

October 19, 2023

City of Stamford Zoning Board
c/o Vineeta Mathur, Principal Planner
888 Washington Boulevard
Stamford, CT 06901

Re: 900 Long Ridge Road
Response to Referral and Public Comments

Dear Ms. Mathur and Board Members,

We have received and responded to comments from various City departments, including the Planning Board, Transportation Traffic and Parking (TTP), Engineering, EPB, and the Fire Dept. We are pleased to report that all comments/questions have either been addressed in the revised plan sets (enclosed) and/or can easily be addressed at the building permit stage of review. All changes and responses are detailed in our individual response packages to each department and are summarized below.

Planning Board (Letter from Theresa Dell dated 9/20/23)

In their letter of support, the Planning Board suggested a dedicated pedestrian path along the site's main driveway and a security plan for the residential areas since parts of the site are open to the public.

The sidewalk suggestion was also made by TTP staff. The site plans have been updated to include a sidewalk along the entry drive connecting the buildings to the public right-of-way at Long Ridge Road. The applicant is also proposing new sidewalks along the site frontage connecting to the adjacent bus stops.

The Planning Board also suggested during their review of the application that a greater number of 3-bedroom units be included in the overall bedroom mix. The applicant has since revised plans to change eight (8) of the 2-bedroom units into 3-bedroom units. Plans and zoning data have been updated to reflect this change.

TTP (Memo from Frank Petise and Jianhong Wang dated 8/18/23)

TTP staff provided several comments regarding the traffic and shared parking studies. Those comments have been addressed by our traffic consultant, Kimley-Horn, in a response memo dated 9/19/23 and revised traffic study dated 9/25/23. The study maintains an anticipated reduction of weekday AM and PM vehicle trips.

In addition to other minor site detail comments, TTP staff suggests a total of \$500k in offsite infrastructure/improvement contributions - \$250k toward sidewalks connecting the bus stops along the site frontage and \$250k toward crosswalk/signal improvements at the intersection of Long

Ridge Road and the site driveway. Comments have been addressed by updating proposed plans to depict sidewalks along the main site driveway and along the site frontage, and in letter provided by Redniss & Mead dated 10/18/23.

The applicant has no objection to the suggested offsite contributions and looks forward to improving the pedestrian experience both within and around the property.

Engineering (Memo from Willetta Capelle dated 8/23/23)

All comments are technical and detailed in nature, and addressed in a response letter from Redniss & Mead dated 10/18/23. The proposed plans comply with the City drainage manual and no negative impacts to the City drainage or sewer systems, or adjacent properties, are anticipated. The applicant has no issue making all comments a condition of any Zoning Board approval to be addressed prior to a Building Permit.

EPB (Memo from Robert Clausi dated 9/7/23)

All comments are minor in nature and/or generally relating to ongoing controls and supervision during the construction process. Comments are addressed in a letter from Redniss & Mead dated 10/18/23. The applicant has no issue making all comments a condition of any Zoning Board approval to be addressed prior to a Building Permit.

Fire (Email from Chad Armstrong dated 8/10/23)

Plans have been updated to address emergency vehicle turning movements as well as include multiple fire department connections and a 30,000 gallon holding tank in the event additional water/pressure is ever needed. Aquarion has also provided “will-serve” letters confirming sufficient water supply and pressure for the regular use of the project.

In support of the proposed changes, we are submitting the following revised plans and reports:

- Civil Engineering plans (Sheets SE-1 through SE-14) prepared by Redniss & Mead, revised 10/13/23
- Site Engineering Report prepared by Redniss & Mead, revised 10/13/23
- Revised Traffic Assessment prepared by Kimley-Horn, dated 9/25/23
- Landscaping plans with revised sheets prepared by BKV Group, dated 10/13/23
- Architectural plan depicting revised units prepared by BKV Group, dated 10/13/23
- Revised Zoning Data Chart, dated 10/18/23

Please feel free to contact us with any questions or comments you may have. We look forward to presenting the applications at the October 30th Zoning Board hearing.

Sincerely,



Raymond Mazzeo, AICP