

**From:** Enza Scaturchio <Turchio@hotmail.com>  
**Sent:** Tuesday, June 20, 2023 10:26 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 961/long ridge rd. /16 wire mill road

Dear Stamford Land Use Committee:

I live off Cedar Heights Road on Clay Hill Road for many years. The last 3 to 4 years the traffic is getting really bad; it's almost impossible to turn on Clay Hill Road. We have many elderly people that live here and it's impossible to get in and out of the street. Many complaints were made on Fixit Stamford about the traffic and all the homes that people are renting on Cedar Heights Road and using for commercials and nothing is being done from the City and now someone wants to add 19 units and stores on 16 Wire Mill Road. This is total out of control. I cannot believe that the City is even considering adding all these units at that corner or changing the zoning to RM-1. We worked so hard to live here and now the City is considering this; it's really sad that single family homes don't matter any more.

I don't know when the traffic study was done but its incorrect. There are accidents every week at that corner, the people that come off the ramp go really fast and there is no way that they can stop if someone is coming out of those homes. Someone will definitely get killed as that is a bad corner. Its slow now that the bridge is closed on Cedar Heights but when the new bridge is up its going to be a disaster.

This is a really bad idea. Please leave the area alone. It's not always about people making money.

Please say no to this, it really makes no sense to change to multifamily in this area where there are not other multifamily

Thank you,  
Enza

From: Anne Marie Guglielmo <amguglielmo@icloud.com>  
Sent: Thursday, June 22, 2023 6:49 AM  
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
Cc: Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>

Subject: Say "NO" to Horn & Hoof Multi Unit Proposal

To Whom it May Concern:

I am a homeowner at Clay Hill Road just off of Wire Mill Road near Exit 34 on Long Ridge Road. It has come to my attention that a builder is seeking approval for development of several large buildings right across from Exit 34 and before the northbound entrance. This would require a zoning change from single family R-10 to multifamily zoning RM-1.

I am writing today to IMPLY you to deny this zoning change and development request.

As a homeowner, I have grave concerns for the safety and road congestion on the windy and single lane roads in this neighborhood. I have on prior occasions even written to the former Mayor to request stop signs to slow fast cars whipping on Wire Mill to Cedar Heights - particularly around the flash lighted bend near the bridge (currently under construction) due to safety issues and accidents at this location. We don't need more traffic and more congestion in this area. As it is, too many people use Wire Mill and Cedar Heights Road as a "cut through" and not only does this cause too much traffic, needless noise (engines revving with fast cars especially at night) but also tons more litter which is rarely picked up by the City and damage to our streets that took us 30 years to get paved (after which Eversource then started tearing them up again, but that's another story and complaint).

Furthermore, increasing the population in this area would put additional stress on our first responders, our utilities, and our schools. As it is, residents cannot even water their lawns more than twice a week yet we have the bandwidth to add more large developments putting more of a stress on our water supply? This is not only illogical but will likely lead to more building and higher costs for us as homeowners to support infrastructure.

We enjoy our lovely neighborhood and the quiet that this northern part of Stamford provides us and our families.

We respectfully ask that you say "NO" to this proposal.

Sincerely,  
Anne Marie Guglielmo  
142 Clay Hill Road  
Stamford, CT 06905

From: Lauren B <inara612@yahoo.com>  
Sent: Thursday, June 22, 2023 9:03 AM  
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: H&H Zoning Proposals

Good Morning,

I sincerely hope you will decline this proposal as this area is simply too small for such a large project. Just the traffic study alone has caused traffic to come to a virtual standstill on Long Ridge. Rush hour traffic is already absolutely horrendous as anyone who lives in Stamford, especially near the Merritt, knows. More traffic would only cause more car accidents, more pedestrians being hit by cars, there is literally no upside. There are plenty of vacant buildings in downtown Stamford that could be converted into townhomes. Please do not further disrupt our residential community with these oversized structures that do nothing but cause mayhem for those of us who already live in this area. Please tell them to build in areas already zoned for such purposes.

Thank you for your consideration,

Loren Bell  
Dunn Ave  
Stamford CT

**From:** Richard Palombo <[Richard@paragoncoffee.com](mailto:Richard@paragoncoffee.com)>  
**Sent:** Thursday, June 22, 2023 6:45:15 PM  
**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Subject:** June land use bureau meeting

Please vote **NO** to changing the zoning from family neighborhood R-10 to multifamily zoning RM-1

On Norwalk developer building 19 units plus office space on land at 16 Wire Mill and Long Ridge near N. Exit 34.

ENOUGH OVER DEVELOPMENT... KEEP SINGLE FAMILY NRIGHBORHOOD R-10

**From:** Christopher A. Nanos <[cnanos@optonline.net](mailto:cnanos@optonline.net)>

**Sent:** Thursday, June 22, 2023 10:12:04 PM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Cc:** Berns, Philip <[PBerns@StamfordCT.gov](mailto:PBerns@StamfordCT.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@StamfordCT.gov)>; Weinberg, Carl <[CWeinberg@StamfordCT.gov](mailto:CWeinberg@StamfordCT.gov)>; Luisa Nanos <[luisananos@gmail.com](mailto:luisananos@gmail.com)>

**Subject:** NO to RM-1

To whom it may concern,

My name is Chris Nanos. I am 46 years old, born and raised in Stamford. I grew up off Webbs Hill Road and now live on Clay Hill Road with my wife, Luisa Nanos, also a Stamford native. We have two children 16, and 14. We are vehemently opposed to the Horn & Hoof multi-unit proposal on Long Ridge Road and Wire Mill Road. Enough is enough with the over development in our city causing more and more congestion, safety concerns, longer commutes and inconveniences. My family and I love Stamford and all that it offers. However, this proposal in this area is not built to handle the amount of increased traffic that will be associated with it. Kindly do everything you can to prevent this from happening. Please do this for the sake of our sense of community, the environment, and overall happiness to local residents.

Thank you,  
Chris Nanos  
Luisa Nanos

**From:** Jeffrey Kozlowski <pjoner@gmail.com>

**Sent:** Friday, June 23, 2023 2:18 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Cc:** Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

**Subject:** Say "NO" to Horn & Hoof Multi Unit Proposal

Please vote NO to changing the zoning from family neighborhood R-10 to multifamily zoning RM-1 at 16 Wire Mill and Long Ridge.

-Jeff Kozlowski  
Lancer Lane

**From:** Paul Arvoy <ifyouseekstamford@gmail.com>

**Date:** June 25, 2023 at 11:34:51 AM EDT

**To:** "Dell, Theresa" <TDell@stamfordct.gov>

**Subject:** Paul Arvoy

It's enough! Stop engaging the master plan for zoning changes for a state, socialist agenda. We are a local municipality that can decide for ourselves, without bureaucrats like Mr. Blessing and Mr. Stein attacking our city, to retain single family housing in our neighborhoods. We already have an accessible High Ridge Rd with plenty of amenities to supply our residents. Do not turn our quaint, historical Long Ridge Rd. into a cluster of apartment buildings. This must be pulled from the agenda. We do not want 4 buildings in our single-family neighborhood. This needs a pause and resident voices must be heard. The traffic is horrendous now and will be worse if you continue to haphazardly approve any construction of this kind. I pay taxes here and bought here to live in a family-oriented Stamford. Not to be forced to change and live in New Rochelle. Stay away from the Merritt parkway and preserve its historical quaintness. Ms. Dell, we need common sense and people that say "NO". Saying no is an acceptable form of resident's freedom and democracy. Start saying "NO". Let's take our city back. We shouldn't have to fight every egregious, overreaching project. It's obvious there is a purposeful disconnect between we the people and the local government that we are in charge of as residents. This is not for the people by the people. Thanks for listening.

Paul Arvoy

**From:** Michael Kellick <kellickm@optonline.net>

**Date:** June 25, 2023 at 3:18:04 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, BOR\_AllReps <BOR\_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, Lori Tamburro <blazrwmn@aol.com>, Adele Langie <langie4468@hotmail.com>, Barbara Remondino <btrem@optonline.net>, Amy Benjamin <afishkow@optonline.net>

**Subject: Re: Opposition Letter to MP444**

Resending of letter with a corrected email address.

On Jun 25, 2023, at 3:15 PM, Michael Kellick <kellickm@optonline.net> wrote:

June 24, 2023

Dear Planning Board Members, Board of Representatives, and other interested parties:

We have been residents of the Long Ridge/Wire Mill area since 1986. My wife and I live at the corner of Hunting Lane and Wire Mill. We have raised our son in this delightful, family friendly area.

In reviewing the traffic study included in the proposal, I believe it to be an underestimate of additional trips in and out. With 19 units and commercial usage, I would expect there to be up to 2 vehicles per unit. With respect to the commercial parking spaces (28 are indicated on the site map, for a total of 66 spaces including town homes). There will be a constant flow of traffic of both residential and commercial traffic. I would double the estimates of in an out traffic. The traffic survey taken only on a single morning and afternoon peak period, is not representative of the traffic flow. When there is a backup on the northbound Merritt Parkway, traffic exits the Parkway at exits 33 and 34 and flood the area with vehicles, including using Vineyard and Hunting Lane as a cut-through.

What is the nature of the commercial usage of the site. Is it retail? If the commercial usage is retail, traffic could increase even more.

Regarding the speed data, with a posted speed limit of 25 mph on Wire Mill, I know that vehicles do exceed this limit quite frequently, and generally, do not fully stop at the intersection at Cedar Heights Rd, even before the bridge was closed for rebuilding. For the speed limit of 40 mph on Long Ridge Rd, it is only followed during heavy traffic.

The line-of-sight data on Wire Mill is not sufficient to accommodate the minimal increase in traffic as stated by the developer. The Wire Mill driveway is in line with vehicles stopping at the traffic light. The recommended signage to "Do Not Block Driveway" will not have any effect, no one will pay attention and there will be no enforcement.



From the Planning Board website materials, I note that all 12 letters in support of the proposal are a form letter, dated Sept 6, 2022. I cannot believe that these individuals had the benefit of being able to read the application for zoning change, which is dated June 6, 2023, and then make an informed decision. How were these residents afforded the knowledge into signing a document that benefits the developer and not the residents back in 2022, when the rest of the area residents only recently learned about the proposal. On the contrary, all 5 of the posted letters in opposition are not form letters but are individual statements.

What is the effect of the development on the wetlands adjacent to the Merritt Parkway and the neighboring property to the east? Is there approval for developing next to the wet land area?

Our fire service would have difficulty accessing the site during periods of heavy traffic, thus wasting precious life-saving time.

**Please vote NO on the proposed zoning change.**

Our delightful neighborhood would be forever changed. Adding additional townhouses is great for the tax base of the city, but not for the local community. What will be the effect to the value of neighborhood properties. Has this been addressed, I think not?

Thank you in advance,

Michael and Madge Kellick  
4 Hunting Lane  
Stamford, CT  
kellickm@optonline.net

**From:** T Anthony Howell <tanthonyhowell@mac.com>

**Date:** June 24, 2023 at 5:46:29 PM EDT

**To:** "Weinberg, Carl" <CWeinberg@stamfordct.gov>, landuse@stamfordct.gov, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, Board of Representatives <bdreps@stamfordct.gov>, "Cohen, Lindsey" <LCohen@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>

**Cc:** lhoza@optonline.net

**Subject: Master Plan Amendment #MP-444 Request**

Written testimony offered for Application 223-29:

The application letter does not provide sufficient, neigh any, rationale for modification of the parcels to host the planned development. Simply listing policy headings from the Master Plan and declaring that the development will “enhance” the Master Plan does not mean the burden of the applicant to demonstrate to the City and the community why the exception should be granted.

The Master Plan Amendment application states the following (in italics) to which I have responded:

*-Providing a buffer to help maintain the residential neighborhood character of Wire Mill Road (Policy 6A)* RESPONSE: This developer statement demonstrates the fundamental misunderstanding by the developer of the neighborhood; clearly 19 townhomes next to wooded, half-acre zoned single-family homes is by definition incongruent.

*- Supporting residential development while maintaining and preserving existing residential communities. (Policy 6A.1)* RESPONSE: This policy is not enhanced because the 19 townhomes are not preserving the abutting and surrounding residential neighborhood; more precisely, this policy is not applicable due to the lack of impact to preservation of residential streets and rehabilitation - the one renovated structure is commercial while the request for new development is residential and clearly does not comport.

*- Providing increased density along the transit corridors. (Policy 6C.5)* RESPONSE: While there is bus service along Long Ridge Road which is considered a transit corridor, the Master Plan encourages travel via transit corridors emanating/terminating Downtown, Glenbrook and Springdale (see Policy 7G). Apparently the

*- Reinforcing the policy of preserving historic buildings. (Policy 6D)* RESPONSE: To my knowledge, this site does not have an historic building and therefore this policy cannot be enhanced.

*- Encouraging appropriate multifamily density standards. (Policy 7G.2)* RESPONSE: This policy is not applicable given its overarching recommendation to “Create Compact and Complete Communities.” (Policy 7G preamble). There is nothing about this development which would create a compact (or “walkable”- particularly around this high traffic area) community and therefore the implementation policies are not brought into consideration. If this is considered applicable, the developer should be required to build appropriate facilities for pedestrians to “all the needs of daily life are within short walking distances from each other.” This clearly means safe passage under the Merritt to some of the northern commercial businesses.

- *Encouraging Infill development. (Policy 7H)* RESPONSE: Similar to my prior response, this policy is not applicable and is referenced by developer out of context. This policy is clearly meant to develop compact walkable communities in by redevelop brownfield sites (as implied by the only implementation strategy 7H1 that references previously developed parcels or brown/grey fields).

The developer conveniently omits discussion of the Master Plans Neighborhood policies specific to the parcels:

#### Policy NS2: Improve mobility and circulation

NS2.1: Improve existing public bus service along Long Ridge and High Ridge Roads between North Stamford and Downtown, including frequency of buses and expansion of bus shelters.

NS2.2: Support and implement the recommendations set forth in the Long Ridge and High Ridge Roads Study, as they apply to North Stamford.

NS2.3: Where appropriate and feasible, support the implementation of the traffic calming measures recommended in the 2011 Traffic Calming Master Plan.

NS2.4: Provide for a safe and efficient pedestrian and bicycle network where appropriate.

The developer should be required to demonstrate how these policies will be enhanced by the requested change in status.

In addition, my main concerns with the development are (A) potential for increased traffic which appears to be greater than that which is represented in the traffic study dated April 28, 2023 ("SLR Study"), (B) impact on the development of the Merritt Parkway Trail, and (C) the precedent that could be set by approval of the increased density and commercial use in a residential zone.

Comments for (A) Traffic Impact: The SLR Study concludes the development will have "no impact" yet contradicts this conclusion with requests for signage to "not block driveway" and changes to the traffic light timing during peak rush hours. Logic dictates that no impact would therefore require no change in the status quo; so the requested changes indicate the SLR Study inherently implies there is an impact although avoids expressing discussing those impacts.

I see the totals of the post development in/out traffic trips in Table 2 and believe they under-represent the foreseeable impact; the development requests accommodation for up to 53 vehicles (34 parking spaces and 19 single car garages), yet tabulates only 20 in/out trips per day. While I am not an expert in the standards underlying these calculations, common sense indicates that a development of this scale would yield many more than a mere 10 round trips daily.

See attached PDF for specific comments related to the portions of the SLR Study.

Comments for (B) Merritt Parkway Trail: [The Merritt Parkway Trail](#) | for non-motorized vehicles should be considered since the development is on the south side of the Merritt ("The Merritt Parkway was built within the northern 100 fee of a 300 foot right of way"). From the cross section of the potential pathway to run along the southside of the Merritt, clarity should be sought from the State about the impact of the development on the Parkway Trail including whether the developer would consider any concessions to make the Parkway Trail a reality. Considering the improvement run right up to the property line (at a narrower point of the Merritt), it may be opposed by the developer or homeowners.

Resources: [Commentary from the blog of Franklin Bloomer performing flagging](#) for the possible easement trail from end to end with the following comment about the developer land abutting the Merritt as part of developing the mapping for the application for the encroachment permit submitted to the State.

Merritt Parkway Trail | Merritt Parkway Trail |  
Amherst College  
amherst.edu

Comments for (C) Precedent: The Master Plan makes a clear difference between Level 1 and Level 2 as zones south and north of the Merritt respectively. To acquiesce to the developer's request will open the door to an invasion of multi-family townhomes and mixed commercial use into the south Merritt community. The zone is meant to house single-family and not multi-family.

Let rezoning of the Master Plan be addressed during the next revision process of the Master Plan.

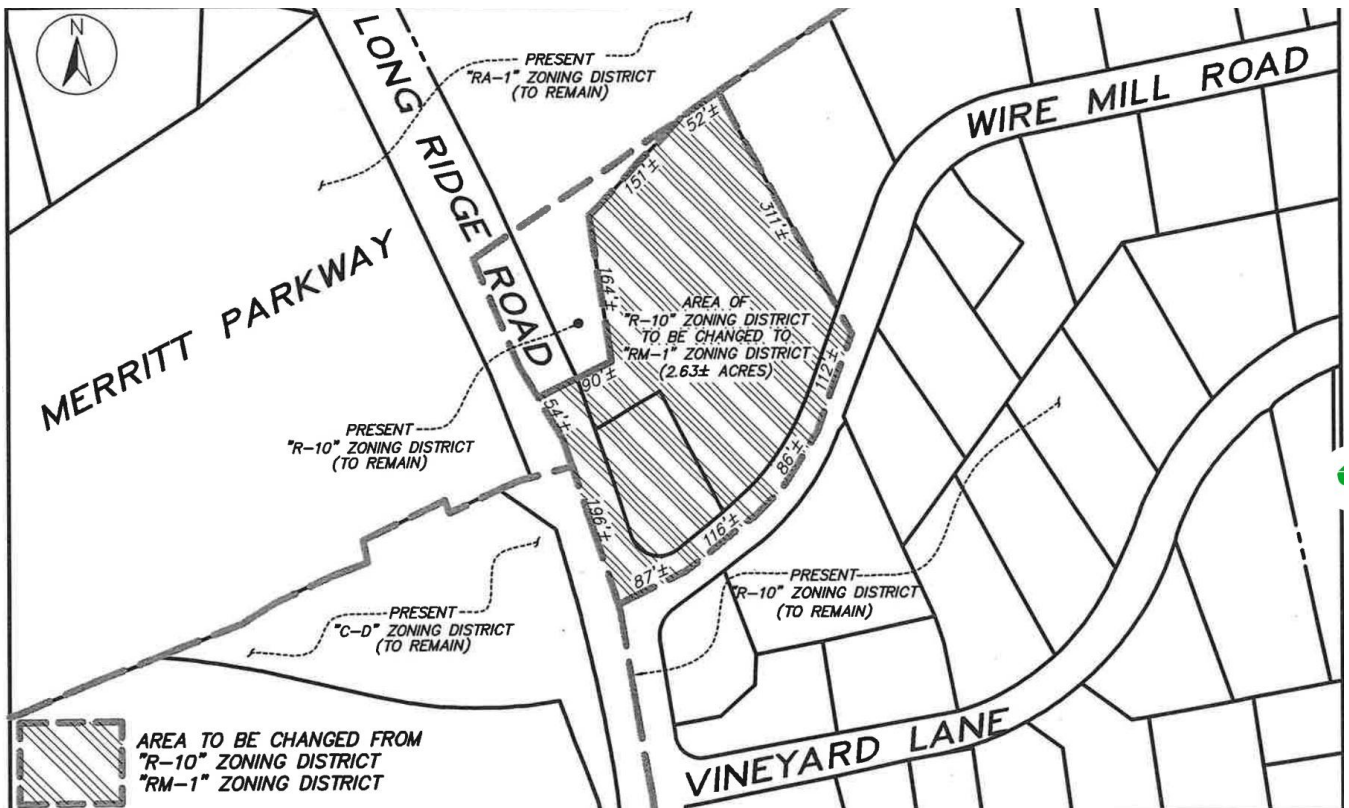
#### Conclusion:

This development appears to want to take advantage of the low value of the original purchase of this land burdened by wetlands. Now they want a change to the Master Plan to be able to sell or rent townhomes in an area that is not conducive to such use. I believe this development will burden and not benefit the community in the ways stated above. The developer should be held to a high standard to receive the requested change and address all the Master Plan policies with a detailed proposal for consideration by the community and City authorities.

This out of the ordinary request undermines the thinking, planning and dedication to the Master Plan to reap private profits from the community in space where the City has already respected the single-family home nature of the surroundings.

Respectfully submitted,

T Anthony Howell  
53 Arden Lane, Stamford, CT



**PARKING SUMMARY - REQUIRED**

<b>RESIDENTIAL PARKING</b>	
REQUIRED (2 BEDROOM UNITS) 1.5/UNIT	17 x 1.5 = 25.5
REQUIRED (2 BEDROOM AFFORDABLE) 1.5/UNIT	2 x 1.5 = 3
REQUIRED COMMERCIAL 3 SPACES/1,000 SF GFA	(10,250/1,000) x 3 = 30.75
TOTAL	= 64.5
TOTAL REQUIRED	= 64

**BICYCLE PARKING SUMMARY**

<b>CLASS A</b>	
RESIDENTIAL = 1 PER 5 DWELLING UNITS	19/5 = 4
COMMERCIAL = 1 PER 5,000 SF	10,250/5,000 = 2
<b>CLASS B</b>	
RESIDENTIAL = 1 PER 10 DWELLING UNITS	19/10 = 2
COMMERCIAL = 1 PER 2,000 SF	10,250/2,000 = 5
TOTAL REQUIRED	= 13
TOTAL PROVIDED	= 18

**PARKING SUMMARY - PROVIDED**

DATEWAY	= 18 SPACES
UNCOVERED PARKING	= 33 SPACES
UNCOVERED TANDER PARKING	= 5 SPACES
HANDICAPPED	= 3 SPACES
ELECTRIC VEHICLE PARKING	= 3 SPACES
(2 REQUIRED x 0.5 = 1)	= 1 SPACE
TOTAL	= 66 SPACES
TOTAL PROVIDED	= 66 SPACES

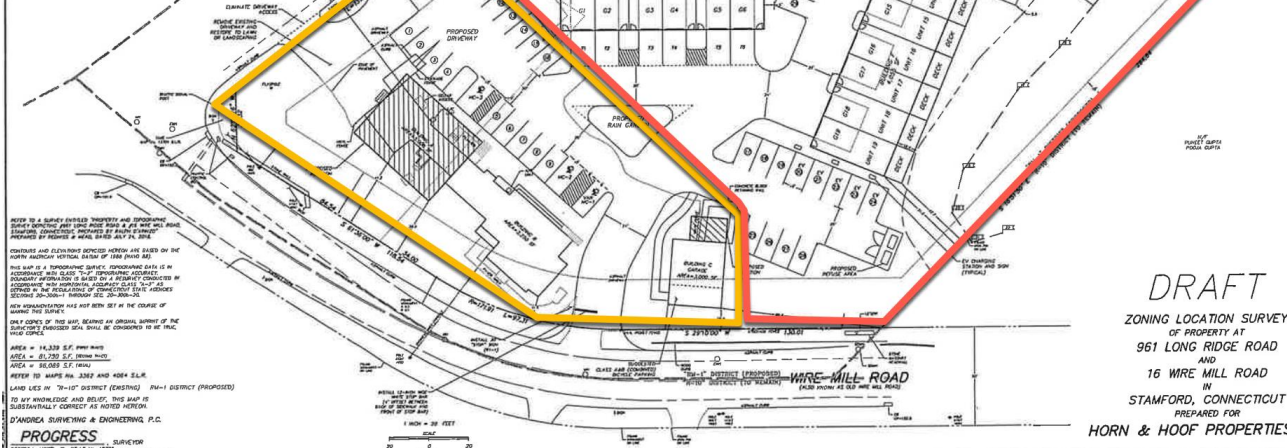
**LEGEND**

**EXISTING CONTINUES**

- EXISTING CONTINUES
- EXISTING DRIVE ELEVATION
- EXISTING SIDEWALK ELEVATION
- EXISTING CURB ELEVATION
- EXISTING SIDEWALK ELEVATION
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**PROPOSED CHANGES**

- PROPOSED DRIVEWAY
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**DRAFT**

ZONING LOCATION SURVEY  
 OF PROPERTY AT  
 961 LONG RIDGE ROAD  
 AND  
 16 WIRE MILL ROAD  
 IN  
 STAMFORD, CONNECTICUT  
 PREPARED FOR  
 HORN & HOOF PROPERTIES LLC



Site Traffic and Distribution

The amount of site traffic to be generated by the proposed 19 residential units and net increase of 7,000 SF of office space was estimated based on review of statistical data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual* (Land Use Codes #220, Multifamily Housing (Low-Rise) and #710, General Office Building). Table 2 below summarizes the peak hour traffic that is estimated to be generated by this development.

Table 2 New Site Traffic Estimates

Land Use	Number Of Vehicle Trips					
	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Multifamily Housing (Low-Rise), 19 Units	2	6	8	6	4	10
Proposed Net Increase in Office Space 7,000 SF approximately	10	1	11	2	8	10
<b>Total Trips</b>	<b>12</b>	<b>7</b>	<b>19</b>	<b>8</b>	<b>12</b>	<b>20</b>

Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021 (ITE land uses #220 and #710)

The geographic distribution of the site-generated traffic was estimated based on review of Census Journey-to-Work data and our understanding of the surrounding roadway system. It is estimated that approximately 40 percent of the new site traffic will access the site via Long Ridge Road to/from the South, 30 percent will be oriented to/from the north of the intersection of Long Ridge Road at Wire Mill Road including to/from the east via the Merritt Parkway, 25 percent will be oriented to/from the west via the Parkway, and 5 percent to/from the east on Wire Mill Road.

Appears to under-represent reality of 34 parking spaces + 19 one car garages = 53 total

April 28, 2023  
Mr. Ralph D'Arienzo & Ms. Brenda L. Case  
Page 7



and data assembly effort. Traffic generated by the proposed development was estimated based on review of industry standard data. Future roadway traffic volumes were estimated with and without the development in place, and capacity analyses of Future Conditions were performed. It was found that no impacts to traffic LOS are expected to be caused by the proposed development. The proposed development is thus not expected to have a traffic impact.

We do make the following minor recommendations to best accommodate the proposed development from a traffic standpoint:

- Any vegetation along the site frontage and within the Long Ridge Road and Wire Mill Road rights-of-way adjacent to the site driveways should be kept trimmed to maintain good sight lines.
- For the site driveway at Wire Mill Road, a minor regrading of the driveway apron on-site should be done to elevate its approach to the road, and/or a minor regrading of the site frontage along Wire Mill Road between this driveway and Long Ridge Road should be done, to maximize sightlines from this driveway.
- A 'Do Not Block Driveway' sign should be installed on Wire Mill Road just east of the site driveway facing westbound traffic to lessen the likelihood of occasional signal queuing blocking this driveway.

Lastly, while not triggered as a result of this development's traffic, the city should consider making a minor signal timing adjustment to the intersection of Long Ridge Road at Wire Mill Road and the Merritt Parkway northbound off-ramp for the afternoon commuter period timing pattern to optimize signal operations.

We hope this traffic study is useful to you and the City of Stamford in assessing the traffic aspects of this proposed development. If you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

SLR International Corporation

David G. Sullivan, PE  
U.S. Manager of Traffic & Transportation Planning

Neil C. Olinski, MS, PTP  
Principal Transportation Planner

Incongruent mischaracterization: if no impact, no need to request timing modification

Conclusion: no traffic impact

Request for Wire Mill signage for preferential access.

**From:** "Joanna R. Savino" <joannar.savino@gmail.com>

**Date:** June 25, 2023 at 7:00:40 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, BOR\_AllReps <BOR\_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

**Subject: Opposition to Development at the Corner of Long Ridge Rd and Wire Mill Rd**

To Whom It May Concern:

Our family lives at 70 Vineyard Lane in Stamford. We were recently made aware of a new proposed development at the corner of 961 Long Ridge Road and 16 Wire Mill Road. If this plan is approved, it will rezone the area from single family housing R-10 to RM-1 multi low density.

We have several concerns about this project. The first being the increased traffic to this area. It is already a struggle during rush hour to make a left turn onto Long Ridge Road from Vineyard Lane. Adding a parking lot with enough room for potentially 50+ cars as stated in the proposal will add too much volume and make this already difficult turn impossible. Years ago, speed bumps were put onto our street because it is used as a cut through from Long Ridge Rd to Wire Mill Rd. The size of this development will surely encourage more people cutting through our block where children play in the street and neighbors walk their dogs. This is a major safety concern.

Our second concern is that this is a residential area with single family homes. The appeal to this is a quiet area with room in between neighbors for privacy. This development is so dense that it would ruin the peace and quiet that make this area so desirable.

There are empty office buildings on Long Ridge Road. There are plenty of areas of the city already designated for townhomes. Enough is enough. Please pay attention to the hard-working taxpayers of Stamford and stop destroying our quiet, quaint neighborhoods.

Sincerely,

Joanna and Jon Savino

**From:** Shirley Grimmatt <[Shirley\\_Grimmett@greenwich.k12.ct.us](mailto:Shirley_Grimmett@greenwich.k12.ct.us)>

**Sent:** Saturday, June 24, 2023 8:49:04 AM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Subject:** Rezoning Request

I have just been made aware of the rezoning request for the adjacent properties located at 961 Long Ridge Road and 16 Wire Mill Road. PLEASE do not approve this request. Not only will the resulting built properties change the character of the surrounding area, it will bring unplanned for traffic in the area. Projects of this sort should be located in downtown Stamford. I once lived in downtown Stamford and I purchased my home in this area in order to get away from the traffic and to be surrounded by nature. I wanted to get away from the humongous multi-floor buildings located downtown and in the south end. Please do not change the nature character of North Stamford where animals feel free to roam.

Sincerely,

Shirley S. Grimmatt, Esq.



**From:** Marc Chase <[drmchase@yahoo.com](mailto:drmchase@yahoo.com)>

**Sent:** Sunday, June 25, 2023 7:00:42 AM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>

**Subject:** Wire Mull Multi-Unit proposal

All,

I firm reject the idea of construction of multi-unit housing in this location.

Marc Chase  
98 Barnes Rd  
Stamford, CT 06902

**From:** Nancy Carbone <[nancy\\_carbone@att.net](mailto:nancy_carbone@att.net)>

**Sent:** Sunday, June 25, 2023 7:46:48 AM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Subject:** Proposed Development at corner of Long Ridge Rd and Wire Mill Rd

This proposal to build four apartment buildings with parking spaces will harshly impact our travel on Long Ridge, Wire Mill, and Cedar Heights at the entrance of the Merritt Parkway. Also, it will change our zoning from single family and increase traffic and congestion. VOTE NO to this development proposal.

Thank you.

Nancy C. Carbone

3 Cedar Tree Lane.

**From:** Alex and Brett Olsson <[theolssons.ab@gmail.com](mailto:theolssons.ab@gmail.com)>

**Sent:** Sunday, June 25, 2023 9:29:07 AM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Cc:** [pberns@stamford.gov](mailto:pberns@stamford.gov) <[pberns@stamford.gov](mailto:pberns@stamford.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; [tdell@stanfordct.gov](mailto:tdell@stanfordct.gov) <[tdell@stanfordct.gov](mailto:tdell@stanfordct.gov)>; Tepper, Jay <[JTepper@StamfordCT.gov](mailto:JTepper@StamfordCT.gov)>; Buccino, Michael <[MBuccino@StamfordCT.gov](mailto:MBuccino@StamfordCT.gov)>; Godzeno, Jennifer <[JGodzeno@StamfordCT.gov](mailto:JGodzeno@StamfordCT.gov)>; Totilo, Michael <[MTotilo@StamfordCT.gov](mailto:MTotilo@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>

**Subject:** No on 961 Long Ridge Rd Development

To those with responsibility around the proposed zoning change to change on 961 Long Ridge Road,

No.

I am a homeowner on Hunting Lane. I was made aware of the proposal to change 961 Long Ridge Road and 16 Wire Mill Road from single-family to multi low density, leading the way for office space or multi-unit housing. The road infrastructure will not be able to withstand the additional traffic. Wire Mill and Long Ridge Roads already do not have sidewalks and this will further reduce the walkability for homeowners in the area and increase the danger and congestion on these roads.

Please keep the homeowners and voters in this area in mind and vote no on the proposal to rezone 961 High (Long) Ridge/16 Wire Mill Road.

Alex & Brett Olsson

**From:** Cottrell, Megan <[MCottrell@StamfordCT.gov](mailto:MCottrell@StamfordCT.gov)>

**Sent:** Sunday, June 25, 2023 7:22:17 PM

**To:** Joanna R. Savino <[joannar.savino@gmail.com](mailto:joannar.savino@gmail.com)>

**Cc:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>; Berns, Philip <[PBerns@StamfordCT.gov](mailto:PBerns@StamfordCT.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; Dell, Theresa <[TDell@StamfordCT.gov](mailto:TDell@StamfordCT.gov)>; Tepper, Jay <[JTepper@StamfordCT.gov](mailto:JTepper@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>; Weinberg, Carl <[CWeinberg@StamfordCT.gov](mailto:CWeinberg@StamfordCT.gov)>

**Subject:** Re: Opposition to Development at the Corner of Long Ridge Rd and Wire Mill Rd

Please contact planning and zoning. They're the ones to make the call.

Zoning Board  
[stamfordct.gov](http://stamfordct.gov)



Sent from my iPhone

On Jun 25, 2023, at 7:00 PM, Joanna R. Savino <[joannar.savino@gmail.com](mailto:joannar.savino@gmail.com)> wrote:

To Whom It May Concern:

Our family lives at 70 Vineyard Lane in Stamford. We were recently made aware of a new proposed development at the corner of 961 Long Ridge Road and 16 Wire Mill Road. If this plan is approved, it will rezone the area from single family housing R-10 to RM-1 multi low density.

We have several concerns about this project. The first being the increased traffic to this area. It is already a struggle during rush hour to make a left turn onto Long Ridge Road from Vineyard Lane. Adding a parking lot with enough room for potentially 50+ cars as stated in the proposal will add too much volume and make this already difficult turn impossible. Years ago, speed bumps were put onto our street because it is used as a cut through from Long Ridge Rd to Wire Mill Rd. The size of this development will surely encourage more people cutting through our block where children play in the street and neighbors walk their dogs. This is a major safety concern.

Our second concern is that this is a residential area with single-family homes. The appeal to this is a quiet area with room in between neighbors for privacy. This development is so dense that it would ruin the peace and quiet that make this area so desirable.

There are empty office buildings on Long Ridge Road. There are plenty of areas of the City already designated for townhomes. Enough is enough. Please pay attention to the hard-working taxpayers of Stamford and stop destroying our quiet, quaint neighborhoods.

Sincerely,

Joanna and Jon Savino

**From:** Adele Langie <[langie4468@hotmail.com](mailto:langie4468@hotmail.com)>

**Sent:** Monday, June 26, 2023 5:47 AM

**To:** Michael Kellick <[kellickm@optonline.net](mailto:kellickm@optonline.net)>

**Cc:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>; Berns, Philip <[PBerns@StamfordCT.gov](mailto:PBerns@StamfordCT.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; Weinberg, Carl <[CWeinberg@StamfordCT.gov](mailto:CWeinberg@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; Dell, Theresa <[TDell@StamfordCT.gov](mailto:TDell@StamfordCT.gov)>; Tepper, Jay <[JTepper@StamfordCT.gov](mailto:JTepper@StamfordCT.gov)>; Godzeno, Jennifer <[JGodzeno@StamfordCT.gov](mailto:JGodzeno@StamfordCT.gov)>; Buccino, Michael <[MBuccino@StamfordCT.gov](mailto:MBuccino@StamfordCT.gov)>; Totilo, Michael <[MTotilo@StamfordCT.gov](mailto:MTotilo@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>; Lori Tamburro <[blazrwmn@aol.com](mailto:blazrwmn@aol.com)>; Barbara Remondino <[btrem@optonline.net](mailto:btrem@optonline.net)>; Amy Benjamin <[afishkow@optonline.net](mailto:afishkow@optonline.net)>

**Subject:** Re: Opposition Letter to MP-442

Dear Planning Board Members, Board of Representatives and other interested parties.

I reside at 16 Hunting Lane - next door to Mike Kellick who wrote below. I totally agree with what he has written below in regard to **serious** traffic concerns.

I would also want to add - as a daily commuter to NYC from my house to Stamford train station since 2004, the traffic at the corner of Wire Mill and Long Ridge has gotten worse, not better thru the years. It is horrendous- especially during commuting hours. People have started working again since the pandemic and it's worse than ever before.

I used to try to "avoid" this corner by taking Hunting to Vineyard to Long Ridge - and cannot turn left on Long Ridge anymore to go to - or come from - Stamford train station during commuting hours. The cars are already backed up going North to the Merritt well before rush hours. It's a wall of stopped cars. No emergency vehicles can get through - even to the Merritt to rescue people.

Other drivers are trying this now - trying to avoid the corner of Wire Mill and Long Ridge - more cars are trying to cut thru Hunting to Vineyard to reach Long Ridge instead. It's been causing dangerous close calls with pedestrians and neighbors walking their dogs on our street. Several close calls. Even the speed bumps and stop signs you installed are not working.

With the proposed development, more cars traveling west on Wire Mill to Long Ridge intersection will try to take this "short cut" only to realize the traffic is too thick to turn left on Long Ridge. The result? - they turn right toward the Merritt and add to the chaos at that corner where the development is taking place.

This is NOT a good idea. Very dangerous. The increased traffic and congestion and danger presented on the side roads - our side road - is frightening to say the least. This will impact our property values. No longer a quiet street, but a "cut through leading to a dead end sea of traffic".

Lastly, I don't know who in their right mind would buy a Town House next to the Merritt traffic here - it's a dead stop from 3-7pm going North at Long Ridge entry ramp. It would be Insanity with no alternative routes. The developed has not thought this thru. The buyers are not there. Property values on the area will plummet.

Best,  
Adele Langie  
16 Hunting Lane  
Stamford, CT 06902

**From:** Mkilcoynetweety <mkilcoynetweety@aol.com>

**Date:** June 25, 2023 at 10:51:58 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

**Subject: Proposed development at 961Long Ridge Rd and 16 Wire Mill Rd**

To whom it may concern,

I'm writing in opposition to the proposed development. In addition to destroying the character of the neighborhood I'm concerned about the negative impact this development will have on the already excessive traffic in the area. Please do not approve this development.

Thank You,

Michael, Margret, & Caitlin Kilcoyne  
392 Wire Mill Rd

**From:** Amy Fishkow <amyfishkow@gmail.com>

**Date:** June 25, 2023 at 8:38:07 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, allreps@stamfordct.gov

**Cc:** "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

**Subject: Proposed Development at Corner of Long Ridge and Wire Mill Roads**

To whom it may concern,

I have recently heard about the new proposed development of at least 19 units at the corner of Long Ridge and Wire Mill Roads. I am very concerned about the density, safety and traffic this additional development will bring to this single-family neighborhood. I would like the Zoom Link for the meeting on this Tues night June 27. In addition, please keep me posted on any and all other developments and public meetings related to this project.

Thank you very much  
Amy Fishkow  
17 Hunting Lane

**From:** Barbara Remondino <bremondinoesl@gmail.com>

**Date:** June 26, 2023 at 9:35:13 AM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, BOR\_AllReps <BOR\_AllReps@stamfordct.gov>

**Subject: Opposition to proposed development at the corner of Long Ridge Rd and Wire Mill Rd**

Dear Planning Board members,

I am a longtime Stamford resident residing at 36 Hunting Lane for the past 27 years. My family, neighbors and I strongly oppose changing the zoning of our neighborhood from single family (R-10) to multi-unit low density housing (RM-1). We also oppose the building of a 19 unit residential/commercial development at the corner of Long Ridge Rd and Wire Mill Rd. The area is already plagued with constant traffic congestion. The new influx of traffic would create a bottleneck on Wire Mill, Long Ridge and the exits and entrances to the Merritt Pkwy. This increased traffic would be detrimental to our safety, our first responders, and our quality of life.

I plan to attend the Planning Board meeting and public hearing on June 27 but have not been able to find a link to the Zoom meeting. Could you please provide the link?

Thank you,

Barbara Remondino  
36 Hunting Lane  
Stamford, CT 06902



**From:** joseph dinardo <jo001di@yahoo.com>

**Sent:** Monday, June 26, 2023 1:48 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Cc:** Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; BOR AllReps <BOR\_AllReps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>

**Subject:** Proposed development at 961 Long Ridge Rd. Stamford

To All:

Please reject the proposed development at ~~494~~ (961) Long Ridge St. (Road) Stamford for 19 units, etc. We cannot change zoning from R-10 to RM-1.

I do not know how many of you live in this area but we have been here since 1979 (Shadow Ridge Rd.) I just retired about 5 years ago and coming to work from NJ. I would wait on Cedar Heights for traffic that backups up at the intersection of Cedar Heights and High Ridge Rd.

We do not need any more incremental traffic since this is becoming such a heavy trafficked area that eventually people will need to move out.

I already have complained in the past to my Rep since trailer and trucks are using Shadow Ridge Rd and Bradley Place to bypass traffic on Cedar Heights. We have grandchildren and old people walking in the area and one of these days someone is going to get hurt. We also have speeding issues and no respect for lights or pedestrians.

All of you should spend some time between Merritt Parkway - High Ridge Rd and all roads around this area. You will see the heavy amount of traffic that these roads are causing. It takes me so much time in the morning to take grandchildren to school. Try to use High Ridge - Cedar Heights - Vine Rd and any other roads and you will see the traffic. You cannot see these problems unless you live around and do not sit in an office.

I THINK IT'S FOR ALL OF YOU TO THINK ABOUT THE RESIDENTS THAT LIVE AROUND THIS AREA INSTEAD OF MAKING THE RICH (RICHER). PLEASE KEEP THIS IN MIND WHEN VOTING AGAINST THIS SINCE WE'RE THE ONES THAT VOTE. IT'S TIME TO STOP THIS NONSENSE OR OTHERWISE WE WILL BECOME ANOTHER GHOST CITY. WE'VE HAD ENOUGH. IT'S ABOUT TIME TO START LISTENING TO RESIDENTS THAT HAVE BEEN HERE A LONG TIME AND DO NOT WANT TO MOVE TO A DIFFERENT PLACE AND LEAVE THEIR FAMILIES (SON- DAUGHTES - GRANDCHILDREN BEHIND).

ENOUGH IS ENOUGH. YOU NEED TO STAND UP AND VOTE AGAINST THIS PROPOSAL. LET'S WORRY ABOUT ALL RESIDENTS THAT LIVE AROUND HERE AND NOT TO PLEASE PEOPLE THAT DO NOT CARE ABOUT THE AREA AND ONLY LOOK TO MAKE PROFITS AND DRIVE EVERYONE OUT OF THE AREA AND THEN THIS BECOMES A DUMP.

AGAIN, VOTE AGAINST THIS PROPOSAL THINK ABOUT THE RESIDENTS. WE ALREADY HAVE 5-10 CARS AND 10-20 RESIDENTS LIVING IN HOUSES IN THIS NEIGHBORHOOD ALREADY

THANKS  
JOE

**From:** Bill Young <bilinday@gmail.com>

**Sent:** Monday, June 26, 2023 2:23 PM

**To:** Blessing, Ralph <RBlessing@StamfordCT.gov>

**Cc:** Berns, Philip <PBerns@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Mayor's Office <MayorsOffice@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Subject:** Reject proposal to build multi-family homes on Wire Mill Road near Long Ridge Road

Dear Mr. Blessing:

I understand that there is a proposal to change the classification of land at/near the corner of Long Ridge and Wire Mill Roads from “R-10 Single Family” to “RM-1 Multi Low Density” homes. If the change is approved, a good number of housing units (or office space) would be built in the area. This would significantly change the character of the locale and have a deleterious impact on those living nearby – an area which is composed exclusively of single-family homes. That is, there are no expanses in proximity to Wire Mill/Long Ridge that are zoned for multi-family or commercial use -- the closest being on the East side of High Ridge Road north of Vine Road and behind commercial structures along High Ridge itself.

What is the purpose of such a proposed change? To bolster Stamford’s population and the resultant need for more infrastructure spending and educational facilities? To worsen the already-challenging traffic congestion and air pollution in a wide-spread residential area with low density development? What is to be gained from adding significant new housing and boosting population in an area already overburdened? I imagine such a gain would accrue to developers of the land whose pockets would be lined to a far greater extent than would be experienced under today’s zoning -- at the expense of Stamford residents.

In the interest of conserving the positive environment for Stamford’s citizens who reside in the area, we strongly recommend your voting down the proposal to boost housing density in a highly desirable locality within our City. Any such passage would undermine the attractiveness of Stamford to those seeking a pleasurable and satisfying suburban living environment.

Sincerely,

William R. Young, Ph.D.  
28 River Oaks Drive  
Stamford, CT 06902

*All the best,*

**Bill**

**From:** Aa R <audwee@gmail.com>

**Date:** June 26, 2023 at 3:05:33 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, BOR\_AllReps <BOR\_AllReps@stamfordct.gov>, "Berns, Philip" <PBerns@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, Katina Angelos Papademetriou <katinap@hotmail.com>, Glenn Lu <glenn\_lu@yahoo.com>, Ann Rice <bohnbann@gmail.com>

**Subject: NO to Long Ridge/Wire Mill Multi Unit Proposal**

Good afternoon,

I am writing to express my deep concern about the impact a multifamily rental dwelling project will have on home values and the traffic on Wire Mill Road. As a result of the road closure on Cedar Heights, I'm experiencing difficulty getting out of my driveway at certain times of the day. But this will end. The presence of a larger multifamily project will have a permanent impact on the traffic pattern. It will also hurt single family owners who will see a sharp decline in their home values and create an added economic strain on Stamford resources: schools, hospitals, etc. I would like to make sure that my voice is heard as a firm NO to this proposal.

Thank you,  
Audrey Roco

**From:** blazrwmn@aol.com

**Date:** June 26, 2023 at 3:23:34 PM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>

**Cc:** "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, BOR\_AllReps <BOR\_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

**Subject: Opposition Letter to H&H Application to change Master Plan for 961 Long Ridge Road/16 Wire Mill Road**

Dear Constituents:

As residents of Vineyard Lane for the last 20 years, we have seen an unbelievable increase in traffic in our area over the years. When we moved into our area which is off Long Ridge Road and parallel to Wire Mill Road, there was traffic but not the amount of which we see now. Some years back, after years of complaining, we were given speed bumps, but in all honesty, the majority of people do not slow down for them. Vineyard and Hunting Lanes which is used as a cut-through route to get from Long Ridge Road to Wire Mill Road, does not have sidewalks therefore we are forced to walk our dogs in the street, teach our children to ride their bikes there or even just take an evening stroll. We cannot afford to have the anticipated influx of traffic that will come from the proposed development by Horn & Hoff Properties at 961 Long Ridge Road and 16 Wire Mill Road. Someone will get killed one day with the speed that cars cut down our road.

While we understand a traffic study was conducted, we do not feel it is accurate, or that it was a long enough period of time or the right times of the day. We have a serious traffic problem on Long Ridge Road. The northbound Merritt Parkway traffic comes to a standstill most days after noon and continues well into the evening. There is a backup of traffic well under the Parkway bridge from commuters trying to get on the ramp going southbound every single morning.

A sign saying “**Do Not Block Driveway**” is going to benefit no one. Vehicles heading towards Long Ridge Road on Wire Mill are not going to adhere to this sign, leading the car that has just turned onto Wire Mill from Long Ridge to sit and wait for someone to let them into the development. The traffic behind that stopped car, that is just going to sit there and build going up or down Long Ridge Road or both.

That is where the danger factor comes in. There are elderly people on Vineyard and Hunting Lanes. God forbid one of them suffers a heart attack or someone is struck by that speeding vehicle cutting through and needs an ambulance. How is that ambulance going to get through? The people who do the traffic studies should look around town because people just do not get out of the way for ambulances. Or what happens if there is a fire, how are the fire trucks going to get to us?

On a typical day, to turn left onto Long Ridge Road from Vineyard Lane, is nearly impossible. The traffic is too congested and when it does break, the traffic coming down Long Ridge from north Stamford goes dangerously fast. In the opposite direction, to turn off of Hunting onto Wire Mill to Long Ridge, the traffic and speeding is there as well.

For all the houses that have undrinkable water in our neighborhood, we are willing to bet that this development will get city water. Our house values are going to go down because the area will be going “downhill”. There is no good that can come from this proposed development, and we implore you all to **VOTE NO TO AMENDING STAMFORD’S MASTER PLAN AND ZONING MAP** for the benefit of this horrific project.

Respectfully,  
Renato & Lorri Tamburro

**From:** Bill Anson <wanson@aol.com>

**Sent:** Monday, June 26, 2023 3:59 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

**Subject:** another development

Gentlemen:

961 Long Ridge and 16 Wire Mill are before you for approval of yet another development. Long Ridge simply cannot handle any more traffic. At rush hour in the morning the line of back up of cars trying to get onto the Merritt is crazy and all day trying to get in and out of our home in Heatherwood is risking one's life with every left turn in or out.

Of equal or even greater concern is where are the studies that confirm with the thousands of apartments that have been built in the past few years along with a few office buildings and restaurants popping up everywhere that the city has proven that it's infrastructure can provide the water, sewer, garbage collection and disposal, etc. to support all of the development. These are not unlimited services that can be supplied without major upgrades to the general infrastructure.

What are you people thinking on Long Ridge. When Pepe's Pizza, Starbucks, Shake Shack and Whole Foods open the traffic will be a disaster at Bull's Head and up and down Long Ridge. Now every evening and even daytime hours traffic blocks the box at that intersection. The new developments at the old Olin Gun site is yet more traffic to clog the road. It seems to me that greed for tax dollars clouds the judgement of you that represent us which is funny because even with all the commercial property on the grand list, taxes in Stamford are higher than many other places. One would think the residential community would benefit from the commercial grand list, but this is not the case. The residents get dragged along as innocent victims paying for developers to line their pockets.

In sports they have a saying, "Does he meet the eye test". Seeing is believing. I can't believe that any responsible traffic study and air quality test from emissions on Long Ridge would pass as a "bring on more cars" result.

William L. Anson  
Heatherwood Condominiums  
Barnes Road  
Stamford

**From:** Louise Andren <lbandren@cs.com>

**Sent:** Monday, June 26, 2023 4:19 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Cc:** Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; allreps@stamfordct.gov; Dell, Theresa <TDell@StamfordCT.gov>; JTepper@Stamford.gov; Buccino, Michael <MBuccino@StamfordCT.gov>; JGpdzeno@Stamfordct.gov; Totilo, Michael <MTotilo@StamfordCT.gov>; William Levin <wlevinplanner@gmail.com>; Stephen Perry <stephenperry.ct@gmail.com>

**Subject:** Proposed Development at the corner of 961 Long Ridge Rd & 16 Wire Mill Road - Traffic on Long Ridge Road

To: All It May Concern:

I am a Stamford resident living at "River Oaks", 631 Long Ridge Road, where I have been residing since 2007. As a community we have, throughout the years, experienced increasing traffic volumes on Long Ridge Road, to a point where exiting/entering River Oaks Drive, the street leading to the 59 homes of the River Oaks community has become dangerous.

There have been ongoing attempts to investigate whether a stop light or turning lane could be established which would make the crossing of the center line safer when entering or exiting the community- but to no avail to date.

Furthermore, with the new "eateries" now being completed in the Bulls Head area, across from CVS, additional traffic can be expected to traverse Long Ridge Road, coming off exit 34 on Merrit Parkway.

For the City to approve a zoning change from R-10 to RM-1 Multi Low Density in order to grant permission to subject Proposed Development would additionally increase the traffic in this very busy corridor where this development is planned and beyond.

I am also made to believe that should the text change from R-10 to RM-I Multi be approved for this development, the text change would apply to all other parcels zoned as R-10; i.e they would be converted to RM-1 Multi Low Density in the City's Master Plan.

In conclusion, as a Stamford resident, I am opposed to this change.

Best Regards,  
Louise Andrén  
32 River Oaks Drive  
Stamford, CT 06902

**From:** LARRY BAKER <llbakes@aol.com>  
**Sent:** Monday, June 26, 2023 6:12 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Cc:** Board of Representatives <bdreps@StamfordCT.gov>

**Subject:** No to Proposed development at corner of 961 Long Ridge Rd, & 16 Wire Mill Rd.

Please no to Long Ridge/Wire Mill Multi Unit, no to Multi Unit LOW density housing (RM-1) in single family neighborhoods (R-10). These are our homes please protect them.

Sent from my iPad

**From:** Dennis Hampton <dchampton@hhcnews.com>

**Sent:** Monday, June 26, 2023 6:02 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Cc:** John Sullivan <jsullivan@thepropertygroup.net>; Board of Representatives <bdreps@StamfordCT.gov>

**Subject:** Proposed Zoning Change Long Ridge Road

This is to express my concern and opposition to the proposed development at the corner of Long Ridge Road and Wire Mill Road that would add a large number of new office units. I believe this proposal is inconsistent with the current zoning regulations and the principles of the Stamford Master Plan.

Long Ridge Road is already heavily traveled in this area, especially during commuter hours. Vehicles turning from the Merritt Parkway Long Ridge Road exit directly across from this location and vehicles turning into and from Wire Mill Rd already present traffic issues at this exact location.

As president of Heatherwood Condominium, a residential community of 43 homes a few hundred yards south of this location (on Barnes Rd), I can report that it is frequently a challenge entering and exiting our community already. Several accidents have occurred at the intersection of Barnes Road and Long Ridge Road. I believe a recent traffic study found that Long Ridge Road to Stillwater Road has been the site of repeated traffic incidents.

This is to urge the Zoning Board not to change current zoning regulations because of the adverse affect such a change would have on residents up and down Long Ridge Road and on Wire Mill and Cedar Heights Roads.

Respectfully,

Dennis Hampton  
President, Heatherwood Association



**From:** Simona Cazes <simona.cazes@gmail.com>  
**Sent:** Monday, June 26, 2023 6:30 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Cc:** Board of Representatives <bdreps@StamfordCT.gov>  
**Subject:** Oppose

To Whom It May Concern:

First, let me thank you for your hard work for the residents of Stamford. My name is Simona Cazes and with my husband and family I live on Timber Lane in North Stamford. We moved here just 2 years ago to raise a family and be able to offer a residential life after going through various health related hardships.

Both my husband and I work in NY as many Stamford residents do, and we strongly oppose the development of the buildings to the right of the intersection 16 Wire Mill and 961 Long Ridge. This area is simply the wrong place for a multiplex. Please understand commuting is a true challenge and affects people's health - the congestion is CURRENTLY very bad (the congestion on the Long Ridge side when people come and go from the Merritt) and even without this development it is very congested, which is why it makes no sense to build here.

In a world where many companies have returned to work in-person, so many people commute. We specifically have to drive every single day to and from work (52 min now each way, which will become OVER 1.5 hours each way if this development were to be built) - the congestion is unfathomable. Even if this plan were to be cut in half, this is still not plausible - we know you have a reasonable mindset so you will understand this is simply the wrong area for this development. We have narrow and winding roads (like wire mill) so the multifamily is not logical. A multiplex should be in another area, this one cannot offer the needed infrastructure, utilities - think of the fact that if we cut our lawn watering in this area, we absolutely cannot sustain this. Our infrastructure is not built to handle the needs - the roads are not feasible for this.

Thank you for your hard work!

Sincerely,  
Simona Cazes

**From:** Carolyn Behre <aklabear@aol.com>  
**Sent:** Monday, June 26, 2023 6:42 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Wire Mill and Long Ridge Proposal

Dear Stamford Land Use

I am writing regarding my **opposition** to the Development Proposal as 16 Wire Mill Road and 961 Long Ridge Road and my opposition to changing this area from Single Family Housing R-10 to Multiple Family Housing RM-1. (I wrote to you before, but am unsure if the email was received, so apologize if this has been read).

I live off of Cedar Heights Road at the top of the hill--midway between High Ridge and Long Ridge Road. In just the past two years I have seen a considerable increase in the amount of travelers and their rate of speed on Cedar Heights and Wire Mill pre bridge closure using Wire Mill as the cut across accessway. I consider myself an excellent driver and for me to say that turning left into my road at rush hour from High Ridge has become (pre bridge closing and soon to be again) a nightmare and certainly an accident waiting to happen. You have to do a Hail Mary to turn left in or left out of my road (pre and post bridge replacement) and pray you don't get slammed just to get to your driveway. There is NOTHING the city can do to control this because Cedar Heights has several steep hills and a turn on the incline, and has become, along with Wire Mill, a raceway for people to cut across to get to High Ridge or home especially from The Merritt exit 34. You cannot put a light or speed bumps there because you never can manage the hill with a light or speed bump in a snowstorm.) I can see the cars on the Merritt from the top of my road at night all backed up bumper-to-bumper, and once they reach that Long Ridge Exit #34, their pent-up energy releases and freedom to "fly" and speed across to Wire Mill/Cedar Heights is an understatement. The number of cars has reached nothing I could have ever imagined. Conversely, at rush hour, pre bridge closure, the High Ridge side backs all the way up to Shadow Ridge now. Turning into Shadow Ridge is also challenging at rush hour (pre/post bridge repair), albeit it is a straighter line of vision.

**Knowing this Proposal in centric to The Merritt's Entrance and Exit 34 at Long Ridge--our Northern thoroughfare--in hub of a City of 136,309 residents, and inclusive of a secondary crossroad, built for single family homeowners, I don't feel that this proposal is a safe and sound decision. It is concerning for the City to even consider adding multifamily homes/office at one of the main and congested intersections nearest our City's second highway, the Merritt's entrance and exit. With that consideration, any number of units greater than one or two is too many for either road. You don't need a traffic study to see this.**

Please consider:

- How do you think they are going to get in or out of these homes/offices on Wire Mill at a red light? or get out of their driveways on Wire Mill?
- Or Long Ridge when the Merritt is already jam packed both North and South. This development would be right there at the entrance and exit.
- And add in offices, workers and visitors? Even if you allowed this on smaller or reduced scale, the navigation is concerning. Wire Mill and Cedar Heights cannot handle one more car. Regardless of what the study says --we live here and this just doesn't feel comfortable. (Now the bridge is closed, any current data would be irrelevant and 2016 seems outdated. When

was the study done?) We have more people working from home and using the side roads since Covid, yet the Merritt is still always packed.

- Are you aware that residents from Barnes Road and Castlewood Park have vehement complaints that they currently cannot safely turn onto Long Ridge Road?

These particular crossroads cannot handle this amount of cars and trucks and delivery trucks. They are too narrow. There are homes directly on them that people need to get out of their driveways. Our First Responders cannot handle getting through any more congestion in this area and certainly there aren't even enough policeman to respond to the accidents that are about to happen. Note the Long Ridge Ambulance hub is a half mile down the street and they use Wire Mill and Cedar Heights as accessways and need to get through. Please make the responsible decision and say no to this development.

Thank you,

Carolyn Behre,  
185 Clay Hill Road  
Stamford CT 06905-1730

**From:** Lois Cavaliere <ldcavaliere@yahoo.com>

**Date:** June 26, 2023 at 7:02:49 PM EDT

**To:** "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>

**Subject:** 961 Long Ridge and 16 Wire Mill Rd

We, Dominick and Lois Cavaliere Sr. of 37 Rapids Road are opposed to this Land Use change. Traffic is at its maximum already and fifty more cars would become an even bigger nightmare.

We DO NOT WANT THIS CHANGE.

Sent from my iPad

**From:** Susan Kellman <suengar@optonline.net>  
**Sent:** Monday, June 26, 2023 7:34 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Opposition to development

We are currently residents at Heatherwood development off of Long Ridge Road. The proposed development at the intersection of wire mill and long ridge is a definite no. The congestion and traffic already is at a fever pitch. Building multi units there would only make that intersection more of a nightmare. Aside from that this area only has single family homes. Please vote no to this proposal.

Thank you

Susan and Gary Kellman

Sent from my iPhone

From: Karen Sheftell <ksheftell@wpsir.com>

Sent: Monday, June 26, 2023 10:17 PM

To: Capp, Lesley <LCapp@StamfordCT.gov>; Briscoe, Tracy <TBriscoe@StamfordCT.gov>

**Subject: MP-444 & ZB 223-29**

Hi,

I am writing to you about the above referenced properties at 961 Long Ridge Rd and 16 Wire Mill Rd.

I am a resident of Stamford CT for 51 years. I have been actively selling real estate in Stamford and the surrounding communities since 1977 (46 years). To say I care about Stamford and what goes on here is stating it lightly.

I am against the change to the Master Plan that is being presented to the Land Use Board. The owner of this property is now operating it against present zoning. This property was grandfathered for use as a REAL ESTATE OFFICE ONLY. He has a construction office in there and an All State Insurance office among others.

I was a realtor at William Pitt Real Estate when this property was our office. I was there for over 20 years. The rear of this property was wetlands. They have now been filled in. This is what they want to build townhouses on? Where are our environmental rules - it seems no one cares. The property is also on septic - there are no sewers there. How are you going to have a 10,200 sq. ft. office building and 19 townhouses on septic? We have many other pieces of property to convert into housing. What about High Ridge Park? What about traffic?

Have you ever gotten off the Merritt or tried to get on the Merritt (which is next to this property) when the Merritt is backed up. By the way, this is almost every evening.

Dow zoning this property will be detrimental to Stamford. There is nothing good about this. No one gains except the owner - the community will suffer.

Thank you,  
Karen Sheftell

**From:** ewestfahl <ewestfahl@aol.com>  
**Sent:** Monday, June 26, 2023 10:10 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Master Plan Amendment #MP-444

I am writing in opposition to the rezoning of the parcel of land at Wire Mill Rd and Long Ridge Rd for the development of 19 town houses and 50 parking spaces. That intersection is already too congested. The Long Ridge exit ramp off of the Merritt Parkway coming northbound filters down toward that intersection. Drivers already are backed up at that intersection without more cars trying to pull in and out. Please oppose this rezoning at your meeting tomorrow.

Eileen Westfahl  
52 E Ridge Rd  
Stamford

**From:** Anne Zopfi <azopfi45@gmail.com>

**Sent:** Monday, June 26, 2023 10:19 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Cc:** Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; ssperry@stamfordct.gov <ssperry@stamfordct.gov>

**Subject:** Proposed Development on Corner of Long Ridge Rd and Wire Mill Road

The proposed development on the corner of Long Ridge Road and Wire Mill Road of 19 units or 4 buildings with approximately 50 car spaces would dramatically increase the traffic congestion that already compromises the properties along Long Ridge Road but also dramatically impact the single-family neighborhood character.

1. Current traffic congestion from 3pm to 6pm on Long Ridge Road creates hazardous driving conditions/accidents while entering or leaving Long Ridge Road. If additional congestion is created at entrances and exits from the Merritt Parkway traffic congestion and accidents will bring traffic to a standstill. There are no alternate routes to avoid this congestion which will also dramatically change the nature of the single-family home environs. Additionally, the toxic fumes from hours of idling traffic will present a health hazard to those living alongside Long Ridge Road.
2. Riding a bicycle or walking along Long Ridge Road is already extremely hazardous -- with no shoulders, breakdown lanes, or bicycle lanes – and will become a killing field. Already bus stops have no safe place to stand. Will bicycles, walking and bus stops be prohibited on Long Ridge Road?
3. The impact of traffic on the Merritt Parkway will be significant. With this amount of added vehicles at rush hour, the traffic entering and exiting the Merritt will become congested and reduce speeds on the Merritt which are already crawling, especially between Long Ridge and High Ridge Roads.

The unintended consequences of approving a zoning change and the building of office space at already one of the most congested areas of Stamford will significantly change the quality of life in the neighboring single-family homes.

Respectfully,

Anne Zopfi  
Emery Stephans  
118 Barnes Road  
Stamford, CT 06902



**From:** King, Justin <[Justin.King@opco.com](mailto:Justin.King@opco.com)>

**Sent:** Tuesday, June 27, 2023 9:09:52 AM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>

**Cc:** Berns, Philip <[PBerns@StamfordCT.gov](mailto:PBerns@StamfordCT.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; Dell, Theresa <[TDell@StamfordCT.gov](mailto:TDell@StamfordCT.gov)>; Tepper, Jay <[JTepper@StamfordCT.gov](mailto:JTepper@StamfordCT.gov)>; Buccino, Michael <[MBuccino@StamfordCT.gov](mailto:MBuccino@StamfordCT.gov)>; Godzeno, Jennifer <[JGodzeno@StamfordCT.gov](mailto:JGodzeno@StamfordCT.gov)>; Totilo, Michael <[MTotilo@StamfordCT.gov](mailto:MTotilo@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>; [justin.king01@gmail.com](mailto:justin.king01@gmail.com) <[justin.king01@gmail.com](mailto:justin.king01@gmail.com)>; Andrea King <[amsokolik@gmail.com](mailto:amsokolik@gmail.com)>

**Subject:** Proposed Development Horn & Hoof Properties - Wire Mill x High Ridge

Good Morning,

It's just been brought to my attention via the NextDoor App that there is a proposal to amend the zoning of the existing property to allow for RM-1 Zoning. I am a Cedar Heights Resident (217 Cedar Heights) and have spent a lot of time and energy on making improvements to our home, as we want this to be our forever home. As it is, the road is already the biggest issue in our eyes and already one of our largest concerns as a resident., as we have young children and pets and the flow of traffic and the pure disregard for posted speed limits on the road is a VERY DANGEROUS scenario for all of the local residents who reside on Wire Mill and Cedar Heights (both pass through to High and Long Ridge). I've personally been in an accident pulling out of my own driveway as someone was speeding around the blind curve and into my vehicle. As it is, we've asked for speed humps and mirrors to be added but the Town has expressed that they can't put in speed barriers because it's also a pass through for First Responders. In addition, the traffic over the years has gotten much worse on Wiremill x Long Ridge with the Merritt entrance etc. I could not fathom what this proposed project would do to the traffic in this area along with the impact to all of the local residents, it would be an atrocity. I don't understand why the Town would allow for a zone amendment in a R-10 neighborhood to a RM-1 zone... I certainly hope that this will be voted down sooner rather than later.

I am happy to discuss my concerns with anyone and would greatly appreciate if you please keep me apprised regarding this situation.

Thank you from a concerned resident.

**Justin M. King**

Executive Director – Institutional Sales

Oppenheimer & Co. Inc.

E-mail & AIM: [justin.king@opco.com](mailto:justin.king@opco.com)

Bloomberg: [jkingopco@bloomberg.net](mailto:jkingopco@bloomberg.net)

**From:** Audrey Smith <[Audrey\\_Smith@campbells.com](mailto:Audrey_Smith@campbells.com)>  
**Sent:** Tuesday, June 27, 2023 10:19 AM  
**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>  
**Subject:** Opposition to Re-zoning of 961 Long Ridge Rd/16 Wire Mill Rd  
**Importance:** High

To the Stamford Zoning Board:

I am reaching out regarding the hearing on the petition by Horn & Hoof Properties LLC to change the Master Plan Map from Category 2 Residential-Low Density Single Family to Category 3 Residential-Low Density Multifamily for the properties commonly known as 961 Long Ridge Road and 16 Wire Mill Road in Stamford.

For the past 15 years I have been a resident and homeowner in this immediate area, living less than a 1/8 of a mile from the sites just off of Wire Mill Rd. I want to voice my strong opposition to this proposed plan. After having reviewed H&H's application for map change of the Stamford Master Plan and their rationale in support of the re-zoning, I firmly believe that their arguments are ~~specious~~ (suspicious) and the proposed development plan would have a negative impact to our area and the surrounding community.

H&H's petition suggests that their plan would result in:

- (i) "Maintaining the community character of the Long Ridge Road and Wire Mill Road intersection". This proposed development would inherently *change* the community character of our area as it directly contravenes the existing zoning of single-family homes by putting up, potentially, as many as 18 multi-family townhomes. This would add significant congestion to the area, particularly in terms of traffic, in an already busy and sometime perilous intersection and what is, essentially, the north-bound on-ramp to the Merritt Parkway. Additionally, Wire Mill Road is used by many as a cut-through between Long Ridge Rd and High Ridge Rd so there is significant traffic already on this road (made even more so by the temporary closure of through-traffic on Cedar Heights Road due to the bridge improvements currently underway). We have seen a tremendous increase in traffic and speeding on Wire Mill and with such a large development this would only exacerbate this issue.
- (ii) "Supporting and buffering the residential single-family character of the area to the east". Their proposal is to build multi-family structures with an included parking garage which in no way supports and/or buffers the character of the single-family homes to the east. It is the exact opposite as it promises over-development of the area resulting in a potential negative impact to home-values, noise pollution, infrastructure supports and the wildlife in the area. There is already significant development of multi-family units in downtown Stamford which are aimed at providing additional housing options to our growing community. It is imperative that to maintain the unique character of our varied neighborhoods that we respect the existing zoning categories to avoid unnecessary over-development and preserve open, green spaces where possible for the health and well-being of our communities and the environment.

- (iii) “By reinforcing the policy of preserving historic buildings. In addition, a change to Category 3 will result in aesthetic improvements to the landscape and streetscape”. While H&H's proposed plan allows for maintaining the current structures (with some modifications) that already exist at these locations, it is a tenuous argument that the addition of a large, townhouse development would improve the aesthetics of the landscape and streetscape versus maintaining the trees and open land that currently exist.

As a concerned homeowner and proud citizen of Stamford, I desperately want to preserve the uniqueness of our town – a balanced mix of urban and suburban communities that offers the best of both - while we continue to grow and evolve. I believe that change is a part of this but must be done in a thoughtful and careful manner to avoid losing this unique balance. Having lived previously in White Plains, NY I have seen firsthand how unchecked development can lead to permanent and negative consequences to the landscape of the community. My sincere wish is that this doesn't happen in Stamford.

For these reasons, I firmly believe that this petition for a change to the Master Plan Map to Category 3 should be denied. If you require further testimony or input as you review this proposal, please do not hesitate to contact me.

Thank you.

Audrey Smith  
4 Cedar Tree Lane  
Stamford, CT 06903

**From:** Colleen Fanneron <cfanneron@gmail.com>  
**Sent:** Tuesday, June 27, 2023 10:15 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Subject:** 961 Long Ridge and Wire Mill

Hello.

As a single-family homeowner in this area, I am opposed to the proposed development.

The last thing we need at that corner is more traffic.

Colleen Hiranandani  
19 Rapids Rd  
Stamford, CT 06905

**From:** robert goldstein <rlgconsulting8@gmail.com>

**Sent:** Tuesday, June 27, 2023 10:51 AM

**To:** Dennis Hampton <dchampton@hhcnews.com>

**Cc:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>; John Sullivan <jsullivan@thepropertygroup.net>; Board of Representatives <bdreps@StamfordCT.gov>

**Subject:** Re: Proposed Zoning Change Long Ridge Road

Very well said.

On Mon, Jun 26, 2023 at 6:02 PM Dennis Hampton <[dchampton@hhcnews.com](mailto:dchampton@hhcnews.com)> wrote:

This is to express my concern and opposition to the proposed development at the corner of Long Ridge Road and Wire Mill Road that would add a large number of new office units. I believe this proposal is inconsistent with the current zoning regulations and the principles of the Stamford Master Plan.

Long Ridge Road is already heavily traveled in this area, especially during commuter hours. Vehicles turning from the Merritt Parkway Long Ridge Road exit directly across from this location and vehicles turning into and from Wire Mill Rd already present traffic issues at this exact location.

As president of Heatherwood Condominium, a residential community of 43 homes a few hundred yards south of this location (on Barnes Rd), I can report that it is frequently a challenge entering and exiting our community already. Several accidents have occurred at the intersection of Barnes Road and Long Ridge Road. I believe a recent traffic study found that Long Ridge Road to Stillwater Road has been the site of repeated traffic incidents.

This is to urge the Zoning Board not to change current zoning regulations because of the adverse affect such a change would have on residents up and down Long Ridge Road and on Wire Mill and Cedar Heights Roads.

Respectfully,

Dennis Hampton  
President, Heatherwood Association

--

ROBERT L. GOLDSTEIN  
PRESIDENT  
RLG CONSULTING SERVICES LTD.  
86 BARNES ROAD  
STAMFORD, CT 06902  
[E.rlgconsulting8@gmail.com](mailto:E.rlgconsulting8@gmail.com)

**From:** steve.dellolio@gmail.com <steve.dellolio@gmail.com>

**Sent:** Tuesday, June 27, 2023 11:33 AM

**To:** Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

**Subject:** Public Hearing 6.27.23 MASTER PLAN AMENDMENT #MP-444 and ZB APPLICATION #223-29

To: Theresa Dell and Lindsey Cohen

Re: Written testimony for Public Hearing 6.27.23 MASTER PLAN AMENDMENT #MP-444 and ZB APPLICATION #223-29

I hope this email finds you both well.

I am not a big public speaker, so if permissible I intend for this email to serve as my voice for the Stamford Planning Board public hearing on 6.27.23

I am against changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). Considering the ensuing ZB application #223-29, the requested changes are for nothing more than the monetary gain of the applicant by maximizing the number of dwelling units allowable on 2.58 acres.

Some serious thought should be given to how this applicant will protect and provide for single family dwellings and local street characteristics, as their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

I fear changing this Master Plan and zoning designation will set a dangerous precedent in terms of the potential for over development in similarly zoned parcels in North Stamford.

Thank you for your time and consideration.

Steve

Steve Dell'Olio  
1 Cascade Road  
Stamford, CT

**From:** Carol Terenzi <findmehereontheweb@gmail.com>

**Sent:** Tuesday, June 27, 2023 1:26 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>

**Subject:** WHAT'S THE POINT OF ZONING, IF ZONING CAN BE CHANGED!

Here's a solid **NO** to Long Ridge/Wire Mill multiunit proposal. **NO** to the change from single family to multi-density housing.

Carol Terenzi

276 Wire Mill Rd

Stamford, CT 06903

From: **robert haile** <[robertdhaile@gmail.com](mailto:robertdhaile@gmail.com)>

Date: Tue, Jun 27, 2023 at 1:32 PM

Subject: Wire Mill and Long Ridge MP-444

Zoning Board Members,

In order to properly discuss the property, I will divide this letter into 3 sections; historical use of the site, use by the current owner, and proposed changes. In short, the property was accepted as a residential real estate office in residential zone for many years. This or another single office use was all that was to be allowed. The current owners have been using the site as a multi-tenant office building with multiple tenants as well as an industrial staging site for these tenants. In addition to this there are personally owned trailers as well as materials personally owned tenants/landlord that are not allowed in an office commercial zoned property. The proposed plan for a low-density mixed-use development is not an acceptable zoning change for the property but rather they are asking for a shift in zoning that would be appropriate to the current uses that are not acceptable as it is now zoned.

First, the site has been a grandfathered site for many years as a real estate office. In my work as a commercial broker, I have sat with zoning on several occasions to discuss proposed alternate uses and have been told that the site was grandfathered as a single office and that all other uses are not in line with the requirements of said Grandfather. Due to this it sat empty for several years after William Pitt vacated the site. As time went forward after William Pitt the new owners started to make not so subtle changes to the site. There was a connection between the original front house and the structure at 16 Wire Mill that was added to create a single office area. At the time this happened I questioned what was going on and was told there will be no use change "just property improvements". I have looked thru public records as well as requested from the building dept. any permits for the site during these changes and have been unable to find proper permitting for anything other than a sign permit.

Second, the property in question has been rapidly developed with no permits or anything to take it from a single office use grandfathered to a mixed-use industrial property with multiple tenants that it is being used as currently. In 2018 the site started to go through drastic changes to the site that included clear cutting of all of the fully mature wooded trees from the majority of the property as well as backfilling all of the property adjacent to the northbound entrance to the Merritt. According to elevations on Google Earth, the fill in some areas was more than 8 Feet in the runoff area for water from the Merritt. This has continued right up to the present day in order to create a large buildable lot. I have personally filled out zoning complaints as well requests for clarification on the site as it seems to be operating in a way that does not fit any zone other than industrial M-L/M-G. When asked, the owner told me last summer that they were operating as staging for Eversource as well as the state DOT. I spoke with the heads of both Eversource Project Management as well as the regional head of DOT projects to see if this was valid and was told by both that the site was not being used for their materials or as staging for any recent projects. Only very recently has the site been used for construction on Long Ridge Rd.

Finally, the proposed use change that is being asked for is not in line with the uses or zone on either Wire Mill Rd or anywhere on the Long Ridge corridor. The design-based zoning that we are striving for in Stamford in order to continue congruence as well as the growth and development of each and every neighborhood is in place to be sure that growth and development can continue throughout the city in every neighborhood that in a way that suits the density and design factors of each individual areas/neighborhood's development path. This ensures that the existing conditions do not shift to a use that is incongruent to any proposed site. With this in mind, my opinion is the current use of the site needs to be reined in as they are not operating as in a manner that is in agreement with the spirit of the Grandfathered commercial use in this single-family neighborhood. I understand that it may be in the best interest of the site and the neighborhood to allow the continuation of multiple office tenants such as the current tenants as the site was not easily leased as a single office. However, these tenants should not be allowed to use the site for staging as they have been in recent years.



In conclusion, I believe that the property should be allowed to continue as a multi-tenant office as it has been doing or as the owner has a right to develop the site into multiple residential units as is allowed in the current R-10 zoning. The changes they seek are asking too much. The office expansion the owner seeks would need to be in a commercial zone like C-N because said expansion would invalidate the grandfather that is now in place. Similarly, the development instead of a grandfathered office to multifamily property would require the subdivision away from the office use and could still put the grandfather in question. Either way, I do not believe the site is an acceptable change to a full mixed use type property that does not exist north of the Bull's Head intersection or anywhere near to this site to my knowledge. The site has been operating outside of the current acceptable use and should not be allowed to go further down this path. I ask for the Board to deny the request for rezoning or at the least extend the period of public review to allow myself and others to reach out to the neighbors as I believe for most of them this has gone unnoticed due to many other construction projects occurring in this area. There is already a lot of issues with congestion on Wire Mill and Cedar Heights due to ongoing municipal jobs.

Thank You

Robert D. Haile

[robertdhaile@gmail.com](mailto:robertdhaile@gmail.com)

**From:** Helen Koven <hlkoven@aol.com>

**Sent:** Tuesday, June 27, 2023 12:29 PM

**To:** BOR\_AllReps <BOR\_AllReps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

**Cc:** info@northstamfordassoc.org; Helen Koven <hlkoven@aol.com>; Rich Koven <richardkoven@gmail.com>

**Subject:** Opposition to Proposed development at 961 Long Ridge Road & 16 Wire Mill Road

Thank you so much in advance for your consideration of the following:

As residents of Stamford residing for the past forty years at 56 Wire Mill Road, we are compelled to voice our vehement opposition to the request to amend the Master Plan Map from Master Plan Category 2 to Master Plan Category 3.

This is a travesty on numerous levels and will set a precedent unparalleled for our community. For your consideration, the traffic at the entrance to the Merritt Exit 34 is congested and dicey without the additional 19 families that would reside in the community Horn & Hoof has planned; the egress and access on Wire Mill Road which is already deemed an emergency through road would be unjustifiably impacted and the precedent this would set for multifamily residents in an area already deemed as low density in the Master Plan is completely counterintuitive.

There is a plethora of opposition by the neighbors and we need you to truly consider why. We live here and are closely aware of the pitfalls that would permanently change the nature of our community.

We urge you to dismiss this proposal.

Thanks again for your service to our city and your dedication to serving your constituents.

Sincerely,  
Helen & Richard Koven  
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Stamford, CT 06903  
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