



Ryder Ryker

TOWN CLERK, CITY OF STAMFORD

City of Stamford

Planning Board • Land Use Bureau

FILED:

MAR 21 2023

Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152  
Phone: (203) 977-4076

**APPLICATION FOR MAP CHANGE OF THE STAMFORD MASTER PLAN**

Complete, notarize and forward twelve (12) copies to the Clerk of the Planning Board with a **\$1,000.00 Public Hearing Fee** and the requested application filing fee (see **Fee Schedule below**) payable to the City of Stamford. **NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

**Fee Schedule:**

Master Plan Map Change - one (1) Acre or Less	\$500.00
Master Plan Map Change - one (1) Acre or More	\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre.
Public Hearing Fee	\$1,000.00

APPLICANT NAME(S): Horn & Hoof Properties LLC

APPLICANT ADDRESS: c/o Joseph Capalbo 1100 Summer Street Stamford, CT 06905

APPLICANT PHONE#: 203-324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S): 961 Long Ridge Road and 16 Wire Mill Road

PROPOSED MAP CHANGE: Application 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

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

DATED AT STAMFORD, CONNECTICUT THIS 14th DAY OF March, 2023

SIGNED: [Signature]  
Agent For Applicant

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

STATE OF CONNECTICUT

ss:) Stamford March 14, 2023

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo II signer of the foregoing Application, who made oath to the truth of the content hereof, before me.

[Signature]  
Notary Public or Commissioner of the Superior Court  
Commission Expires: \_\_\_\_\_

RECEIVED

**FOR OFFICE USE ONLY**

APPL. # MP-4444

Received in the office of the Planning Board: MAR 15 2023  
(Date)

By: [Signature]

PLANNING BOARD

**NARRATIVE**  
**MASTER PLAN**  
**MAP CHANGE APPLICATION OF**  
**HORN & HOOFF PROPERTIES, LLC FOR**  
**961 LONG RIDGE ROAD & 16 WIRE MILL ROAD**

The properties subject to this proposed Master Plan Map Change application are commonly known as 961 Long Ridge Road and 16 Wire Mill Road and are owned by Horn & Hoof Properties, LLC (hereinafter both properties being collectively referred to as the "Premises"). The Premises is generally bounded to the west by Long Ridge Road, to the south by Wire Mill Road, to the east by a single-family residence and to the north by the Merritt Parkway. The Premises is  $\pm 2.58$  acres in area. There is currently an existing commercial structure, two stories, approximately 3,173 square feet in area constructed in or around 1920. There also exists an accessory structure  $\pm 520$  square feet, also of significant age. A majority of the Premises is presently used as an equipment and material storage and staging area for the utility companies and the State of Connecticut. The two commercial structures are occupied by commercial tenants.

Presently, the Premises is located in Master Plan Category 2, Residential - Low Density Single-Family. Areas immediately to the south and east are also located in Master Plan Category 2. The areas to the north and northwest along the Merritt Parkway are in Master Plan Category 14, Open Space-Public Parks. The area directly west is in Master Plan Category 8, Mixed Use-Campus, currently used and occupied as a corporate campus.

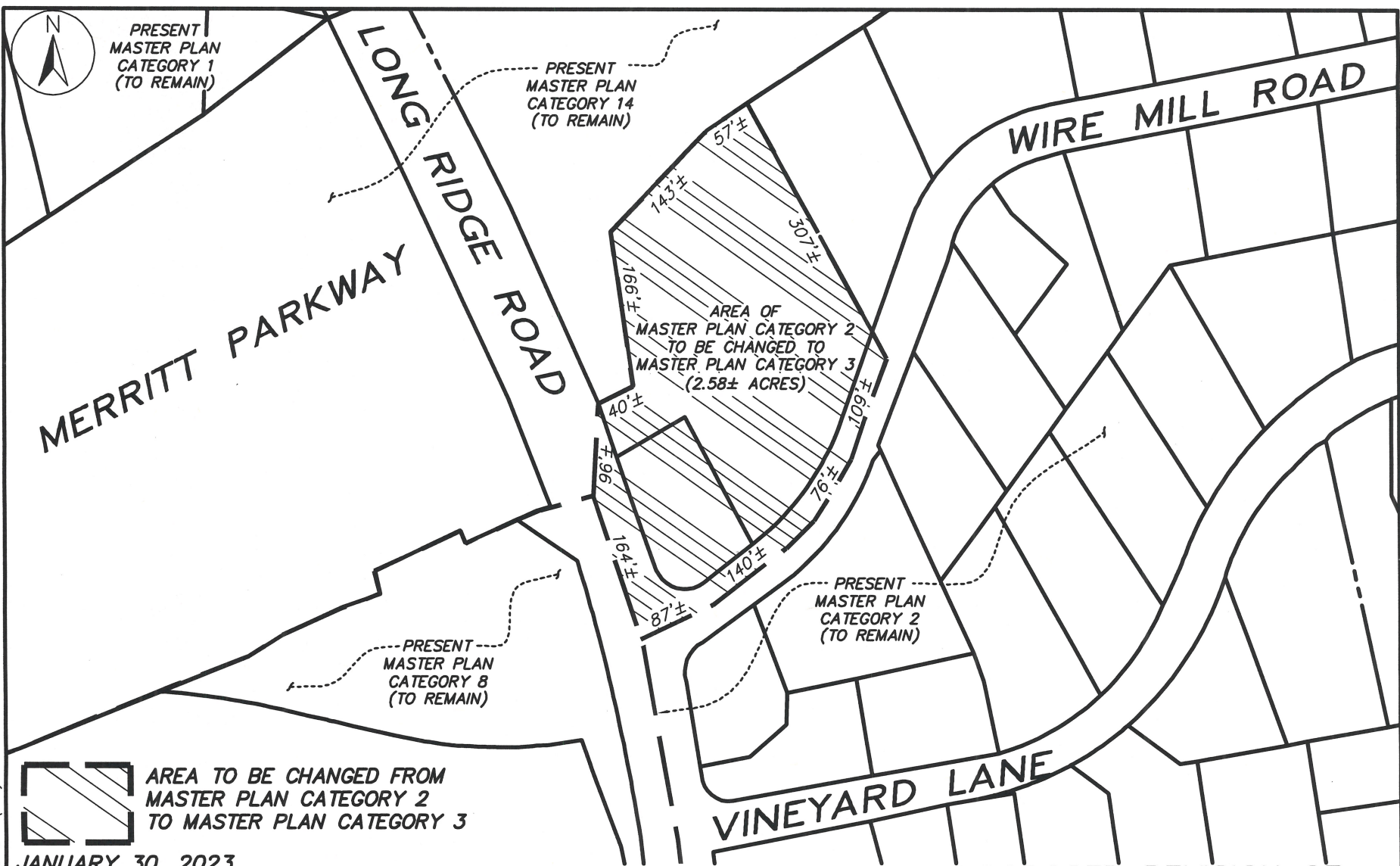
The applicant is proposing to amend the Master Plan Map for the Premises from Master Plan Category 2 to Master Plan Category 3, Residential - Low Density Multifamily. The objective is to consolidate the two parcels into one and propose a change of zone to allow the existing commercial buildings to remain and provide for the remainder of the Premises to be developed into a residential townhouse style community.

Master Plan Category 3, Residential - Low Density Multifamily is defined in the Stamford Master Plan as, "intended to allow the amenities of multifamily living in a single-family neighborhood setting. The category is intended to provide for and protect single family dwellings and the least intensive of multifamily development...".

Master Plan Category 3 is the most appropriate vehicle to fulfill the general policies and objectives of the Master Plan as they relate to these two parcels. This Premises abuts Long Ridge Road and the Merritt Parkway on two sides, is directly across the street from a corporate office park and maintains a single-family neighborhood to its east. An amendment to the Master Plan Map to Category 3 will promote and enhance the Master Plan policies by; (i) maintaining the community character of the Long Ridge Road and Wire Mill Road intersection; (ii) supporting and buffering the residential single-family character of the area to the east; and (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, a policy encouraged by the Long Ridge/High Ridge Corridors Study.

Considering the location of this Premises, its nature and use, as well as the surrounding area, the proposed concept of development will provide an appropriate transition between the commercial nature of Long Ridge Road, the vehicular activity and noise from the Merritt Parkway, and the single-family residences along Wire Mill Road. Intended is a townhouse style of development with garage parking and adequate screening and buffer zones. Although development is only conceptual at this time, there is anticipated to be a total of approximately eighteen (18) residential units proposed with the historically significant structures to remain. The present activities, including the use of the Premises as staging areas for State of Connecticut and utility company equipment and materials will cease.

For all of the forgoing reasons a change to the Master Plan Map to Category 3 is most appropriate for these two parcels of land.



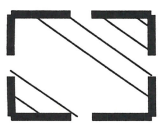
PRESENT  
MASTER PLAN  
CATEGORY 1  
(TO REMAIN)

PRESENT  
MASTER PLAN  
CATEGORY 14  
(TO REMAIN)

AREA OF  
MASTER PLAN CATEGORY 2  
TO BE CHANGED TO  
MASTER PLAN CATEGORY 3  
(2.58± ACRES)

PRESENT  
MASTER PLAN  
CATEGORY 2  
(TO REMAIN)

PRESENT  
MASTER PLAN  
CATEGORY 8  
(TO REMAIN)



AREA TO BE CHANGED FROM  
MASTER PLAN CATEGORY 2  
TO MASTER PLAN CATEGORY 3

JANUARY 30, 2023

**D'ANDREA SURVEYING & ENGINEERING, PC**

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549  
RIVERSIDE, CT 06878

6 NEIL LANE  
TEL. 637-1779

1 INCH = 150 FEET  
SCALE



PROPOSED REVISION OF  
STAMFORD MASTER PLAN  
AT  
961 LONG RIDGE  
16 WIRE MILL ROAD  
STAMFORD, CONNECTICUT

21VS\_MASTERPLAN\_8.5x11\_0.DWG (GLT)

**MP-444**