;
13. Traffic Letter Addendum 2022;
14. Previous Traffic Report 2019;
15. Sustainability Score Card;

Name
Date
Page 2 of 2

16. Letters of Authorization;

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team

February 25, 2022

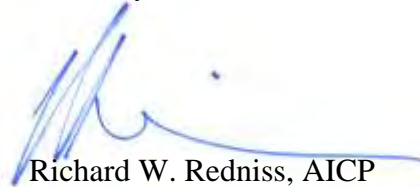
City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *210 Long Ridge Road (003-8215)*
GDP & Special Permit applications

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the GDP and Special Permit applications. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

(GENERAL DEVELOPMENT PLAN)

Fee Schedule

General Development Plan – Sites 20,000 sq. ft. or less parcel area.	\$460.00
General Development Plan – Sites more than 20,000 sq. ft. or parcel area.	\$460 + \$20 per 1,000 sq. ft. in excess of 20,000 sq. ft.

APPLICANT NAME (S): Jewish Senior Services

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes, Contract Purchaser

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 210 Long Ridge Road (003-8215)

ADDRESS OF SUBJECT PROPERTY: 210 Long Ridge Road (003-8215)

PRESENT ZONING DISTRICT: C-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk’s Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
120-A LONG RIDGE LLC	210 Long Ridge Road
PO BOX 110295	Stamford, CT 06905
STAMFORD, CT 06911	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 25 DAY OF February 2022

SIGNED: _____

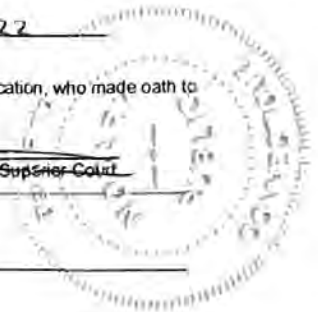
NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD February 25 2022
 COUNTY OF FAIRFIELD

Personally appeared Richard W. Redness, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

 Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. # _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Jewish Senior Services

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes, Contract Purchaser

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 210 Long Ridge Road (003-8215)

ADDRESS OF SUBJECT PROPERTY: 210 Long Ridge Road (003-8215)

PRESENT ZONING DISTRICT: C-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
120-A LONG RIDGE LLC	210 Long Ridge Road
PO BOX 110295	Stamford, CT 06905
STAMFORD, CT 06911	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 25 DAY OF February 2022

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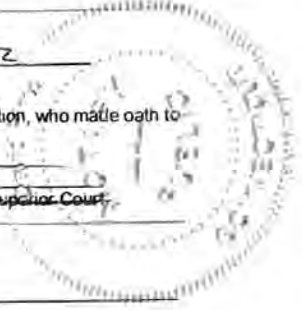
NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD February 25 2022
 COUNTY OF FAIRFIELD

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL # _____ Received in the office of the Zoning Board: Date: _____

By: _____

Project Narrative
210 Long Ridge Road
Special Permit & General Development Plan Applications
February 25, 2022

1. Introduction/Background

Jewish Senior Services (Applicant & Contract Purchaser) is planning to redevelop the existing vacant parcel located at 210 Long Ridge Road (the “Property”) in order to create new senior living opportunities in Stamford.

The Property consists of 15 acres located on the westerly side of Long Ridge Road in Master Plan Category 8 (Mixed-Use-Campus) and the C-D (Designed Commercial) Zoning District. The Property, which was previously owned by General Electric, has been vacant for at least 20+ years and is sandwiched between two office complexes.

The Property was approved for 200 senior living apartments in a recent application by Trammel Crow Company and Allegro Senior Living (ZB 219-19). The prior deal structure concentrated the entire senior living development on a proposed condo parcel occupying the easterly 7 acres of the Property. This posed two issues that were discussed at length during the public hearing process. One was the clearing of the vegetated knoll along Long Ridge Road. The other was the uncertainty of the future use of the westerly 8 acres.

The proposed development alleviates both of those issues. With the new development occupying the entire site and the main building centrally located within the Property, both the front (Long Ridge Road) and rear (Rippowam River) buffers are left largely intact.

The proposed senior living community is similar in density, with a total of 210 units situated in one main building and two smaller detached “villas”. To facilitate the proposed design a companion Text Change application has been filed. The proposed changes draw upon the recently approved C-D standards for both Residential and Non-Residential/Mixed uses to create an appropriate set of design guidelines for senior housing. Approval of a General Development Plan and Special Permit are also being requested at this time, with a Final Site & Architectural Plan application to follow GDP approval.

2. Surrounding Area

The surrounding area consists of Master Plan Category 2 (Residential – Low Density Single-Family) to the east and west (separated by Long Ridge Road and the Rippowam River, respectively) and Category 8 (Mixed Use-Campus) to the north and south. Adjacent zoning districts include C-D to the immediate north and south, R-20 to the west (separated by the Rippowam River) and a mix of commercial and residential zones on the opposite side of Long Ridge Road to the east, including C-N, C-L, RM-1, and R-7 ½.

The Property is centrally located approximately midway between I-95 and the Merritt Parkway. It is well served by local bus routes and connections to the surrounding community. The Property’s frontage, Long Ridge Road, is an arterial road with a variety of uses including single-family and multi-family homes, traditional office, medical office, institutional, religious, restaurant, and retail uses.

3. Project Area/Development Site

The site is 15 acres with frontage on Long Ridge Road. It is currently a vacant site between two office developments, improved only with surface parking and drives serving the parking to the south and some utility connections. There are currently no curb cuts along the street frontage. The westerly side of the property is bordered by the Rippowam River.

4. Proposed Development

The proposed “Senior Housing and Nursing Home Facility Complex” is anticipated to include 168 Independent Living (IL) units, 14 Assisted Living (AL) units, 14 Memory Care (MC) units, and 14 Nursing Home units with both separate and communal building amenities, outdoor patios and walking paths, parking, and landscaping.

A. Proposed Unit Mix

The 168 IL apartments include 75 one-bedroom, 52 two-bedroom, and 41 units, with an average size of approximately 1,200 SF. The IL units are located throughout the main building with approximately 35 units located in the two “villa” buildings at the southeast corner of the site. All other units are a mix of studio and one-bedrooms averaging 500 SF in size and located in the northerly wings of the main building.

B. Building Composition & Features

The main building is designed with a core of amenity space at the ground level situated around a grand central courtyard above the parking level. The amenity space includes over 42,000 SF of indoor area. While the exact programming is still being determined, it will include dining, lounge and health & wellness facilities among other more specialized amenities. All upper levels are devoted to living space with the Assisted Living, Memory Care, and Nursing Home wings each containing communal lounge and dining areas on their respective floors. Two separate “villas” will house additional IL units in a more private and small-scale setting.

The buildings are thoughtfully situated in the middle of the site, maintaining much of the knoll along Long Ridge Road and existing trees thereon. All 4-story elements of the building are set back at least 200’ from the front property line and 250’ from the abutting residential districts. Environmentally sensitive areas along the riverfront continue to be maintained and protected. The previously proposed Conservation Easement Area is also maintained as a part of this application. Outdoor amenities, including courtyards and exercise areas, are located in several areas around the main building and villas. A walking path loops around the entire developed portion of the property and connects to the proposed sidewalk at Long Ridge Road.

Final building designs (rooflines and slopes, building materials, architectural features, etc.) are still being developed and will be presented at the time of Final Site & Architectural Plan approval.

C. Access and Parking

The site maintains no direct curb cut on Long Ridge Road, and, similar to the prior approval, none are proposed. Rather, the facility’s main entry drive will connect to the existing signalized driveway at

260 Long Ridge Road to the north (opposite Terrace Avenue). Notably, senior housing is well-recognized as a low traffic generator. A traffic report prepared by Milone & MacBroom was included with the prior approval. BFJ Planning has reviewed that report and submitted an addendum that relates to the proposed program. They maintain and confirm that the proposed development will not significantly impact peak hour traffic of the surrounding areas.

Parking is provided at grade and in a basement garage accessed from the western side of the main building. A total of 275 spaces are currently shown, but we expect that number to decrease as required ADA and Electric Vehicle charging spaces are incorporated into the plans, and will continue to meet the Zoning Regulations while providing safe and convenient parking for employees, residents, and visitors.

The main driveway is accessed from the existing signalized driveway at 260 Long Ridge Road and leads toward a grand entry square at the front of the building. The drive loops fully around the main building providing access to some surface parking, loading docks, and the entrance to the lower level garage.

D. Landscaping and Open Space

In total, the Property will maintain approximately 65% green/open space and walking paths. In addition to maintaining most of the planted berm along the roadway, portions of the site frontage will be infilled with new plantings including areas of the existing parking lot and around the proposed villas. As previously stated, the proposed Conservation Easement Area, occupying over 2 acres, will be maintained at the western end of the site along the riverfront.

E. Construction Timing

Pending approval of the submitted applications, an application for Final Site & Architectural Plans will follow. Construction timing and/or phasing is still being contemplated.

F. Conformity with Stamford Zoning Regulations and Master Plan

Master Plan

Category 8 (Mixed-Use Campus) of the Master Plan contemplates “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses.” The proposed senior housing development fulfills this goal by eliminating another potential office site, thereby helping to limit the office inventory that Stamford is struggling to fill and replacing it with a senior living use that is increasingly in demand as the “baby boomer” population continues to come of age. The residential nature of the use is highly compatible with the nearby single-family neighborhoods and provides an opportunity for older residents in the neighborhood to age in place. Other Master Plan policy goals realized through this redevelopment include:

- **1.3B.1** Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use
- **4E.4** Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads
- **6A.1** Balance new development with preservation of existing residential communities
- **6B.6** Support senior and accessible housing
- **6C.2** Promote development of a variety of housing types

Zoning Regulations

The C-D zone was updated several years ago, with unanimous support from the Planning Board and Zoning Board, to permit this type of senior housing redevelopment and design elements. The C-D zone was more recently updated once again to include, among other changes related to residential uses, the GDP process. The proposed development meets all of the requirements and standards of the C-D Zone, in conjunction with the companion Text Change application. Please refer to the Zoning Data Chart for additional information on zoning compliance.

5. Action Items

To facilitate the development, the Applicant has filed applications for a Text Change, Special Permit (described more specifically below) and General Development Plan. In addition, the Applicant is seeking approval of the following specific requests:

- A. By Special Permit of the Zoning Board, pursuant to Section 9.G.3 and Section 5.E (Definition of “Senior Housing and Nursing Home Facility Complex”), and Section 19.C (where applicable) Applicant requests use of the site as a “Senior Housing and Nursing Home Facility Complex”.
- B. Pursuant to recently approved Section 9.G.5 applicant requests approval of General Development Plan, including the proposed unit count/density; general location, scale and massing of buildings; and location and amount of proposed parking spaces; size and location of proposed driveways and walking paths; and general location of proposed landscaped areas.

6. Conclusion

The proposed development embodies nearly all of the applicable policy goals of the Mixed-Use Campus Master Plan Category and its vision for the future of the C-D Zone. The proposed Text Changes serve to facilitate a superior site and building design and are in line with existing standards of the C-D zone. The proposed buildings are appropriately scaled for the site’s location within the surrounding neighborhood. The proposed development is anticipated to have little-to-no impact on peak hour traffic and provide much needed housing opportunities for senior residents.

7. Statement of Findings

I. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicant submits that all applicable criteria contained in Stamford Zoning Regulations Section 19.C.2 are met for the following specific reasons:

- a. *Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:*
 - 1) *the location and nature of the proposed site including its size and configuration, the proposed size,*

scale and arrangement of Structures, drives and parking areas and the proximity of existing dwellings and other Structures.

The proposed development is appropriately located within a mixed residential and commercial neighborhood and the Mixed-Use Campus Master Plan Category (Category #8). The proposed size and scale of the “Senior Housing and Nursing Home Facility Complex” building is compatible in scale and design to the surrounding neighborhood and thoughtfully positioned in the center of site with landscaped buffering on all sides.

- 2) *the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

Category 8 (Mixed-Use Campus) of the Master Plan contemplates “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses.” The proposed use has been openly recognized by the community as an appropriate use in the areas designated at Category #8. Housing is considered significantly less intense in terms of parking and traffic impact and senior housing reduces the intensity further with fewer drivers and no school age children. The development itself was designed to have the least impact possible on the sensitive portions of the site – with the building centrally located on the site between the Rippowam River at the west and existing landscaped berm at the east. The Applicant is also not proposing any curb-cuts at this time, minimizing any impact to the adjacent roadways. Thus, the Applicant submits that the proposed development is appropriate for the neighborhood, will increase property values and will not be objectionable to nearby properties.

- 3) *the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

As previously mentioned, office uses are generally considered to have the largest peak hour traffic impact when compared to other uses. Conversely, senior housing is considered to be one of the lowest generators of traffic. Thus, the elimination of approximately 261,000 square feet of potential office space in lieu of 210 senior housing units is a significant improvement in potential traffic impact. Further details regarding the traffic impact can be found in a previously submitted report prepared by Milone & MacBroom, and addendum provided by BFJ Planning, included herewith.

- 4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The surrounding area includes a variety of residential, commercial, institutional and retail uses. The proposed senior housing use is compatible with these uses and will provide an additional opportunity for our elderly population to remain in Stamford. It is well-documented that our suburban office parks are struggling. Forgoing more potential office space with a use so desperately needed by our aging population will only increase our tax base, improve surrounding property values and create opportunities for future development.

5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The site lies within Master Plan Category 8 (Mixed-Use Office) and meets the goals of the Master Plan, as previously stated. Other goals of the Master Plan that are advanced by this proposal include:

- **1.3B.1** Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use
- **4E.4** Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads
- **6A.1** Balance new development with preservation of existing residential communities
- **6B.6** Support senior and accessible housing
- **6C.2** Promote development of a variety of housing types

February 25, 2022

**General Property Description
GDP & Special Permit Applications
210 Long Ridge Road (003-8215)**

Block #: 247

Area: 15± Acres

All that parcel of land referred to as 0 Long Ridge Road (Assessor's Card #003-8215) and commonly known as 210 Long Ridge Road, located in the City of Stamford. Said property is located on the westerly side of Long Ridge Road, opposite Cross Road, McClean Avenue and Terrace Avenue, and is generally bounded by the following:

Northerly: 906' ± by land n/f of 260 Long Ridge Land LLC (Parcel "A-1")- on Map #7521 Stamford Land Records, commonly known as 260 Long Ridge Road); and

Easterly: 846' ± by the westerly side of Long Ridge Road.

Southerly: 852' ± by land n/f of 120 Long Ridge LLC(Parcel "B-R" on Map #11551 Stamford Land Records, commonly known as 120 Long Ridge Road);

Westerly: 669' ± by the Rippowam River;

210 Long Ridge Road
Senior Housing & Nursing Home Facility Complex
Zoning Data Chart - C-D Zone

	Required/Allowed	Proposed GDP*	Notes
Lot Area	15 acres	15.0 acres	Complies.
Building Coverage*	17%	16.5%	Complies.
Lot Coverage*	35%	35%	Complies. Excludes additional walking paths less than 5% per existing Regulations.
Density*	210 DU 14 DU/Acre	210	Complies.
Building Stories*	4	4	Complies.
Building Height*	60'	<60'	Complies.
Street Line Setback*	50'/200'	75'/200'	Complies. 4-story elements located 200' from Street Line
Non-Residential Setback*	50'	50'	Complies.
Residential Setback*	250'	250'	Complies. 4-story elements located 250' from rear property line adjacent to residential zone.

Parking**

Unit Type	# Units	Rate	Total Required	Provided	Notes
IL	168	1.00	168	250-275±	Complies. 275 spaces shown on current plans, with total number expected to decrease once ADA and EV charging spaces and storage areas are incorporated.
AL	14	0.50	7		
MC	14	0.50	7		
Nursing	14	0.33	5		
TOTAL	210	-	187		

*Pursuant to pending Text Change application

**Pursuant to Section 12 of the Zoning Regulations

Drawing List
GDP & Special Permit applications
210 Long Ridge Road
February 25, 2022

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
PSTS	Property and Topographic Survey	Redniss & Mead	11/25/2019
GDP	General Development Plan	Redniss & Mead	02/25/2022
<u>Architectural</u>			
2	Site Plan	Perkins Eastman	02/23/2022
4	+ 65' _P1 Memory Care /Parking/BOH	Perkins Eastman	02/23/2022
5	+80' _First Floor-Courtyard	Perkins Eastman	02/23/2022
6	+95' _Second Floor	Perkins Eastman	02/23/2022
7	+107' _Third Floor	Perkins Eastman	02/23/2022
8	+119' _Fourth Floor	Perkins Eastman	02/23/2022
10	View-Long Ridge Road	Perkins Eastman	02/23/2022



EXISTING AERIAL EXHIBIT
210 LONG RIDGE ROAD
STAMFORD, CT

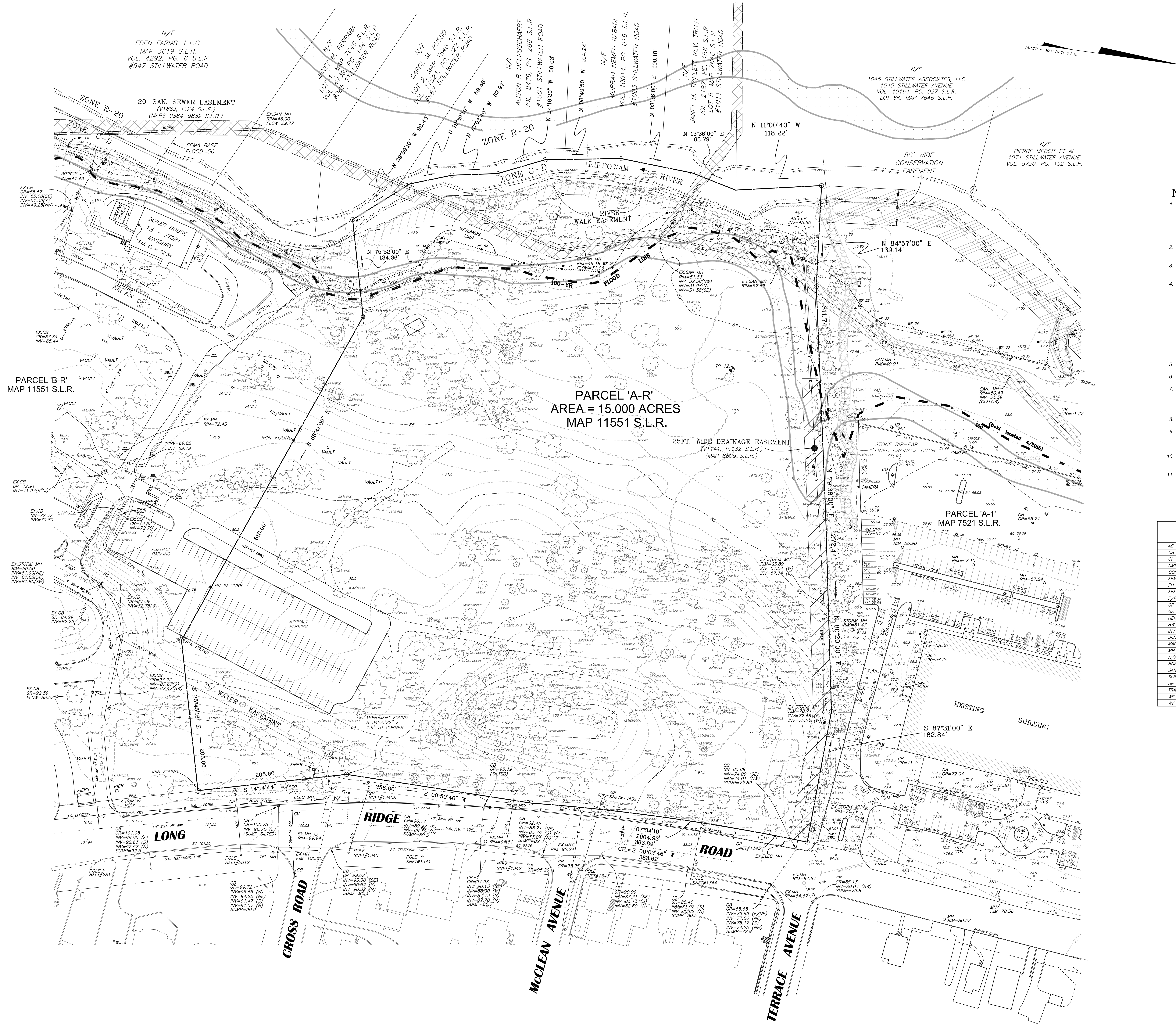
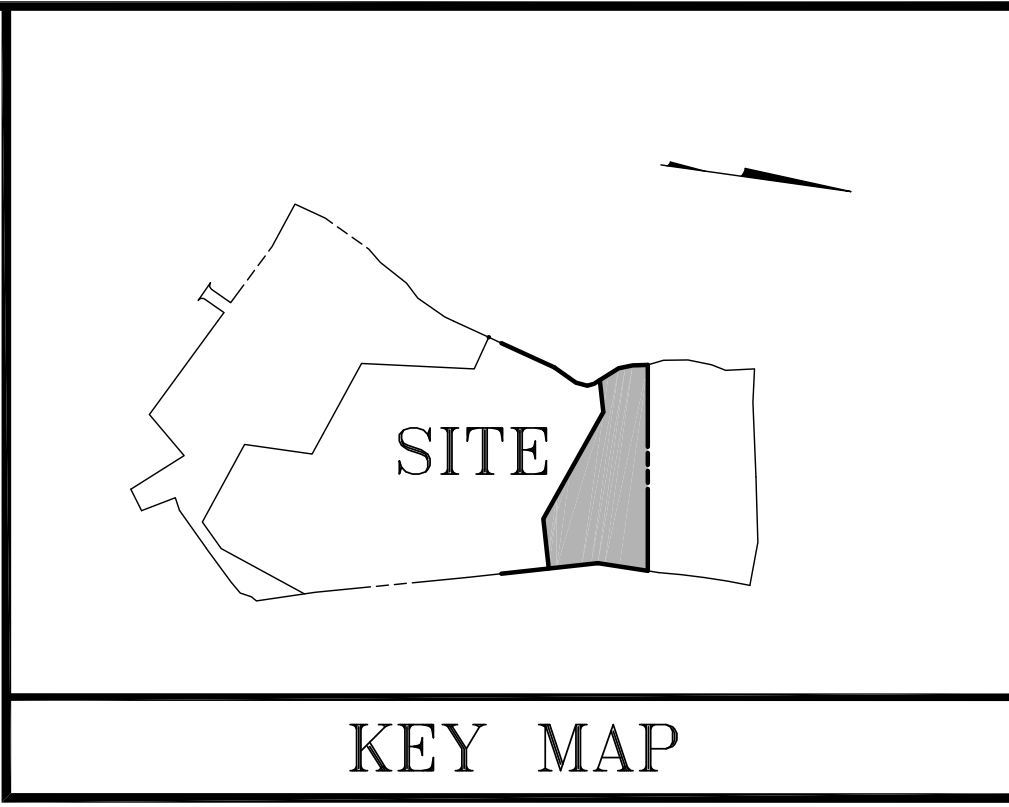


**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.:	DATE:
1730	2/16/2022
SCALE:	1"=150'



- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey by the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2; the elevations of which conform to Topographic Accuracy Class T-D and Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
 - Reference is made to deeds of record found in Vol. 2745 at Pg. 328, Vol. 3659 at Pg. 322 and Vol. 4515 at Pg. 277 of the Stamford Land Records.
 - Reference is made to maps 1205, 3875, 4120, 7507, 7521, 7530, 7646, 8317, 8693, 8694, 8695, 9884, 9885, 9886, 9887, 9888, 9889, 10292, 11551, 12943 and 12673 of the Stamford Land Records.
 - Reference is made to the following instruments of record, affecting the subject parcel, found in the Stamford Land Records:
 - Limited Warranty Deed - Vol. 9228, Pg. 162.
 - Easement to the Stamford Water Company - Vol. 649, Pg. 543 (not on subject property).
 - Sanitary and Storm Sewer Easement - Vol. 1683, Pg. 24. (Depicted hereon)
 - Drainage Easement, Easement to excavate ditch and other rights - Vol. 1141, Pg. 132. (Depicted hereon)
 - Agreement between the Sewer Commission of the City of Stamford and Olin Matheson Chemical Corporation - Vol. 1147, Pg. 287.
 - River Walk Easement - Vol. 1833, Pg. 177. (Depicted hereon)
 - Right of Way and 25 Foot Drainage Right of Way - Vol. 2745, Pg. 328. (Depicted hereon)
 - Stream Encroachment Lines, Notes, Easements and Conditions, all as shown on Filed Map Nos 11551, 10292, and 8317.
 - Reference is made to instruments of record as labeled hereon.
 - Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
 - Reference is made to FEMA Flood Insurance Rate Map Panel No. 508 of 626, Map No. 09001C0508F, Effective Date June 18, 2010. Portion of the Subject property lies within a Special Flood Hazard Area. 100-Year Flood Line (BFE 52.0-56.0) is shown based on actual ground elevations (field located 2015) as derived from said FEMA Map, in conjunction with the Flood Profiles of Rippowam River (lower reach) and shown as certified from FEMA Map.
 - Owner of record: 120-A Long Ridge LLC.
 - Wetlands depicted hereon were delineated on 2/27/1995 by Bruce C. Lasky, Certified Soil Scientist and were field located on 2/28/1995 by Redniss & Mead. Reference is also made to a report issued by Jay Frain & Associates LLC, dated 8/15/2019, verifying the locations of wetland flags 11 - 18.
 - Topography depicted hereon is based on aerial photogrammetry by Lockwood Mapping Company 2001 and field location by Redniss & Mead 2015.
 - Trees depicted hereon were field located by Redniss & Mead 2001, 2015 & 2019.

Abbreviations

AC	AIR CONDITIONING
CB	CATCH BASIN
CI	CAST IRON PIPE
CMP	CORROGATED METAL PIPE
CONC	CONCRETE
FEMA	FED. EMERG. MAN. AG.
FH	FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
F/P	FLAG POLE
GP	GUY POLE
GR	GRATE
HCM	HEMLOCK
HM	HEADWALL
INV	INVERT
IRIM	IRON RIM
MAP	MAPLE
MH	MANHOLE
N/F	NOW OR FORMERLY
RCP	RE-ENFORCED CONC. PIPE
SAN	SANITARY
SLR	STAMFORD LAND RECORDS
SP	SPRINKLER CONNECTION
TRAF	TRAFFIC
WF	WETLAND LIMIT FLAG
WV	WATER VALVE

Legend

	PROPERTY LINE
	CURB LINE
	CHAIN LINK FENCE
	STONE WALL
	STONE MASONRY WALL
	OVERHEAD WIRES
	ZONE LINE
	BUILDING SETBACK LINE
	UNDERGROUND STORM LINES
	UNDERGROUND SANITARY LINES
	UNDERGROUND WATER LINES
	UNDERGROUND ELECTRIC LINES
	WATER VALVE
	GAS VALVE
	STAND PIPE / FIRE HYDRANT
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING TELEPHONE MANHOLE
	CLEAN OUT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
	BUILDING FACE
	TREE LINE
	TEST PIT
	MONITOR WELL
	MINOR INTERVAL CONTOUR
	MAJOR INTERVAL CONTOUR

2 CIV 11/25/2019 UPDATED TREES, TOPOGRAPHY & NOTES.
 1 CIV 8/28/2019 UPDATE EXISTING PARKING LOT CONFIGURATION.
 No. By Date Revision Note

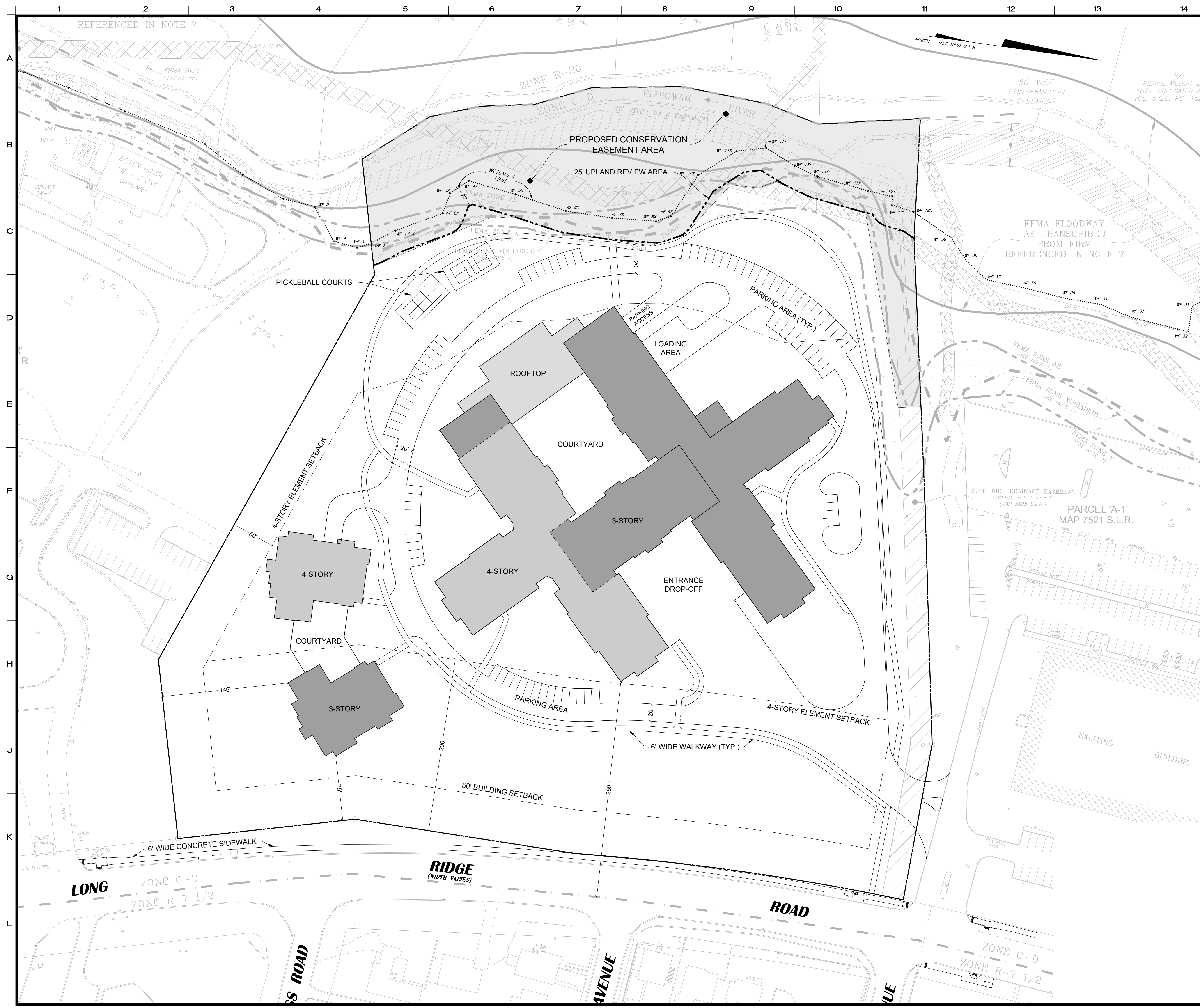
PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
PARCEL 'A-R', MAP 11551 S.L.R.
 #210 LONG RIDGE ROAD
 STAMFORD, CONNECTICUT
 PREPARED FOR
120-A LONG RIDGE LLC

Scale: 1"=50'
 0 50 100
 Drawn By: ksl/ghp Checked By: JPP Date: 8/8/2019
 To my knowledge and belief this map is substantially correct and based on the information furnished to me.
Redniss & Mead
 JORGE P. REDNISS, C.T. L.S. #70179
 11/25/2019
 DATE

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

22 First Street | Stamford, CT 06903
 Tel: 203.372.0800 | Fax: 203.372.1118
 www.rednissandmead.com


Sheet No:
PTS
 Conn. No. 17304-5



- GENERAL DEVELOPMENT PLAN NOTES**
- This drawing is intended only to depict the General Development Plan in conjunction with Zoning Board Submission.
 - All survey data, boundary lines, and building locations are from a survey prepared by Redniss & Mead entitled "Property & Topographic Survey" dated 11/25/2019. Elevations depicted or labeled are based on NAVD-88.
 - Limit of Wetlands, depicted hereon, was field identified and flagged by Bruce C. Laskey on 2/27/1995 and located by Redniss & Mead on 2/28/1995. Also refer to letter prepared by Jay Fain dated 08/15/2019 for further information.
 - Refer to plans prepared by Perkins Eastman for information and design of proposed buildings. This drawing depicts information corresponding to the latest architectural plan set received on 02/24/2022.
 - Property lies in a C-D zone.
 - All construction shall comply with City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
 - Reference is made to FEMA Flood Insurance Map Panel No. 508 of 626, Map No. 09001C0508F, effective date June 18, 2010. Portion of the Subject Property lies within a Special Flood Hazard Area. 100-Year Flood Line (BFE 52.0-52.3) is shown based on actual ground elevations (field located 2015) as derived from said FEMA Map, in conjunction with the Flood Profiles of Rippowam River (Lower Reach) and shown as transcribed from said FEMA Map.
 - The property shall be served by public waters and sewers.
 - No EPB regulated activities proposed.

No.	Date	Revision
1	02/25/2022	ORIGINAL ISSUE DATE

**GENERAL DEVELOPMENT PLAN
DEPICTING
210 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
JEWISH SENIOR SERVICES**



REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

SCALE: 0 50 100
1"=50'

DRAWN BY: JTF CHECKED BY: TM

TM
TEODORO MILONE CT. P.E. 22563
February 25, 2022
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

SHEET No: **GDP**

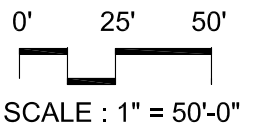
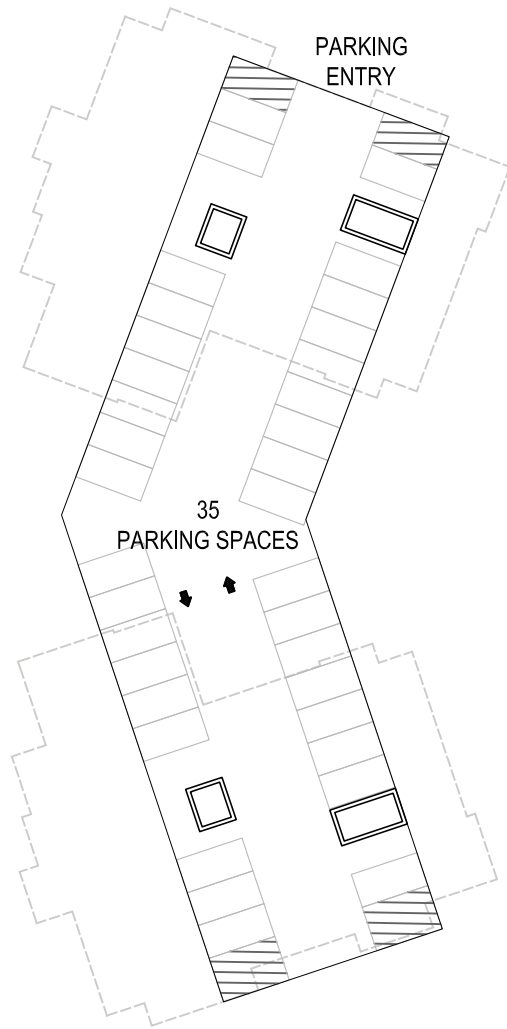
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2/25/2022 1:08 PM - L08.FIG - L08.FIG (1730) - Long Ridge Road - Jewish Senior Services (1730) - GDP (2022-02-25).DWG

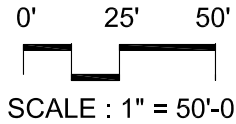
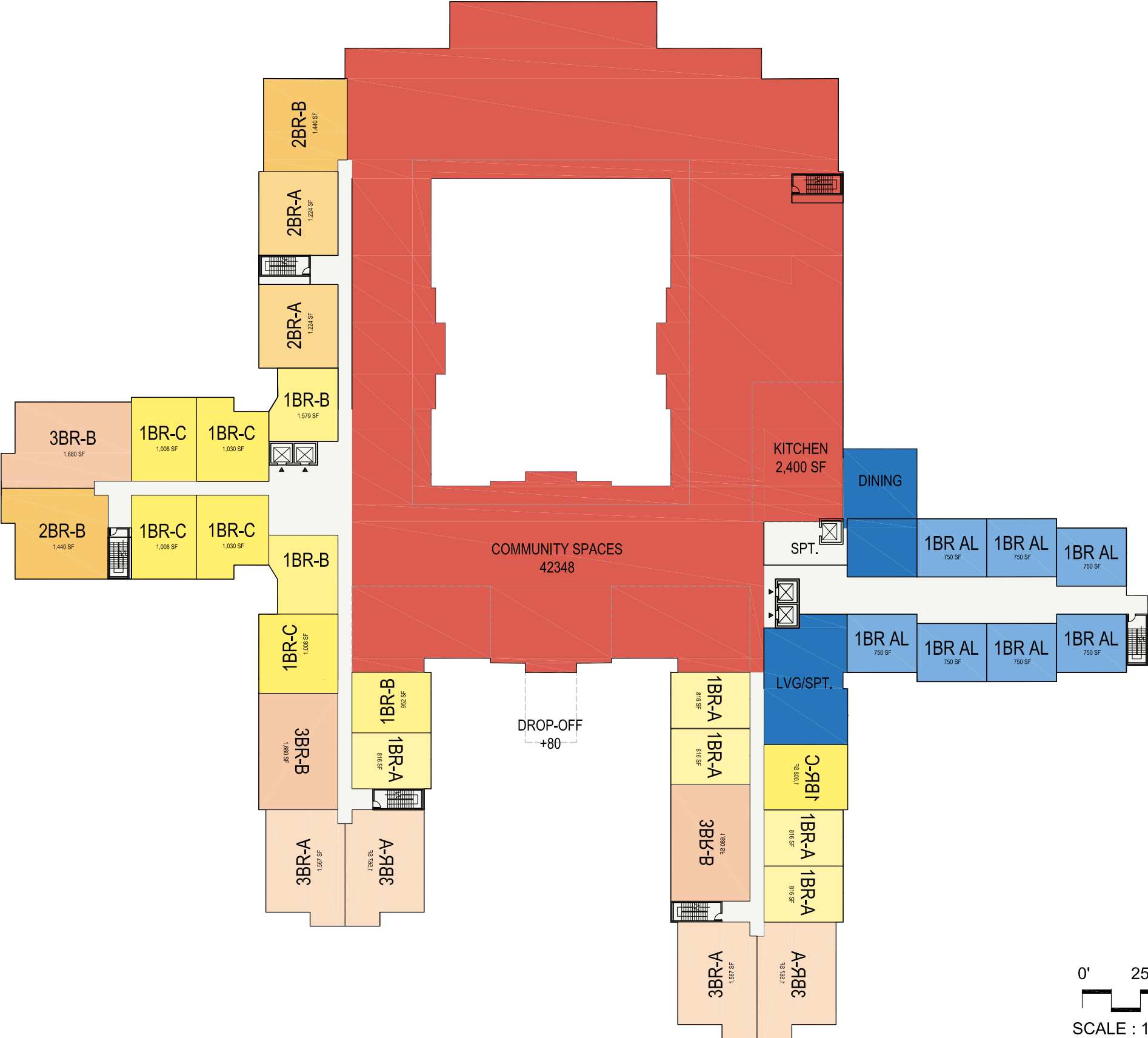
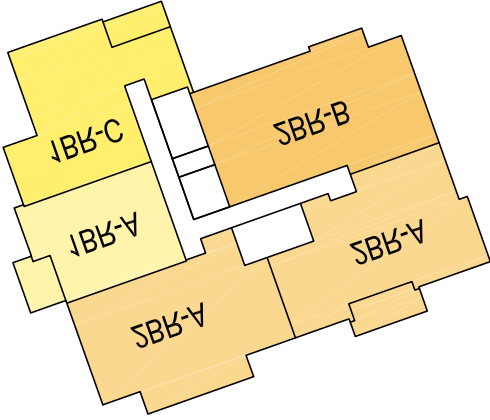
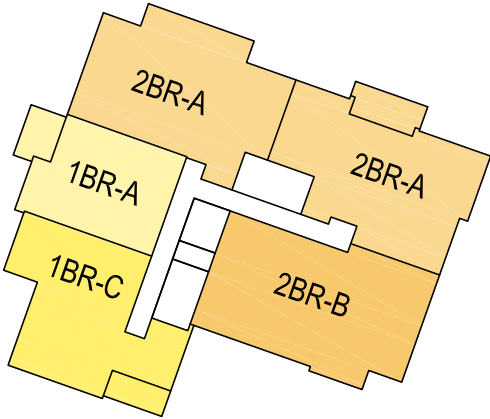
SITE PLAN



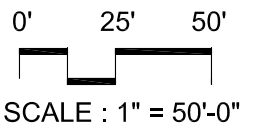
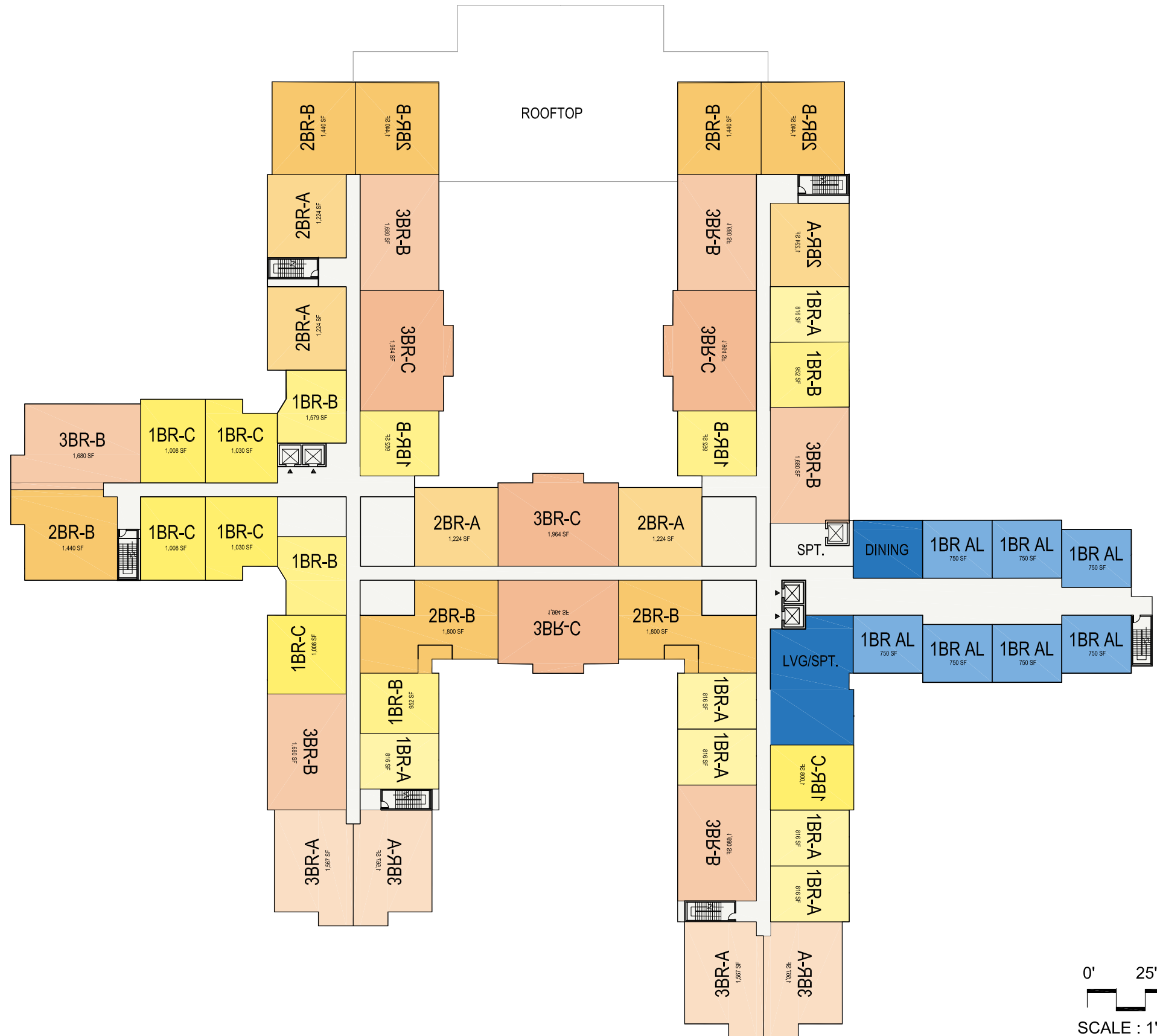
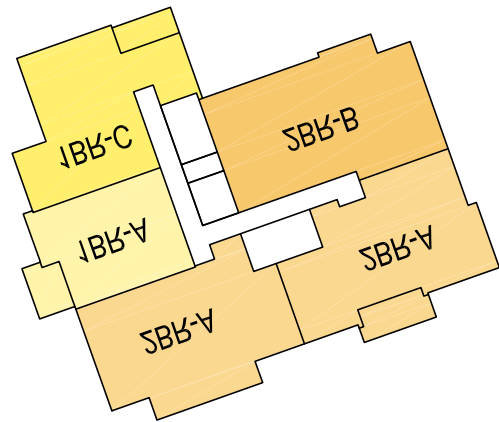
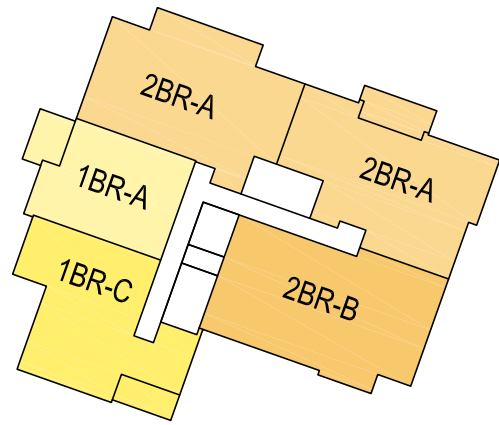
+65'_P1 - MEMORY CARE / PARKING / BOH



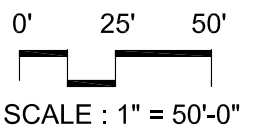
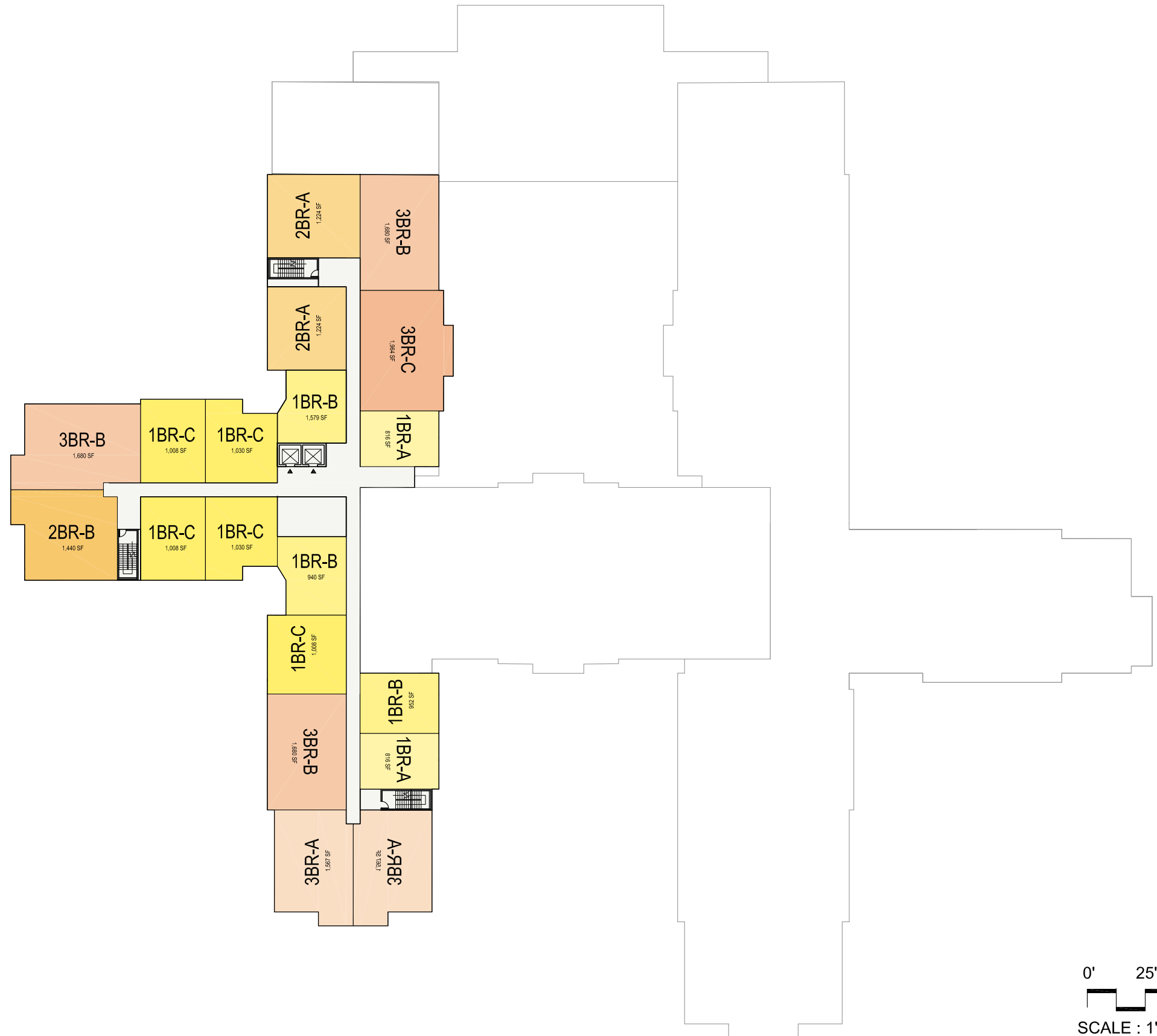
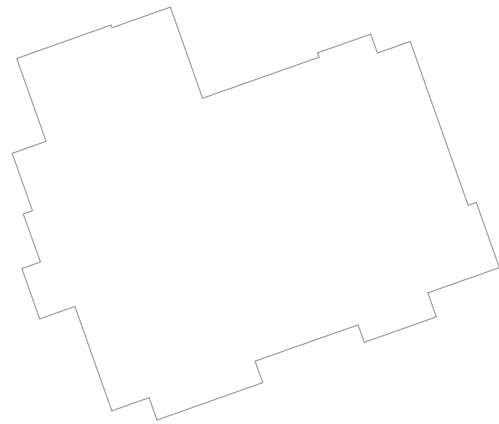
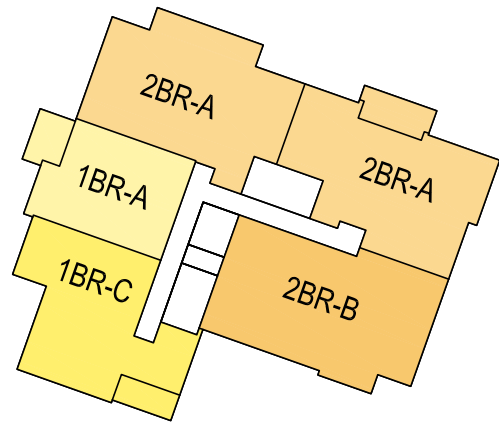
+80' FIRST FLOOR - COURTYARD



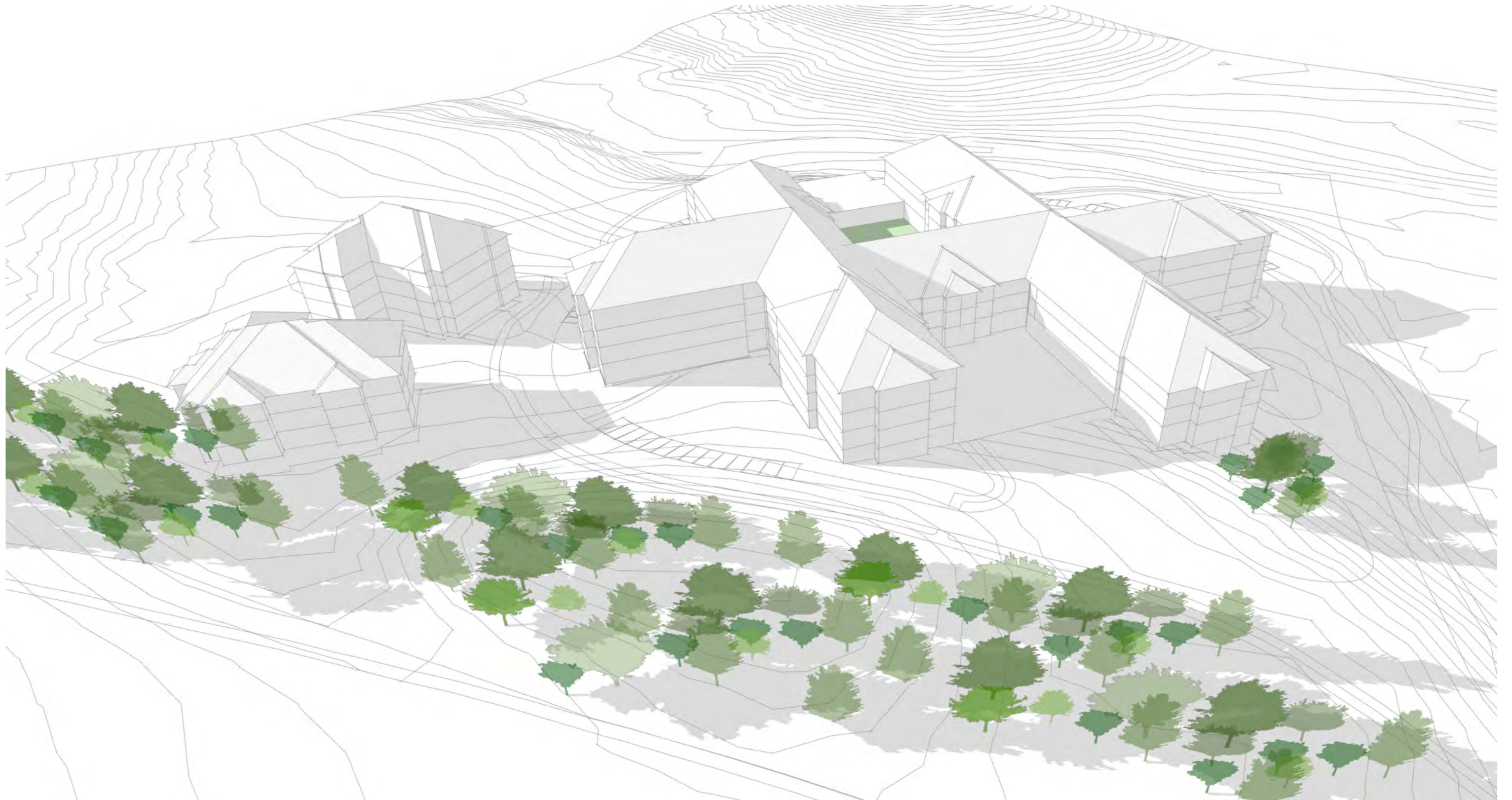
+95' SECOND FLOOR



+119' _FOURTH FLOOR



VIEW - LONG RIDGE ROAD





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ALAN PHILLIPS

vice chairperson
JON AUGUST

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MILTON SUTIN

February 16, 2022

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 210 Long Ridge Road (003-8215)- Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agent in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

Andrew H. Banoff
President & CEO
Jewish Senior Services

* remembered

120-A Long Ridge LLC
1 Elmcroft Road, Suite 500
Stamford, CT 06902

February 16, 2022

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 210 Long Ridge Road (003-8215)- Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize TJH Senior Living LLC and its agent, Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to prepare, file, and process applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,



Ted Ferrarone
Authorized Signatory
120-A Long Ridge LLC