

From: Anne Marie Guglielmo <amguglielmo@icloud.com>

Sent: Tuesday, August 22, 2023 8:34 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; RBlessing@stamforsct.gov <RBlessing@stamforsct.gov>; Stein, David <DStein@StamfordCT.gov>; Bosak Jr., Gerald <GBosak@StamfordCT.gov>; Morris, William <WMorris@StamfordCT.gov>; McManus, Rosanne <RMcManus@StamfordCT.gov>; Smith-Anderson, Racquel <RSmithAnderson@StamfordCT.gov>

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: Objection to Zoning change & development at 16 Wire Mill Road / 961 Long Ridge Road

Dear Members of the Zoning Board,

I am writing to express serious concerns about the proposed development and zoning changes at 16 Wire Mill @961 Long Ridge, which includes 19 units with office and possible retail.

My primary concern is the inevitable increase in traffic that would result from this development. As it stands, the area is already burdened with heavy traffic congestion and causes people to take shortcuts through country side roads further jeopardizing the safety of pedestrians, especially elderly and children. A man already died due to a fast car on Wire Mill Road.

In addition, the proposed development will result in a further traffic increase to Cedar Heights, particularly at the juncture where I live at Clay Hill Road. This section of Cedar Heights is absolutely treacherous on the blind curve (marked by flashing lights). Making turns into my street is so dangerous as cars fly up that blind curve. It will only get worse with this added development of the surrounding area.

At a recent meeting, Joseph Capalbo, Esq. mentioned that a "traffic study" would be done. The people that live in this area are the best source to report what traffic is like in this area. We LIVE it every day. It is already too congested for one lane country roads. Furthermore, how can an accurate traffic study be conducted while the Wire Mill Bridge is under construction? You will never get a true picture of all the cars that use Cedar Heights/Wire Mill to cut across Long Ridge to High Ridge. A meaningful study cannot be done while the bridge is closed and should not be relied upon to force through this project.

Finally, changing the zoning use of this property would set a terrible precedent in this area. Rather than preserving the country-like feel of the area, you will make it a mere extension of downtown Stamford creating noise, congestion, unsafe roads and putting undue stress on our infrastructure.

In conclusion, I urge you to prioritize the safety and well-being of our residents by refusing the zoning change at this location. It is incumbent upon the Zoning Board to ensure that our community's safety takes precedence over all other considerations.

Thank you for your attention to this matter. I trust that you will thoroughly assess the implications of this development and act in the best interests of our community.

Sincerely,
Anne Marie Guglielmo

From: Paul Arvoy <ifyouseekstamford@gmail.com>

Sent: Wednesday, August 30, 2023 7:00:46 PM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>

Subject: (916 Long Ridge Rd/16 Wire Mill Rd.) Traffic concerns regarding an overabundance of proposed housing that does not reflect the neighbor that will affect the Wire Mill Cedar heights corridor between Long Ridge and High Ridge

I would like to get out ahead of the September 26, 2023 meeting in regards to 961 Long Ridge Road and 16 Wire Mill Road.

This letter is addressing the traffic concerns that will arise with all of the proposed construction and apartment housing that could possibly be plaguing our neighborhood because of changes in text, zone designation and language that has already allowed illegal ADU's into our neighborhoods. All of this construction does not reflect our single-family home district. We as homeowners have a vested interest in maintaining our zone regulations as they are currently designated. The thought of eliminating commercial buildings that are necessary for a city to thrive and soften the tax base is illogical in many ways. Corporations sustain high wage jobs that are critical to a successful city.

Three sites that are proposed will increase traffic in an already overcrowded intersection at the corner of Long Ridge Road and Wire Mill as well as another project that has the possibility of being proposed in the near future that in total could possibly construct 1,035-800 square foot housing units along with a subdivision constructing 3 new homes. This with the new addition of illegal rooming houses popping up along the Wire Mill/Cedar Heights Road artery that travels between Long Ridge Road and High Ridge Road with 4 to 5 cars and trucks parked on the property occupied by single men with no children. Those are the obvious ones we know.

When this concern of traffic from all of these proposed projects was raised to the representation for Horn and Hoof Properties regarding the proposed project at 961 Long Ridge Road and 16 Wire Mill Road at a public meeting at the Old Long Ridge Road Firehouse, Horn and Hoof's representation felt that this project was exclusive to his traffic study which doesn't tell the whole story. Everyone in the room disagreed with Horn and Hoof's representation.

One project will overburden this intersection and the surrounding area, let alone all of the construction possibly being approved and the illegal rooming houses that seem to pop up everywhere as we speak. Whether Mr. Capalbo likes it or not, all of the projects and issues bring to light traffic concerns regarding all of these projects. They are all up for discussion around the same time and will all create a nightmare scenario for the Long Ridge Road/Wire Mill Road intersection.

I will detail each project briefly.

1) 900 Long Ridge Road. This project will consist of 4 buildings with 508 apartments. Required a zone change approved by the ZB in 2021 through the "omnibus text change" from original C-D district. The change approved some single-family and low-density multifamily housing in C-D districts by special permit. Alone this will cause more traffic congestion than already exists. Stop changing our zones.

2) 961 Long Ridge Road/16 Wire Mill. This project will consist of 4 "buildings" with 19 units squeezed onto the property. This requires a zone change. (not consistent with the area) and (boxed in by the Merit Parkway ramp and the property is basically rendered useless because of the widening of Long Ridge Road as well as a divider separating the north and south bound lanes of Long Ridge, entering and exiting to an intersection that can't handle traffic flow currently.) Alone this will cause more traffic congestion than already exists. Stop changing our zones.

3) 503 Wire Mill Road. This project does not require a zone change but is requesting to subdivide the property and build 3 large homes abutting the Exit 35 Merit Parkway ramp. Biggest concern is adding to traffic congestion and deforesting existing mature trees that will open up the property reverberating the traffic noise from the Merit Parkway to the existing neighborhood. (This adds more traffic congestion as a third proposed project.)

4) Wire Mill Road/Cedar Heights Road corridor. Due to a language change to in-law apartments that have been allowed in Stamford for as long as I can remember, the ZB re-named in-law apartments to ADU's and added language that homeowners are now abusing to turn their homes, which are allowed to be legal ADU's with stipulations, to illegal rooming houses. This is happening from Wire Mill to Cedar Heights traveling from Long Ridge Road to High Ridge Road as well as along Long Ridge and High Ridge Road in the vicinity of the Wire Mill/Cedar Heights corridor. Each one of these illegal rooming houses consists of 4 to 5 cars and trucks with mostly single males. This is a growing trend and concern that has added traffic and seems to continue as we notice more illegal rooming houses showing up in this congested area adding to traffic concerns. This is a continuing issue that alone will increase traffic congestion that already exists.

5) 800 Long Ridge Road. This property has not been brought forward to the ZB yet but can emulate the 4 buildings with 508 apartments similar to 900 Long Ridge Road. This project alone will increase traffic congestion that already exists. Stop changing our zones.

All of these proposed projects intersect to create an overabundance of traffic congestion in this area that already is currently hard pressed to address with any of these projects coming to fruition. So at the behest of Mr. Capalbo's belief that other projects are not his concern regarding traffic in the area I would like to use this letter to contradict his uninformed answer.

All of these projects together are a future disaster for traffic in this area and a reason to address all of them together with a City traffic study, a State traffic study and a State study to reconfigure the Long Ridge Road/Wire Mill Road intersection, including the entrance ramps of the Merit Parkway, if any of these projects are to go forward. Especially the 961 Long Ridge Road/Wire Mill Road project that cannot enter Long Ridge Road/Wire Mill Road without creating a congestion nightmare. All of these projects, whether the contractors like it or not are tied to the future of an increase of overbearing traffic congestion in this area.

I will add other projects currently under way that will hinder a true, simple traffic study which will not tell the whole story. Besides the current congestion, there are 2 buildings, 800 and 900 Long Ridge Road, that are not at full capacity, not allowing the ability to produce a true traffic study. The Cedar Heights Road Bridge is closed for who knows how long and there is no way at this point and time to get a true traffic study until the bridge reopens. The High Ridge side of Wire Mill intersects with a bridge under construction for who knows how long. Another reason you cannot get a true traffic study. There is a future sewer line project along High Ridge Road in the vicinity of Wire Mill Road that will create more traffic on High Ridge pushing traffic to Long Ridge undoubtedly redirecting cars to travel the Wire Mill/Cedar Heights arteries creating an unimaginable amount of traffic especially at the Long Ridge/Wire Mill intersection.

As we speak there is congestion without these projects and with residents avoiding this area as much as they can. There is no possible way to have a true and trusted traffic study for the foreseeable future.

The majority of the traffic is commuters from New York and beyond traveling back and forth along High Ridge and Long Ridge log jamming our City's main arteries already without all these unnecessary proposals that can wait. Possibly by then we can fill these buildings with desperately needed corporate headquarters that will have easy access to the Merit Parkway Softening the tax base. This is a long letter because it's a major concern regarding traffic. I have sent you emails with possible optional proposals for 900 and 961 but I truly believe we need the commercial buildings and these projects should be put off. Let's make common sense decisions and not rush to what could be permanently damaging to our area and City. Please share with all members of Planning and Zoning. Thank you.

Paul Arvoy
Stamford Ct.
Lancer Lane

From: Michael Kellick <kellickm@optonline.net>

Date: September 23, 2023 at 8:57:09 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>, "Buccino, Michael" <MBuccino@stamfordct.gov>, jJGodzeno@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: Opposition Letter to ZB Application #223-29

Sept. 23, 2023

To: Zoning Board Members, Planning Board Members, Board of Representatives, and other interested parties

Subject: **Letter of Opposition**

Re: ZB Application #223-29 of 961 Long Ridge Rd and 16 Wire Mill Rd

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.

We disagree with Page 3 of the Master Plan Application which states the following:

- Provide a buffer to help maintain the residential neighborhood character of Wire Mill. (Policy 6A) **Comment: The buffer will not aid the residential character.**
- Supporting residential development while maintaining and preserving existing residential developments. (Policy 6A.1) **Comment: Multifamily development does not preserve the existing residences.**
- Providing increased density along the transit corridors. (Policy 6C.5) **Comment: Increased density is not needed along this transit corridor.**
- Reinforcing the policy of preserving historic buildings. (Policy 6D) **Comment: The existing 100+ year old building does not seem to qualify as historic.**
- Encouraging appropriate multifamily density standards. (Policy 7G.2) **Comment: No need to add multifamily density to a residential area.**
- Encouraging infill development. (Policy 7H) **Comment: Not needed.**
- In addition, a change to Category 3 will result in aesthetic improvements to the landscape and streetscape, a policy encouraged by the Long Ridge/High Ridge Corridor study. **Comment: The alleged aesthetic improvements to the landscape and streetscape is only the opinion of the developer, not of this resident.**

I would rather see the staging area for equipment than the proposed residential units. I'm sure that those who are using the area for staging are paying rent, thus the owners are getting income for use of the land.

The drawing on page 13 depicts 19 units, whereas the description of the project states 18 units. Where is the updated drawing?

In reviewing the traffic study, dated April 28, 2023, 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?

What will be the impact on schools?

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

If this is approved will the change apply to other lots in this neighborhood?

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: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Sunday, September 24, 2023 8:27 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: Fwd: 916 Long Ridge Rd. and 16 Wire Mill Rd. MP-444 & ZB 223-29

----- Forwarded message -----

From: **Paul Arvoy** <ifyouseekstamford@gmail.com>
Date: Sun, Sep 24, 2023 at 8:25 AM
Subject: 916 Long Ridge Rd. and 16 Wire Mill Rd. MP-444 & ZB 223-29
To: Mathur, Vineeta <vmathur@stamfordct.gov>

In regards to ZB application 223-29, MP- 444, I have a question that needs to be addressed. How much of the wetlands on this property were illegally filled in to attain the square footage to construct this project that can only come to fruition through a spot map change. This end around of zone changing must stop with this project. The only construction currently allowed there is single family homes which would reflect the neighborhood it is adjacent to. We have a vested interest in this area as homeowners and we find this intrusion disrespectful. We are mostly longtime residents who have purchased here and stayed here because of the zone we live in. A spot map change to this one small parcel is not conducive to the neighborhood and is a direct attempt at changing our districts quaint and family-oriented way of life. Like I said we are residents with a vested interest who should take precedence over contractors that only have a short-term vested self-interest without taking into account the irreparable and permanent restructuring of our neighborhood by allowing one spot map change after another. Each project comes in front of the board with an MP number and a ZB. This is not responsible growth. I demand a wetlands investigation into this property before going any further. Vineeta, please enter this letter into the file of MP-444 and ZB application 223-29. As well please share with all members of the land use, planning and zoning boards. Please be sure this letter is entered as I send many letters and during one of the last planning board meetings that I attempted to file a letter, in that meeting it was stated there were no letters on file. Thank you.

Paul Arvoy
Stamford, Ct.

From: KJ Fisher <fisherperson@earthlink.net>

Sent: Sunday, September 24, 2023 9:01 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>; Stein, David <DStein@StamfordCT.gov>; McManus, Rosanne <RMcManus@StamfordCT.gov>; Raquel Smith-Anderson <RSmith-Anderson@stamfordct.gov>; Bosak Jr., Gerald <GBosak@StamfordCT.gov>

Cc: Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>

Subject: 901 Long Ridge Rd / 16 Wire Mill Rd Proposals

I am writing to you in preparation for your public hearing on the 901 Long Ridge Rd/16 Wire Mill Rd Proposals this coming Tuesday, September 26.

These are my very personal reasons for ***opposing these 2 proposals and for urging you to reject these projects.***

I live on Arden Lane, accessed via Clay Hill off Cedar Heights, at a blind curve in the road. You may know it from the flashing yellow lights that mark the spot going in either direction on Cedar Heights. It has been a challenge to both enter Clay Hill and to exit Clay Hill.

The addition of the estimated 500+ additional cars to the area will turn the challenge into a danger.

Where my house is located, I can also hear the traffic on Cedar Heights, as well as on the Merritt. Thus, this will also affect my personal quality of life during more hours than just driving in and out of the area.

My more general reasons are the added traffic on High Ridge and Long Ridge. Long Ridge is already almost impassable during many hours of the day. I had avoided it until the Cedar Heights bridge reconstruction, which has been a major inconvenience. With these proposed units right at the exit, the Merritt Parkway will also become more congested. It is already not a Parkway but a parking lot, and not just at traditional rush hours.

The above will also add to air pollution. As will the removal of additional trees. Therefore, impacting the entire area.

The units will also place additional stress on our infrastructure, water, sewer, etc. I fear this will be an excuse to raise the already EXCESSIVE real estate taxes I pay to Stamford.

Please save the quality of life that has been an asset to this part of Stamford. Reject these proposals.

Sincerely,

Karen Fisher

Conforming is BORING

The reward for conformity is that everyone likes you except yourself

From: glenn lu <glenn_lu@yahoo.com>
Sent: Monday, September 25, 2023 11:51 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: retraction

Hello

My name is Glenn Lu and I reside at 49 Wire Mill Road Stamford CT.

I was unable to attend either of the sessions held by the attorneys for the 16 Wire Mill Road condo proposal. I was informed that my name was included as a resident who approves the proposal. I would like to retract my name as a resident approving such a plan.

The owner of the property came to my door a very long time ago and promised the world and I signed the document. That man has done nothing but lie to my face from the day he purchased the property. He initially told me that his "girlfriend bought the property and you will be very happy that we will be returning the building to residential" telling me they planned to live in the building. An obvious lie.

I do not approve of the project as it is proposed. The entry points on both Long Ridge and Wire Mill will be extremely problematic on traffic patterns. The area is also single homes and such a development will be out of character to the surrounding area.

I do not object to his want to make the property residential, however the volume must be brought down from the proposal. The reason I agreed to sign his paper is that I am even more objecting to his current use for the land. It is currently being used for a staging ground for dept of transportation road projects. The noise that comes from that property now is staggering. I live directly across the street. Dump trucks come and go all day long, with no regard for residential noise. The BANG from the dumptruck gates is so loud that my entire house vibrates and I have jumped out of my skin on many occasions from the shock of the noise. In a previous project the majority of work was performed at night; the property was lit up as if it was daylight shining directly into my master bedroom.

There has to be some kind of low impact solution found for that land.

Regards,

Glenn Lu
49 Wire Mill Road

From: Adele Langie <langie4468@hotmail.com>

Sent: Tuesday, September 26, 2023 6:16 AM

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

Subject: Opposition - Development of 16 Wire Mill/961 Long Ridge Road - #MP-444

Good morning, Lindsey and Theresa.

Before the Planning Board Zoom meeting this evening, I wanted to share my sincere reservations, opposition to and concerns about the development of 16 Wire Mill/961 Long Ridge Road MP-444 to you, the Planning Board Members, Board of Representatives and other interested parties:

I reside at 16 Hunting Lane - one house in from Wire Mill Road and would like to voice my serious opposition to the development listed above based on three serious safety factors:

1. Loss of life
2. Threat to families, pets and elders
3. Loss of security/property value
4. Inability of ER vehicles to get thru

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 become intolerable. It is hazardous, treacherous, and unsafe.

The corner of Wire Mill and Long Ridge is already a traffic nightmare. What used to take 10 minutes now takes 20-25 minutes. I know - as I've missed my train several times. The cars are already backed up going North to the Merritt well *before and after* rush hours during the week. It's a wall of stopped cars.

Drivers are getting angry and threatening other drivers. School buses that are trying to stop and pick up kids are being sped by. Children crossing for the bus fear for their lives and may get run over - all because people are stuck in traffic at Wire Mill/Long Ridge and speeding after the intersection to make up lost time.

Isn't losing one life - the dear Reverend on Wire Mill - enough?

Just last week a driver in an SUV passed my car - this was over a **double yellow line** - on Wire Mill almost striking another elder pedestrian walking their dog. When I honked at the driver, the man yelled obscenities at me. The truck and commercial traffic on this road has escalated and the speeds they drive are scary. Even landscapers are tearing down the road with equipment falling out of their trucks. This has to stop!

The development you're planning will make this perilous situation even more unsafe.

What's the purpose here? To have the development landowner make money? Perhaps to get more taxes from residents? This development will make property values go down, not up. Am I missing the purpose here...where is the logic?

How many human lives is the city willing to lose? How many more lawsuits will the city face (for loss of life or injury)? Is it really worth it to give the developer a "green light"? I say NO! Let's RED LIGHT this now!!

Even Emergency vehicles are having a tough time getting through to rescue people in a timely fashion.

This development area was NEVER meant to be low density multifamily buildings for a GOOD REASON. But somehow the city, the town and the developer have lost sight of this.

Listen to your people, the neighbors who live here every day. We KNOW what it's like. We're pleading for you to TAKE NOTICE.

Suggestion: Let the landowner/developer take the hit and put the money to work elsewhere in Stamford. I am sure their real estate "portfolio" allows for losses and another location would offer more gains. (No buyer wants to live on Merritt parkway entry anyway. Where's the logic here?). The developer should find another place to build and ADD value to the city and community. Don't add more congestion to an area where people are telling you it's already DANGEROUS AND UNSAFE.

My experience at 16 Hunting Lane:

Drivers are already 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 - a cul-de-sac has turned into a superhighway. If I had known this, I would have taken my two dogs and moved elsewhere. It's just not worth it.

We've had several close calls on my street. Even the speed bumps and stop signs the city installed are ignored. The speeds at which cars travel is unreal. I personally saw that young 24-year-old cop who killed the Reverend speed by my house before taking a right on Wire Mill - and he ended up killing the Reverend. To what end?!

With the proposed development, more cars will be traveling on Wire Mill to Long Ridge intersection will try to take my street as a potential "short cut" - thru Hunting and Vineyard - only to realize the traffic is too busy on Long Ridge to take a left and go downtown.

The result? - they turn right on Long Ridge toward the Merritt and add EVEN MORE chaos at that corner where the development is taking place. What type of insanity is this? Let's work together and do the right thing - stop this NOW!

Alternative Use Suggestions for This Area - This area would be good as an area for salt storage, another EMT station, ER commercial vehicle parking or even a Park-and- Ride lot. If used as Park-and-ride, it could LOWER the traffic on the Merritt and give easy access on and off. Result - No increase in residential traffic during the day.

Sincerely,
Adele Langie
16 Hunting Lane
Stamford CT 06902

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

Sent: Monday, September 25, 2023 11:14 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>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: 16 Wire Mill/ 961 Long Ridge Road Development

September 25, 2023

Dear Planning Board,

I've attended two informational meetings hosted by the attorney that represents the development at the corner of Long Ridge and Wire Mill Roads. As a full-time working mom it is not an easy task to make it to a 6 pm meeting on a weeknight, but I have made it a priority to gather as much information as possible about this project to make an informed decision before reaching out to you.

After gathering information, I am at a loss as to why the City of Stamford would consider changing the zoning of this property from a single-family residential zone to a multi-family residential zone. When the developer purchased this property, they clearly knew that this property was zoned for single-family homes. They also purchased this property knowing that it backed onto the Merritt Parkway. Now instead of building the 7 or 8 houses that could fit on this 2.5 acres, they are trying to get the area rezoned to build 18 townhomes. This is pure greed on the developer's part. The developer even without building on the site is making a profit by the commercial property that is grandfathered into this site and by renting parking space to the Burns Construction Company that is doing work on Long Ridge Road. Furthermore, it is not a secret that the developer wishes to get the city to rezone the property and then sell the land for an even larger profit. This could open the door to a different developer building more than the proposed 18 townhomes that are being presented to you this evening. Additionally, this would set a precedent that other developers could purchase single-family homes and start asking for these neighborhoods to be re-zoned so they could profit off developing multi-family homes on this land.

In addition to the concern about the precedent being set, the lack of adequate information presented at these community meetings is troubling. There was no data about traffic, no information about the potential environmental impacts to the surrounding wetlands and no plan on how to protect the well water used by the neighboring properties. One major red flag is the developer's proposal for shortening the driveway exit on Long Ridge Road. According to the attorney, cars that exit this driveway and turn right onto Long Ridge Road will only have 100 feet to merge left if they do not wish to enter the northbound Merritt Parkway. How many cars will be cut off in order to allow these cars to move over and bail out before the entrance ramp? I understand that the developer was not required to share this information at these meetings. But by not sharing this information the developer has made it clear that they have no regard for the residents that will be directly impacted by this development.

My husband and I relocated to Stamford from Long Island. We were drawn to Stamford because of its proximity to New York City, while having the feel of the New England countryside. We bought our home in the Ridges so we could have space in between our neighbors and a yard for our son to play in. With the passing of the apartments on 900 Long Ridge Road, the floodgates have been opened for the same to happen at 800 Long Ridge Road. The justification at your last meeting is that turning empty commercial property to apartments fits within the master plan of the city. For that same reason, the change of zoning at the corner of Long Ridge Road and Wire Mill Road should be denied. The master plan states, "areas adjacent to the Downtown should accommodate growth at a lesser intensity, while the character of Stamford's neighborhoods will be supported and enhanced, but not significantly altered." No compelling reason has been shared why the change of zoning should be allowed other than the developer wants to maximize their profit. The proposed development will significantly alter the single-family home Vineyard Lane neighborhood and, therefore, the zoning change to multi-family homes should not be allowed.

Thank you,
Joanna Savino
70 Vineyard Lane
Stamford, CT 06902

From: Carolyn Behre <aklabear@aol.com>

Date: September 25, 2023 at 11:34:13 PM EDT

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

Cc: "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>, "Jean-Louis, Francise" <FJeanLouis@stamfordct.gov>, "Berns, Philip" <PBerns@stamfordct.gov>

Subject: MP444 16 WIRE MILL/961 LONG RIDGE

Dear Ms. Dell and The Stamford Planning Board:

Attached please find my letter concerning the Planning Meeting on Tuesday Night 9/26 for MP-444: 16 Wire Mill Road and 961 Long Ridge Road. (Following 3 pages)

Thank you for your time and consideration.

Carolyn Behre

September 25, 2023

FROM: CAROLYN BEHRE
185 CLAY HILL ROAD STAMFORD CT

TO: THE CITY OF STAMFORD PLANNING BOARD

RE: MP-444 16 WIRE MILL RD AND 961 LONG RIDGE ROAD

I am a 58 year resident of Clay Hill Road, less than a mile from 16 Wire Mill and 961 Long Ridge Road. I would like to share why I feel this proposed development is not suited for the mid Ridges.

I am sure that you hear traffic as the number one reason that people oppose development. Currently under consideration, MP-444 is 18 Low Density Multi Family Units/Office to be placed at the intersection of the Merritt entrance, across from Exit 34—an insanely congested thoroughfare—at the corner of Wire Mill—where both Wire Mill Rd and at a “Y”, Cedar Heights Rd are the “crossroads of choice” to the shopping district of High Ridge. My road sits over the bridge at the top of the hill at Cedar Heights. At the top of my road at Rush Hour, you can see cars on the Merritt bumper to bumper, moving at a snail’s pace. Every night, same picture. I worked in NY State for several years and the worst part of my commute home was always that stretch between Greenwich and Stamford where exit #34 was. People were hungry, tired, etc., and I would see them accelerate so fast down that ramp to get the hell out of that traffic congestion-- and if they caught the green light—they could fly through even faster straight across to Wire Mill. The regulars, if the light was red, would “right-on-red” and turn into Vineyard, then quick over to Wire Mill, hell bent to continue moving for the rest of their trip. They would fly to and across these crossroads of Wire Mill and Cedar Heights to High Ridge. It felt like some of the cars were headed to High Ridge anyway when on The Merritt, but couldn’t stand one more second of not moving, so would get off at Long Ridge and use Wire Mill/Cedar Heights to cut across. The Merritt is our City of 130,000 people’s second State Accessway and the thought of further jamming that well-travelled Long Ridge Hub intersection is more than concerning.

At the top of my street, despite numerous people not travelling to the city post covid, the traffic on the Merritt has surprisingly not digressed; while even moreso, people (prior to the bridgework) have been using Wire Mill and Cedar Heights as a cut through. I can see on the Merritt, the same bumper to bumper plague that it was a few years back, BUT ALL OF IT FEELS

WORSE. The number of cars. The speed. Before the bridge on Cedar Heights was closed we could not turn safely in our road as the oncoming traffic whips up the hill on Cedar Heights—which is narrow, steep and curved—to cut through. You have to keep both eyes dead on the oncoming traffic as you cut across the lane to enter my road and pray not to get creamed. It is almost a skill to cock your head right to keep guard and simultaneously turn left. We all are enjoying the break now with the bridge closed, but once it opens, I fear it will be worse than it was before.

I am going to now reflect back to my words to you on the last planning meeting June 27th:

“I drove up Wire Mill the other day, Saturday, the *off* work day, and I saw people trying to go to their mailboxes and it felt like something bad was going to happen. Add in the landscapers, the delivery trucks, the big rocks, the narrow passageways, the cross over traffic and now we are considering adding multi-family housing right at the head of it all.”

How very sad, one month to the day, a life was lost on that very road doing exactly what I feared. No matter how the package is presented, these are still neighborhoods where we live: where children play, where people step off the curb when raking their lawns, where we need to exit from our driveways and safely return-or get our mail.

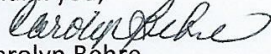
I will add in just a few more words. We are sold these developments under a promise of how it is going to benefit the rest of us. The sewers on my street were put in, I am guessing, 20 years ago. At first, when Heatherwood was developed, (in the woods to the end of my road) my neighbor said that we were promised to be hooked into their sewer lines. That never happened. Now, with our own lines, every time it rains or there is a storm, City trucks show up and have to turn the generators on. They are loud and well sometimes we get the other side effects from sewers that aren't pumping correctly. Recently, something wasn't right with the storm drainage and the pond (which was dredged out—our former swampland) and more trees were removed and more dug up to get it right and who knows if it is. Shouldn't we fix what we have before adding in the new? Can our city really handle all of this?

In 2022, Aquarion sent out a letter (*which one of our politicians told me was not happening for now—but should we be leery that it may happen again in the near future?*) that in essence, said to expect our water bill “for single family homeowners” to increase 27.3% as they needed to upgrade/support our infrastructure. It also noted that the average family of 4 used about 6000 gallons of water a month. Yet, every summer we are asked to abide water rationing (again) because Aquarion says we are in short supply. And that is just water. Yet all of this building, and building and more building? Where is the water going to come from? *Who is going to pay for it?*

I read that we have over 30 buildings in Stamford with 5600 apartments that are approved and in some stage of development not including the 526 proposed on Long Ridge in the Merritt hub alone (with the BLT property soon to follow and I think I saw the Yale building is for sale but I won't get ahead of myself and then the 200 senior living at the old Olin). How many more cars will this put on our roads? There are 55 garages/parking spaces for 16 Wire Mill alone. How will it impact our air? What is going to happen when that bumper to bumper we see on the Merritt becomes our way of life on Long Ridge and High Ridge and our crossroads? What will it do to the neighborhoods sandwiched inbetween? Will that chain of endless cars become my daily life to exit my road?

We need to pause and take care of those of us who are here, before putting those who are not here yet ahead of us. Someone said the traffic shouldn't be a reason for not doing these developments—but I think it is the #1 reason not to.

Thank you,


Carolyn Behre

185 Clay Hill Road

From: Carolyn Behre <aklabear@aol.com>

Date: September 26, 2023 at 7:58:32 AM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Cohen, Lindsey" <LCohen@stamfordct.gov>

Subject: MP444 16 WIRE MILL/961 LONG RIDGE

And just an addendum for clarification. When I said “the Yale building”, I was referring to the Yale a health building on lower Long Ridge Rd—NOT the Yale and Town Building. Sorry for the confusion.

From: Amy Fishkow <amyfishkow@gmail.com>

Date: September 26, 2023 at 7:54:57 AM EDT

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

Subject: Development at 961 Long Ridge Road and 16 Wire Mill Road

Theresa, I am writing because I strongly oppose the development planned for the above property. Per the master plan, this is a single-family zoned neighborhood and I believe it should remain that way. Wire Mill Road is already a heavily trafficked road with many curves, blind spots and no sidewalks. Adding more cars entering and exiting this road is extremely dangerous for people, pets and cars as shown by the number of accidents and unfortunately a death that have already occurred. The back up at the light will be terrible and extremely disruptive for those of us living here and traveling back and forth to work. Additionally, trying to exit and enter onto Long Ridge Road onto the northbound on-ramp seems very ill advised. There is the likely potential for many accidents merging onto Long Ridge Road at that juncture. In addition to traffic and safety concerns, I am worried about the infrastructure of the city. Adding additional multifamily units (along with the 900 Long Ridge Road plan) will overtax the roads, water and sewer capacities of this part of our city. Will we have enough fire and police to service all these additional units? The master plan was designed for a reason - to provide Stamford the opportunity to grow in a planned and safe manner. Consistently voting to amend these plans in single family neighborhoods that cannot handle the density is not working for the general good of the city of Stamford. Please do not approve this proposal.

Amy Fishkow
17 Hunting Lane

From: Enza Scaturchio <turchio@hotmail.com>
Sent: Tuesday, September 26, 2023 8:41 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: 16 Wire Mill Road

Good morning

There are so many reasons not to pass this project.

One is the traffic it will be dangerous to get out of 16 Wire Mill or to drive past the exit
The last traffic story was done was in 2011 need a new one only when the bridge on Cedar Heights is open

The other is the water and sewer we have problems on Clay Hill Road with the sewers, it's really bad it smells in the house all the times because the pipes can't handle the flow
The wetlands on the property is being covered with rocks and dirt, we are destroying wetlands, what will happen when you start building on them? The land will not support the building
I worked too hard to move to a single-family area to be changed to multifamily

This is so wrong

Please do not pass this project

Thank you

Enza Scaturchio

From: robert haile <robertdhaile@gmail.com>

Sent: Tuesday, September 26, 2023 10:47 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; tdell@stamfordct.org <tdell@stamfordct.org>

Subject: argument against rm-1 at 961 Long Ridge

An argument against RM-1 with this mixed-use design

It seems clear that the current plan is not suited for RM-1 in this location. First, this design is for a mixed-use development that does not exist in any other rm-1 in the city of Stamford. Second, this type of townhouse multi-family that is not built as single-family type dwellings should not be in a neighborhood that does not have full sidewalk coverage and on street parking etc.

First and foremost, this mixed-use design is not suitable for designation as RM-1. As the name implies, RM-1 is in many parts of the City and comes in many different types of designs. There is everything from single-family style homes, town homes and condo-types similar to this, and some even have larger multifamily structures. I researched and there are none with a commercial element built into the site. If there are existing structures that are existing on the site, they have always been demolished in order to create the new RM-1 zone. This project should not set a precedent for this type of mixed-use application. The projects should be all inclusive of the property in question and should be congruent with the rest of the neighborhood's density.

This leads directly to my second point of contention with this design. I spent several hours reviewing existing RM-1 zones all over the City and all of them follow the density that is already in the existing area surrounding the RM-1 zone. For example, several RM-1 developments that are in neighborhoods that are primarily single-family homes follow suit and are populated with single-family style dwellings. RM-1 zones that are built in a single-family style are the only RM-1 zones that currently exist in any neighborhood that does not have full sidewalk coverage. In all current existing RM-1 projects that are built in a townhouse style multi-unit building or higher density are in neighborhoods with full sidewalk coverage.

I believe to pass this design RM-1 zone would be setting several precedents that are in direct conflict with the purpose of the zone designation. This site should either clean up the site and continue as office as exists today without the non-conforming "staging area" or redesign the site as an RM-1 with single-family style structures.

Thank You,
Robert D. Haile
robertdhaile@gmail.com

From: robert haile <robertdhaile@gmail.com>

Sent: Tuesday, September 26, 2023 11:07 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>;
poojatuli77@gmail.com <poojatuli77@gmail.com>

Subject: support letter analysis and 2 more opposition letters from previous supporters

Please add these to the materials for the board. (Following 3 pgs.) This breakdown shows clear lack of support for the project.

Thank you

--

Robert D. Haile

robertdhaile@gmail.com

Verification of support for project located at 16 Wire Mill.

According to public record, a letter of support for the project located at 16 Wire Mill was presented to the city planning board in your name. It has come to our attention that the project information package that was presented for support letters may not have been the same as what was presented to the planning board. Please verify or deny your support below and check any discrepancies in the information that you were given in 2022.

Project as it is being presented to the planning board

The project as presented to the planning board includes the development of 19 Residential units and approximately 7,000 square feet to be added to the existing 3000 square feet already on the property for commercial use (Proposed site plan attached). The site will be rezoned as RM-1 which will also allow for retail uses on site. This project's completion will also will affect no changes in the city services available to neighboring residents such as access to city water etc.

I continue to support the project as it is represented to the planning board as described above.

I no longer support the project as is being presented in the attached proposed plan. (if applicable)Please check any misrepresentations below that apply to the project as it was presented to you

Overall number of units was represented as less than 10 units


Promised city water will come to wire mill neighbors with development

told reason office must stay because address is in historic registry

development will stop current legal zoned use as a staging yard and so it will "settle the activities affecting the site"

other _____

Name: Puneet Gupta Address: 46, Wire Mill, Rd, CT, 06903

Signature: 

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_____ development will stop current legal zoned use as a staging yard and so it will "settle the activities affecting the site"

_____ other _____

Name: Hemant Syjan

Address: 53 wire mill Rd
Stamford, CT 06903

Signature: 

Breakdown of support letters

This breakdown is meant to illustrate the lack of support from Residential neighbors thru an analysis and clarification of the letters and their origins.

Out of the 14 support letters submitted by the developer that were said to be “neighbors in close proximity” supporting the project breakdown as follows:

- Six (6) letters are from commercial uses, and three (3) of them are tenants not owners, one of which is a tenant in the subject address at 16 Wire Mill. Three (3) are north of Merritt as well.

-Carolyn Kagen	16 Wire Mill	tenant	Alliance Therapy
-Eduardo Ortiz	1036 Long Ridge	tenant	manager dry cleaners
-Lisa Denicola	1034 Long Ridge	tenant	Mish Mosh Deli
-non legible	1095 Long Ridge	unknown	Gulf gas station
-Brian Kriftcher	925 Long Ridge	owner	Stamford Peace org.
-John Lasko	945 High Ridge	owner	Lasko Realty

- Two (2) residential supporters from north of the Merritt not in close proximity.

-Antonio Calero	1020 Long Ridge	N. of Merritt behind Holt’s Pond
-Richard Thomas	64 Webbs Hill	across from Wagon Wheel Liquor

- Three (3) residential neighbors that have rescinded their support due to misinformation

-Glenn Lea	49 Wire Mill	across street wrote separate letter
-Hement Sujan	53 Wire Mill	across the street see attached letter
-Puneet Gupta	46 Wire Mill	1st Neighbor see attached letter

- Three (3) residential neighbors still in support of the project and in close proximity

-Opal Naiburg	13 Wire Mill	directly across street
-Elizabeth Metcalf	82 Wire Mill	approx. 5 houses from project
-Victor Terenzio	233 Wire Mill	at Cedar Heights intersection

Helen and Richard Koven
56 Wire Mill Road
Stamford, CT 06903
September 26, 2023

Planning Board
City of Stamford
Washington Blvd.
Stamford, CT

RE: OPPOSITION to #MP-444

Thank you so much for giving us the opportunity to voice our strong opposition for the project request #MP-444 and ZB Application #223-29.

After listening to the presentation at the Planning Board meeting in June 2023 and attending two meetings with the developer's representatives, attorney Joseph Capalbo and his planner Len D'Andrea, I am more convinced now that I am better informed to oppose this plan than I was prior to the initial meeting when I wrote and spoke in opposition to this change to the Master Plan.

Unequivocally, this project is counterproductive to the values set forth for the surrounding neighborhood and would leave a permanent stain on our community and open the potential for other developers to use this as an example to site in their quest to wrongly develop other land by setting a precedence.

The developer, Ralph Di'Arinzo, who claimed he was the owner/developer of the property at 16 Wire Mill Road and Long Ridge Road, came door to door throughout our neighborhood to speak with homeowners about this project about a year ago. He claimed that by developing this property and building a 55+ senior living community with 8-10 townhouses he would also bring city water to us and our neighborhood by investing \$500,000 of his own money. City water as you know is a very coveted commodity in this area.

Mr. Di'Arinzo did not have any project renderings with him and said they were in the office. He urged us to sign the support letter that did not contain any details about the project. He said many of our neighbors had already done so he could start the process to get city water to us. He would not tell us who had already signed the letter. He made no mention about expanding the commercial footprint and presence in addition to building multifamily residential at any time during our conversation. We did not sign the support letter. We have never supported a mixed use, much less a nonconforming commercial use for this property and could not honestly figure out how he was able to fill the commercial property with multiple tenants, and make changes to the existing wetlands to use them as a staging area for roadway projects for Eversource and the Department of Transportation as he stated those were his tenants for the staging.

Thank you for posting the letters of support that are dated over a year ago, so we now know who signed them. Many of those who signed are not property owners, not even tenants, but workers inside the commercial establishments who live elsewhere. One of the signers lives in Naugatuck and only manages the business. Throughout this process we as a neighborhood have gotten to know each other well and have come together to question what each of us was told by the developer. Some of those letters of support, especially by those residing homeowners living closest to the project, have been rescinded in writing.

At the initial planning board meeting in June 2023, I told you that I felt blindsided and gaslighted by the current proposal. This proposal was never presented until that meeting to our neighborhood. We then had a meeting with the developer's representatives about six weeks after the planning board meeting. We were told the developer was Mary Case, Horn and Hoof, not Mr. Di'Arinzo by the representatives. At that meeting there were over 50 neighbors in attendance and not one person present favored the proposal. A second meeting was held last week and we were told the developer reduced the number of townhouses to 18 from 19, eliminated 10 commercial parking spaces and would no longer seek to expand the

commercial property presence and footprint. We had a discussion, voiced our disappointment and left. Then we see that what we were told at that meeting was rescinded and we are back to the original plan as no changes are reflected in tonight's proposal.

As you heard during the public speaking portion of the meeting in June, our neighborhood is amazing stable. Many of the speakers noted how long they have resided in the homes neighboring this property with the newest members residing for thirteen years and the oldest over four decades or more. By the turnout in opposition of this project and that lack of presence and credibility for support, we urge you to vote no to mixed use and multifamily for this parcel of land. There has to be a better solution like what it is actually zoned for - single family residences - R-10.

Thank you for your consideration and your service to our community.

Sincerely,
Helen and Richard Koven

From: S D <steve.dellolio@gmail.com>

Sent: Tuesday, September 26, 2023 11:45 AM

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

Subject: MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD

My name is Steve Dell'Olio. I live at 1 Cascade Road in Stamford CT.
Thank you for the opportunity to write in.

In regards to the request to amend the Master Plan, please ask Mr. Capalbo how this amendment specifically will benefit the City of Stamford and the surrounding property owners, and further support the vision of the Master Plan. How does his request support the greater good?

It seems to me that any time a request comes forward to alter the Master Plan, the first question asked should be how does this proposal benefit the greater public good and protect the vision of the Master Plan. If the amendment enriches one group while putting others in peril, it should be disallowed without further consideration.

Steve Dell'Olio

From: Anne Marie Guglielmo <amguglielmo@icloud.com>

Sent: Tuesday, September 26, 2023 12:16 PM

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

Subject: Opposed to proposed zoning change at 16 Wire Mill/961 Long Ridge Road

I am writing this short note to reiterate my opposition to the proposed zoning change from single family to multifamily (condo) development at this location. When faced with a zoning change, there should be a compelling reason that benefits the community. Having attended both developer meetings, the only compelling reason given was the financial gain to the developer with zero benefit to the community. In fact, all residents in the surrounding areas cited safety reasons (heightened traffic at a very congested intersection, entrance/exit too close to the oncoming Merritt North ramp, cut through traffic on one lane roads such as Wire Mill/Cedar Heights and side roads such as Vineyard Lane to name a few...) infrastructure and resource pressures (fire, water, police, education, sewage, etc.) and lack of sidewalks in the surrounding area to ensure safe pedestrian crossings and walkways.

In short, I implore you to reject this zoning change application. The developer has other alternatives to develop the land that is within the current zoning allowed. There is simply no compelling reason to alter the current zoning purely to financially benefit one developer at the expense of all surrounding residents and citizens. This zoning change would also set a very dangerous precedent to allow for similar changes in other areas of the City.

Sincerely,

Anne Marie Guglielmo
142 Clay Hill Road
Stamford, CT 06905

From: Joanne Mangione <joannemi@gmail.com>

Sent: Tuesday, September 26, 2023 2:32 PM

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

Cc: Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: Re: PB Meeting Sep 26, 203 - OPPOSITION to MASTER PLAN AMENDMENT #MP-444

Dear STAMFORD PLANNING BOARD MEMBERS,

My name is Joanne Mangione. I live at 50 Loughran Avenue, off Long Ridge by Wire Mill Road.

I am writing to you to let you know of my **OPPOSITION to MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD** to be discussed at the September 26th, 2023 Planning Board meeting (attached below).

I moved to our current single-family home from downtown Stamford 7 years ago with my 3 children to live in a quiet single-family home neighborhood where the children could ride their bikes, play ball or walk to their friend's house for an afternoon of play. The proposal to rezone the land in the proposed amendment adjacent to our home at Long Ridge and Wire Mill Roads goes against the very reason why my family and many other families have moved to this area of Stamford. I fear our quality of life will be negatively affected if the amendment were to be approved. How would the development improve Stamford? What's in it for the residents of this neighborhood? The only apparent benefit would be to the current owner of the property to increase their profit. This is a single-family residential neighborhood that deserves the peace and quiet we moved here for, not the safety concerns, traffic, air pollution and overcrowding this change in zoning and subsequent multi-family dwellings would bring.

Please listen to the voices of the people that live in this neighborhood and deny the request to change the zoning of these properties.

Sincerely,
Joanne Mangione

Re:

MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD (Continued from the June 27, 2023 & August 29, 2023 Meetings): Applicant is proposing to amend the City of Stamford 2015 Master Plan 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).

From: Lorri Tamburro <lorrimary63@gmail.com>

Date: September 26, 2023 at 12:38:24 PM EDT

To: "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, PBerns@stamfordct.com, "Jean-Louis, Francise" <FJeanLouis@stamfordct.gov>

Subject: OBJECTION TO MP-444

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 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. I have always said that someone will get killed one day with the speeding that takes place and it recently did.

While traffic plays a very important part in this opposition, the dynamics of this proposal concerns me in regard to the water situation. Collectively as a neighborhood, we fear that the digging and blasting that will be taking place will have an adverse effect on our wells. Being that Vineyard Lane is more than 250 feet from the construction site, the City holds no liability to reimburse us for any damage or contamination to our wells.

There are sewage pumping stations in the neighborhood. Will this development wreak havoc on the sewage control in the surrounding neighborhoods?

Most importantly, if this proposal changes the Master Plan Map from Category 2 Residential - Low Density Single Family to Category 3 Residential - Low Density Multifamily will deteriorate the integrity of our all the R-10 areas within the City.

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: Shelley Michelson <shelley.michelson@gmail.com>

Date: September 26, 2023 at 12:03:00 PM EDT

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

Subject: Master Plan Amendment MP-444 and ZB Application #223-29

Dear Chairperson Dell and Esteemed Members of the Planning Board,

I am writing in stern opposition to the above-captioned application. Sound planning and zoning principles dictate that this and any future Master Plan changes be postponed and considered in conjunction with the upcoming Master Plan review. Moreover, inserting multi-family housing in a predominantly single-family zone depresses home values. The surrounding community DOES not want this project in their neighborhood. Traffic considerations and the recent tragic death of Reverend Jackson should negate this application.

I implore the Board to return a negative recommendation to the Zoning Board.

Thank you for your consideration,
Shelley Michelson
111 Idlewood Drive

From: Sharon Tappe <kbtsat@aol.com>
Date: September 26, 2023 at 3:26:16 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>

Subject: Construction on Wire Mill and Long Ridge

My name is Sharon Tappe. I live on Evergreens Court and have for 70 years. I am totally against this and all the other construction that builders are coming up with for Long Ridge Road. My parents bought this house with no roads or trees. I have watched all the changes being made from the beginning. The traffic on Long Ridge now is impossible. Bulls Head is a total nightmare.

The entrance and exit to this project is going to be impossible to navigate for do many people. I have been involved with the emergency services since 1973 and that exit onto Long Ridge Road for turning right is going to have so many motorists get hurt or killed.

I just found out about all this. I have been in my house recovering for the last four months. I am totally against this development.

Sharon Tappe