

**PLANNING BOARD MEETING  
MARCH 12, 2024**

**ZB APPLICATION #223-38  
800 LONG RIDGE ROAD**

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**PUBLIC COMMENTS  
OPPOSED**

**From:** Patrick Kazley <patrickkazley@gmail.com>

**Sent:** Friday, February 23, 2024 3:55 PM

**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Board of Representatives <bcreps@StamfordCT.gov>; tdell@stanfordct.gov <tdell@stanfordct.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>; RBlessing@stamfordsct.gov <RBlessing@stamfordsct.gov>; Bosak Jr., Gerald <GBosak@StamfordCT.gov>; McManus, Rosanne <RMcManus@StamfordCT.gov>; Boeger, Sean <SBoeger@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; BOR\_AllReps <BOR\_AllReps@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>; Stein, David <DStein@StamfordCT.gov>; Morris, William <WMorris@StamfordCT.gov>; Smith-Anderson, Racquel <RSmithAnderson@StamfordCT.gov>

**Cc:** Adele Langie <langie4468@hotmail.com>; Michael Kellick <kellickm@optonline.net>; lhoza@optonline.net <lhoza@optonline.net>; Joanna R. Savino <joannar.savino@gmail.com>; Shirley\_Grimmett@greenwich.k12.ct.us <Shirley\_Grimmett@greenwich.k12.ct.us>; mkilcoynetweety@aol.com <mkilcoynetweety@aol.com>; pberns@stamford.gov <pberns@stamford.gov>; katinap@hotmail.com <katinap@hotmail.com>; glenn\_lu@yahoo.com <glenn\_lu@yahoo.com>; bohbbann@gmail.com <bohbbann@gmail.com>; blazrwmn@aol.com <blazrwmn@aol.com>; jsullivan@thepropertygroup.net <jsullivan@thepropertygroup.net>; steve.dellolio@gmail.com <steve.dellolio@gmail.com>; info@northstamfordassoc.org <info@northstamfordassoc.org>; lhumphrey@optonline.net <lhumphrey@optonline.net>; lbalaw@gmail.com <lbalaw@gmail.com>; thimio2001@gmail.com <thimio2001@gmail.com>; btrem@optonline.net <btrem@optonline.net>; afishkow@optonline.net <afishkow@optonline.net>; a.carella@ctexaminer.com <a.carella@ctexaminer.com>; tips@ctnews.com <tips@ctnews.com>; turchio@hotmail.com <turchio@hotmail.com>; amguglielmo@icloud.com <amguglielmo@icloud.com>; inara612@yahoo.com <inara612@yahoo.com>; richard@paragoncoffee.com <richard@paragoncoffee.com>; cnanos@optonline.net <cnanos@optonline.net>; pjoner@gmail.com <pjoner@gmail.com>; Paul Arvoy <ifyouseekstamford@gmail.com>; tanthonyhowell@mac.com <tanthonyhowell@mac.com>; drmchase@yahoo.com <drmchase@yahoo.com>; Nancy Carbone <nancy\_carbone@att.net>; theolssons.ab@gmail.com <theolssons.ab@gmail.com>; Gleiciane Kazley <ackazley@gmail.com>

**Subject:** Fwd: 800 Long Ridge - Letter of Opposition and Resident Notification

Dear Planning Board, Zoning Board, Board of Reps, etc,

This email is to formally note opposition to the 800 LRR proposal, notify concerned residents about this proposal, and encourage the same residents to also voice their dissent and share this note far and wide.

For Planning Board, who must first consider this application, this email is an appeal to please stop entertaining requests for spot zoning for the purposes of assisting developers maximize their economic yields, and to consider the impact on existing residents who are explicitly protected through a number of provisions in the Master Plan (1.3, 1.3B, 6A.1, 8.2 Subsections 1,2, and 8 just off the top of my head).

We are not just curmudgeons grumbling in the corner - we understand full well that there is an explicit mandate from on high to repurpose underutilized corporate office parks in Stamford. Same as we noted for 900 LRR, this simply doesn't need to be a monstrous mid-rise apartment complex with massive commercial space. We believe townhome-style development is far more compatible and responsible use of this land, and that such development of this land would both address commercial needs of the landowner without unduly disturbing the existing single family zones that run adjacent to these corporate parks. Think River Oaks, Havemeyer, etc.

I am here again just a few short months after we mutually agreed that the proposed monstrosity at 900 LRR was highly incompatible with the adjacent zones and single-family neighborhoods, and after you unanimously rejected that proposal, imagine my surprise when I learn about an outstanding application (223-38) for the lot next door, this time owned by BLT (the same folks who construct apartments that [sink and collapse](#)), are now onto their latest mission to displace single-family homes and urbanize Stamford up to the Merrit and beyond.

The project is more or less the same exact proposal as the one attempted next door - 354 apartments, almost 10k sq. ft. of multi-purpose commercial space. Our concerns with this proposed development will therefore be largely consistent with our objections to the 900 LRR (zoning incompatibility, traffic burden, school and resource burden, lack of creativity for land use, no need for another luxury apartment, the list goes on). I encourage you to read through the Zoning Board rejection for that project as you consider the general scope of this project. It is unfathomable to me that this proposal gains any traction beyond its initial planning phases.

I was shocked to learn that this inept developer (BLT) who has been on a steady mission to swallow Stamford whole was able to maneuver a direct audience with the Planning Board for a special site walkthrough on March 4th before posting their application on any publicly available website. I have been able to request the application and have thus far found the materials to fully replicate the mistakes that Monday properties and Redniss and Mead made with their application.

I urge you to nip this in the bud - send the developer back to planning stages, ask them to work with the community to develop a subdivision or townhome community that is more compatible with the surrounding single-family zones.

Thank you for the consideration and please do not waste too many public resources entertaining this insane proposal,

Patrick

**From:** Anne Marie Guglielmo <[amguglielmo@icloud.com](mailto:amguglielmo@icloud.com)>  
**Sent:** Friday, March 1, 2024 10:46 AM  
**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>  
**Cc:** Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@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)>; Godzeno, Jennifer <[JGodzeno@StamfordCT.gov](mailto:JGodzeno@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Weinberg, Carl <[CWeinberg@StamfordCT.gov](mailto:CWeinberg@StamfordCT.gov)>; [RBlessing@stamfordsct.gov](mailto:RBlessing@stamfordsct.gov) <[RBlessing@stamfordsct.gov](mailto:RBlessing@stamfordsct.gov)>; Bosak Jr., Gerald <[GBosak@StamfordCT.gov](mailto:GBosak@StamfordCT.gov)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; Buccino, Michael <[MBuccino@StamfordCT.gov](mailto:MBuccino@StamfordCT.gov)>; Totilo, Michael <[MTotilo@StamfordCT.gov](mailto:MTotilo@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>; Smith-Anderson, Racquel <[RSmithAnderson@StamfordCT.gov](mailto:RSmithAnderson@StamfordCT.gov)>; [pberns@stamford.gov](mailto:pberns@stamford.gov) <[pberns@stamford.gov](mailto:pberns@stamford.gov)>

**Subject:** Re: 800 and 900 Long Ridge - opposition to zoning and development proposals

Dear Planning Board, Zoning Board, Board of Reps, et al.:

This email is to formally note opposition to the 800 and 900 LRR rezoning and development proposals, as these both appear to be “spot zoning” changes that should be strictly scrutinized and should not be done for the sole purpose of satisfying the needs and economic benefit of the developer at the expense of surrounding landowners and existing land uses.

I have previously voiced my strong opposition to similar developments along Long Ridge Road for reasons that include (1) lack of conformity with current single residential homes in the area, (2) dangerous congestion and traffic conditions in an already highly travelled route along Long Ridge/Merritt Parkway entrance as well as the “cut-through” roads in the mid-Ridges like Wire Mill and Cedar Heights and onto High Ridge Roads, and (3) overburdening our resources including fire and police departments, infrastructure like water, energy, waste, schools, etc.

I agree with some of my fellow residents that a townhome-style development is far more compatible and responsible use of this land, and that such development of this land would both address commercial needs of the landowner without unduly disturbing the existing single family zones that run adjacent to these corporate parks (similar to the existing developments like River Oaks).

Thank you in advance for your attention to my concerns and that of my fellow residents. I implore you to deny these behemoth development proposals that are inconsistent with the current land use and surrounding environment and that you, instead, work with the community to develop a subdivision or townhome community that is more compatible with the surrounding single-family zones.

Sincerely,

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

**From:** Patrick Kazley <patrickkazley@gmail.com>

**Sent:** Monday, March 11, 2024 7:43 PM

**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>; Perry, Stephen <SPerry@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>, et al.

**Subject:** Fwd: Ralph Blessing was Dishonest (Again)

Theresa, Board

I want to ensure you saw my note below. I trust you were unaware of the nature of these changes as Ralph framed them as a clean-up. He was lying. As he tends to do.

I always get replies on procedural questions, but never when I call out corrupt practices by Ralph - curious.

He has been tasked by BLT and Monday properties to make sure they can push through their profit-maximizing dense housing projects in our suburban neighborhoods. We aren't fooled by this and we will continue to petition for your attention without apologies.

Patrick

**From:** Patrick Kazley <[patrickkazley@gmail.com](mailto:patrickkazley@gmail.com)>

**Sent:** Thursday, February 29, 2024 2:22 PM

**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>; Board of Representatives <[bdreps@StamfordCT.gov](mailto:bdreps@StamfordCT.gov)>; Tepper, Jay <[JTepper@StamfordCT.gov](mailto:JTepper@StamfordCT.gov)>; Godzeno, Jennifer <[JGodzeno@StamfordCT.gov](mailto:JGodzeno@StamfordCT.gov)>; Levin, William <[WLevin@StamfordCT.gov](mailto:WLevin@StamfordCT.gov)>; Weinberg, Carl <[CWeinberg@StamfordCT.gov](mailto:CWeinberg@StamfordCT.gov)>; RBlessing@stamforsct.gov <[RBlessing@stamforsct.gov](mailto:RBlessing@stamforsct.gov)>; Bosak Jr., Gerald <[GBosak@StamfordCT.gov](mailto:GBosak@StamfordCT.gov)>; McManus, Rosanne <[RMcManus@StamfordCT.gov](mailto:RMcManus@StamfordCT.gov)>; Boeger, Sean <[SBoeger@StamfordCT.gov](mailto:SBoeger@StamfordCT.gov)>; Gleiciane Kazley <[ackazley@gmail.com](mailto:ackazley@gmail.com)>; Pierre-Louis, Fred <[FPierreLouis@StamfordCT.gov](mailto:FPierreLouis@StamfordCT.gov)>; BOR\_AllReps <[BOR\\_AllReps@StamfordCT.gov](mailto:BOR_AllReps@StamfordCT.gov)>; Buccino, Michael <[MBuccino@StamfordCT.gov](mailto:MBuccino@StamfordCT.gov)>; Totilo, Michael <[MTotilo@StamfordCT.gov](mailto:MTotilo@StamfordCT.gov)>; Perry, Stephen <[SPerry@StamfordCT.gov](mailto:SPerry@StamfordCT.gov)>; Stein, David <[DStein@StamfordCT.gov](mailto:DStein@StamfordCT.gov)>; Morris, William <[WMorris@StamfordCT.gov](mailto:WMorris@StamfordCT.gov)>; Smith-Anderson, Racquel <[RSmithAnderson@StamfordCT.gov](mailto:RSmithAnderson@StamfordCT.gov)>

**Cc:** Adele Langie <[langie4468@hotmail.com](mailto:langie4468@hotmail.com)>; Michael Kellick <[kellickm@optonline.net](mailto:kellickm@optonline.net)>; lhoza@optonline.net <[lhoza@optonline.net](mailto:lhoza@optonline.net)>; Joanna R. Savino <[joannar.savino@gmail.com](mailto:joannar.savino@gmail.com)>; Shirley Grimmiett@greenwich.k12.ct.us <[Shirley\\_Grimmiett@greenwich.k12.ct.us](mailto:Shirley_Grimmiett@greenwich.k12.ct.us)>; mkilcoynetweety@aol.com <[mkilcoynetweety@aol.com](mailto:mkilcoynetweety@aol.com)>; pberns@stamford.gov <[pberns@stamford.gov](mailto:pberns@stamford.gov)>; katinap@hotmail.com <[katinap@hotmail.com](mailto:katinap@hotmail.com)>; glenn\_lu@yahoo.com <[glenn\\_lu@yahoo.com](mailto:glenn_lu@yahoo.com)>; bohbbann@gmail.com <[bohbbann@gmail.com](mailto:bohbbann@gmail.com)>; blazrwmn@aol.com <[blazrwmn@aol.com](mailto:blazrwmn@aol.com)>; jsullivan@thepropertygroup.net <[jsullivan@thepropertygroup.net](mailto:jsullivan@thepropertygroup.net)>; steve.dellolio@gmail.com <[steve.dellolio@gmail.com](mailto:steve.dellolio@gmail.com)>; info@northstamfordassoc.org <[info@northstamfordassoc.org](mailto:info@northstamfordassoc.org)>; lhumphrey@optonline.net <[lhumphrey@optonline.net](mailto:lhumphrey@optonline.net)>; Lois Anderson <[lbawlaw@gmail.com](mailto:lbawlaw@gmail.com)>; thimio2001@gmail.com <[thimio2001@gmail.com](mailto:thimio2001@gmail.com)>; btrem@optonline.net <[btrem@optonline.net](mailto:btrem@optonline.net)>; afishkow@optonline.net <[afishkow@optonline.net](mailto:afishkow@optonline.net)>; a.carella@ctexaminer.com <[a.carella@ctexaminer.com](mailto:a.carella@ctexaminer.com)>; tips@ctnews.com <[tips@ctnews.com](mailto:tips@ctnews.com)>; turchio@hotmail.com <[turchio@hotmail.com](mailto:turchio@hotmail.com)>; amguglielmo@icloud.com <[amguglielmo@icloud.com](mailto:amguglielmo@icloud.com)>; inara612@yahoo.com <[inara612@yahoo.com](mailto:inara612@yahoo.com)>; richard@paragoncoffee.com <[richard@paragoncoffee.com](mailto:richard@paragoncoffee.com)>; cnanos@optonline.net <[cnanos@optonline.net](mailto:cnanos@optonline.net)>; pjoner@gmail.com <[pjoner@gmail.com](mailto:pjoner@gmail.com)>; Paul Arvoy <[ifyouseekstamford@gmail.com](mailto:ifyouseekstamford@gmail.com)>; tanthonyhowell@mac.com <[tanthonyhowell@mac.com](mailto:tanthonyhowell@mac.com)>; drmchase@yahoo.com <[drmchase@yahoo.com](mailto:drmchase@yahoo.com)>; Nancy Carbone <[nancy\\_carbone@att.net](mailto:nancy_carbone@att.net)>; theolssons.ab@gmail.com <[theolssons.ab@gmail.com](mailto:theolssons.ab@gmail.com)>; bremondinoesl@gmail.com <[bremondinoesl@gmail.com](mailto:bremondinoesl@gmail.com)>; jo001di@yahoo.com <[jo001di@yahoo.com](mailto:jo001di@yahoo.com)>; bilinday@gmail.com <[bilinday@gmail.com](mailto:bilinday@gmail.com)>

**Subject:** Fwd: Ralph Blessing was Dishonest (Again)

**Dear Planning Board, Zoning Board, [Please file this under letters of opposition for both the 800 Long Ridge Road application, and the Text Change Application #224-05]**

I request your undivided attention on the below - this is a perfect example of the backhanded attempts from Ralph and related non-voting members of the Zoning Board to subvert to public's will and force the priorities of developers on Stamford residents at any cost. Unfortunately, these desperate attempts are public record and while they hope no one like me notices and calls them out, here I am...

When Theresa Dell asked Ralph on the last Planning Board Meeting in reference to the latest set of text changes, "So, this is basically a cleanup?", Ralph - the honest answer should have been "No, this is a substantial edit to the existing provisions for the purpose of encouraging the development of residential uses for the corporate office parks along Long Ridge Road and other related housing initiatives that the developers and I have been openly pushing for."

Instead, Ralph replied, "it is a cleanup..." and he continued "it is important, because it sets the tone for what zoning is supposed to do and can help with the interpretation of some of the regulations."

That is a gross misrepresentation, and an intentional glossing over of very substantial edits to these general provisions. If you read the changes, he is clearly setting the table for his crony developers to have open season on the corporate office park lands along Long Ridge.

I'm sorry to tell this to the Planning Board - but you were tricked and lied to by Ralph. Nothing new, but this time it was particularly egregious. Two days ago, Ralph presented these changes PB recently filed text changes related to Section 1 - General Provisions of the Stamford Zoning Regulations. Within it are a host of additions and removals of text. Here are some of the changes Ralph characterized as a "clean up". You be the judge...

A quick count yield 14 brand new provisions and many more partial additions, including:

Limiting the Zoning Board's evaluation criteria for proposals within Section 1A to strictly height, structure versus lot size, open space sizes, density, and utilization of space for advertising, and notably not other factors like compatibility with surrounding neighborhoods (as the Master Plan painstakingly provisions for).

And

Adding 2.b. to explicitly prioritize new developments, specifically multifamily dwellings.

Very convenient amendments given the frustrating setback Ralph had on 900 Long Ridge, isn't it? This is a manipulation of language to achieve his ends, and skirt around the protections of the Master Plan.

But it gets worse:

Further along with a suggestion to limit the scope of Zoning's authority, he also removed language that gave consideration to preserving the values of residential homes. The residents of Stamford purportedly aren't permitted to care about the value of their property.

He also removed language in Section 2 mentioning the restriction of the location for new residential structures, he removed the language noting regulation and limitation of population density, and he removed language that lent support to the existence and enforcement of "distinct zoning districts" (which, without, would support intensive development outside of downtown, for instance, and is directly at odds with the Master Plan Section 1.3).

These are very clearly not just a "clean up", and shame on you, Ralph, for representing them as such. Shame on you.

It is not a coincidence that these changes are coming through shortly after the 900 Long Ridge Road rejection and just before 800 Long Ridge Road proposal by the Stamford's favorite developer, BLT. I can promise you in a few weeks when voting members are called upon to evaluate that 800 LRR application, that you will be directed to this language in the general provisions as justification for why these are "clearly in accordance with the broad objectives of Zoning".

There was no public hearing on this, no extensive consideration – a few minutes passed by and it was briefly approved. This is the way that the developers and Ralph Blessing (in coordination with developers) chip away at the rights of residents and displace all single-family zones south of the Merritt one regulation and provision at a time.

Luckily, these text changes are not laws or regulations that must be adhered to, but clearly these changes will be used and twisted in their interpretation (as Ralph directly suggested on the PB call, quote above) to lend more support to the insanely incompatible developments planned along Long Ridge Road.

Thank you for your attention on this, and nice try Ralph.

Patrick

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

**Sent:** Monday, March 4, 2024 8:37 AM

**To:** Cohen, Lindsey <LCohen@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>

**Subject:** Paul Arvoy. Deny 900 Long Ridge Rd.

This letter is in regard to 800 Long Ridge Rd. I oppose this development for the plethora of reasons that I have laid out during the denial of 900 Long Ridge Rd. As residents we have proposed credible and effective alternatives that align with the master plan and fall under the protections we have as landowners in Stamford. This intrusion of spot zoning, text changes and map changes, that benefit developers and not our community must end. The planning board and zoning board are making decisions with members sitting on the boards with expired terms. This application must follow suit and must be immediately denied without the prospect of even getting to the zoning board. You cannot deny 900 Long Ridge Rd. and then even consider 800 Long Ridge Rd. This would show total hypocrisy and the favorability the expired members are giving to developers for profit. Apartment buildings do not belong here, and it should be a unanimous decision for this application to be set aside for future recommendations. Affordable housing is not being created by the BMR/Fee in Lieu program and has failed Stamford. We have produced over and above the 10% of housing required by the state and it's time to listen to new ideas. Deny any attempt for this proposed application to move forward. Thank you.

Paul Arvoy  
Stamford, Ct



**From:** Hy Pomerance <hypomerance@gmail.com>

**Sent:** Tuesday, March 5, 2024 11:09 AM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** 800 Long Ridge Road proposed development

Good morning,

My name is Hy Pomerance and I'm a resident of River Oaks Community. My address is 55 Waterview Way Stamford CT 06902.

I'm writing to express my opposition to the proposed development at 800 Long Ridge Road based on safety concerns that will significantly escalate with the increase in traffic on Long Ridge Road and the risks of turning in and out of River Oaks Drive. There is no traffic light or stop sign and speed limits are 40 MPH (and rarely obeyed). This is hazardous to the community as a whole. By adding this development, the increase in traffic will cause severe risk to those who live so close by and have to turn onto Long Ridge Road. If a traffic light were installed at the entrance to our community, that might mitigate such risks. But I understand the City has determined the light isn't needed. With the increase in traffic, something has to be done to keep is safe.

Respectfully,  
Hy Pomerance

**From:** Barbara Axel <baxelzelt@gmail.com>

**Sent:** Wednesday, March 6, 2024 5:24 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** Development at 800 Long Ridge Road

Dear Ms. Capp and Ms. Dell

My husband and I live at River Oaks, a community located at 631 Long Ridge Road. We are vehemently opposed to the proposed development at 800 Long Ridge Road. The increased traffic would make driving into and out from our home even more dangerous than it already is! Not very long ago, my husband's car was totaled by a speeding driver who neglected to see my husband's turn signal! Only the fact that my husband was in a large, safe car saved his life. Please, we implore you, don't let this development proceed.

Barbara and Frank Axel

**From:** Timcormany1 <timcormany1@aol.com>  
**Sent:** Wednesday, March 6, 2024 5:34 PM  
**To:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** 800 Long Ridge Rd

I reside at 9 River Oaks Drive, slightly south of the proposed BLT proposed project on 800 Long Ridge Road. I am firmly against any alternative development of this property.

Timothy Cormany

**From:** Bill Young <billinday66@gmail.com>

**Sent:** Wednesday, March 6, 2024 8:53 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** We are strongly against development of 800 Long Ridge Road with over 350 dwellings.

Dear Ms. Dell and Ms. Capp,

We have been made aware of the proposed property development project on the part of BLT at 800 Long Ridge Road.

We do not believe such a project is a net plus to Stamford, and, in fact, believe it will lead to the destruction of value along the Long Ridge Road corridor.

Long Ridge Road is a state highway, connecting Stamford to Bedford, New York and passing through considerable population centers within the City. The highway (CT Route 104) is often clogged with traffic as it a major thoroughfare connecting Stamford residents to the Merritt Parkway and to the Bull's Head area, a major shopping mecca in the City. It is the natural extension of Bedford Street in Stamford which is a major north/south artery that brings vehicular traffic from "downtown Stamford" toward the Merritt, Bedford NY, shopping districts on High Ridge Road, Ridgeway shopping plaza, and residential areas.

In fact, Long Ridge Road is often "clogged" at rush hour and is busy a good part of the day. The multitude of residential side streets and office parks have helped create such havoc on a daily basis. There are many traffic lights on the corridor, but there are a large number of driveways and side streets which are adjacent to Long Ridge Road which require cars/trucks turning onto Long Ridge Road to stop, often for prolonged periods, until the intersection is clear enough to proceed.

In addition, the construction of four apartment buildings on Long Ridge Road is completely inconsistent with the housing stock (mainly single-family, standalone houses) that already occupies the LRR corridor.

Some things I don't really understand. Why is bigger better? Who needs to add so many people to our city, especially in a concentrated area? Why put more pressure on Stamford's schools and infrastructure.

The development of 800 Long Ridge Road with 354 residential units, with parking for over 600 cars, and almost 10,000 square feet of commercial space is sure to exacerbate an already intolerable situation. Why should Stamford residents and taxpayers suffer in their day-to-day living just so that BLT can generate a profit on its proposed investment? There has to be a better use which is less people and automobile intensive.

All the best,

Linda & Bill Young  
28 River Oaks Drive  
Stamford, CT 06902

**From:** susan <susan@watsonscatering.com>

**Sent:** Wednesday, March 6, 2024 8:59 PM

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

**Subject:** Objection to the huge development proposed by BLT at 800 Long Ridge Road

I am a resident at River Oaks at 631 Long Ridge Road. It is hard to get in and out of our property of 59 condo/homes as it is. We have tried hard to get a light at our entrance, to no avail.

I cannot imagine something to that scale being allowed in. Plus, from what I have witnessed at the south end of Stamford, BLT does whatever it wants and then asks for forgiveness.

Please consider the existing traffic nightmare on Long Ridge Road, compounded by the fact that we are getting Whole Foods, Starbucks, Pepe's Pizza and Shake Shack just two miles down the road, which is going to wreak havoc on our entire area.

This large project will not be good for our neighborhood.

Sincerely,

Susan Watson Scully  
11 River Oaks Drive  
Stamford, CT 06902

**From:** jeff klein <nsc\_lp@yahoo.com>

**Sent:** Wednesday, March 6, 2024 11:42 PM

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

**Subject:** 800 Long Ridge Rd

Better widen the roads and add traffic light @ 631 Long Ridge Rd and discount EV and hybrid cars for their low noise control.

Jeff Klein

**From:** Karen DeFeo <[karenhd1216@gmail.com](mailto:karenhd1216@gmail.com)>  
**Sent:** Wednesday, March 6, 2024 4:48 PM  
**To:** Stamford Land Use <[StamfordLandUse@StamfordCT.gov](mailto:StamfordLandUse@StamfordCT.gov)>  
**Subject:** 800 Long Ridge road apartment proposal

To the Land Use Board:

I am writing today to formally submit my opposition to the proposed 354 apartment development at 800 Long Ridge Road. My family and I reside at 28 Pakenmer Road, which is off Doolittle Road in the Westover community of very low-density residential zoning. We purchased our home in 2010 and fell in love with its quiet sleepy nature, away from the high-density zoning of downtown Stamford. The office parks at 800 and 900 Long Ridge Road are directly adjacent to our neighborhood.

I have reviewed the proposal brought forth by BLT for the 800 Long Ridge property and must say I am deeply dismayed by yet another attempt to build high density apartments egregiously close to and visible from our neighborhood. As you know, the Zoning Board voted unanimously to deny the 900 Long Ridge Road proposal last year, deeming it incompatible with the surrounding communities. While Monday Properties fights that decision in the Courts, my neighbors and I are faced with another attempt to infringe on our community.

In my view, The BLT proposal is just as troubling, and in some respect more so than 900 Long Ridge. The BLT proposal is *extremely close* to the dead end at Doolittle Road and provides for an easy cut-through to our neighborhood. Additionally, this large complex would be fully visible from Doolittle Road which is profoundly inappropriate for this very low-density community. We didn't move here and invest our life savings in a property to be surrounded by large apartment complexes more suitable to Harbor Point or downtown.

Respectfully,  
Karen DeFeo  
28 Pakenmer Road

**From:** Martin Munitz <munitzlaw@aol.com>  
**Sent:** Thursday, March 7, 2024 2:28 PM  
**To:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road Development

Ms. Capp,

Please attach my following comments to the developer's application to their 800 Long Ridge Road application.

Notwithstanding their self-serving traffic report, the addition of hundreds of apartments and commercial properties **will cause heavier traffic** along Long Ridge Road. Our River Oaks community, consisting of 59 homes, mostly occupied by senior citizens, currently experience great risks each and every time one wishes to enter or exit from our community. There is no immediate traffic signal which would permit safer ingress and egress nor is there an additional left hand turn lane which would allow southbound vehicles to safely wait while attempting to turn left into our community. At present, we are at the mercy of speeding vehicle operators to notice us stopped while waiting to turn into our community.

Thanking you in advance, I remain,

Marty Munitz



**From:** Jaime A. Vasquez <jaimeavasquez@gmail.com>  
**Sent:** Thursday, March 7, 2024 8:28 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 LRR Project

This project doesn't make sense for our suburban feel in North Stamford, especially since you declined 900 LRR already. It would create extra traffic to and from downtown in the morning and afternoon. There are enough rental properties in Stamford so high-density housing doesn't make sense in an area zoned for commercial and residential housing.

Sincerely,  
Jaime A. Vasquez

From: Dan Snopkowski <snopkowski@gmail.com>  
Sent: Friday, March 8, 2024 10:38 AM  
To: Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>  
Subject: Opposition to development at 800 Long Ridge Road

To Whom it May Concern,

I'm writing to voice my strong opposition to the large apartment complex proposed for the office park at 800 Long Ridge Road. I live in River Oaks Drive on Long Ridge, just south of the proposed complex.

I have two main reasons for my opposition. First, this will cause an enormous increase in traffic on Long Ridge. The exit / entrance to River Oaks is EXTREMELY dangerous. There have been several accidents where speeding cars have hit RO residents waiting to turn into our community. I have experienced several near misses where a car has come up on me as I'm waiting for traffic to clear for me to turn. As they approach my car from behind, they do a quick slalom into the right lane and the car behind them will have to slam on their brakes to not hit me. The uphill pitch on Long Ridge coming south to our entrance makes it nearly impossible for the second car to see me stopped in the left lane. Adding hundreds of new cars to this traffic pattern will only make this traffic situation worse. In addition, without a traffic light at the RO entrance, it is already very difficult, especially during rush hours, to exit onto Long Ridge. Our community has a large population of senior citizens who have difficulty pulling out. The increased traffic will only make this more dangerous. I'm aware that the River Oaks community has approached the town on several occasions to install a light at our entrance and we have been denied due to concerns that commuters need a clear, speedy path into and out of town. This issue should be readdressed even without the proposed new development ... with the new development, even a smaller revision to the proposal, a light at our entrance should be required.

Second, this development is not right for our neighborhood. 800 Long Ridge is a beautiful property and would make a really nice area for a large community of private homes. Turning this property into a massive apartment complex is just wrong for this area of Stamford and would lead to copycat proposals for other unused office buildings on Long Ridge - and would change the quality of life dramatically for existing residents.

Thanks for listening to my concerns and I would urge you to turn down this proposed development.

Sincerely,  
Dan Snopkowski  
26 River Oaks Drive  
Stamford, CT

**From:** Alan Benet <ajbenet@ajbenet.com>  
**Date:** March 7, 2024 at 8:25:43 PM EST  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Cc:** Martin Munitz <munitzlaw@aol.com>  
**Subject:** Development 800 Long Ridge Road

Terry,

Hope all is well with you.

I oppose this project. I live in River Oaks and it is extremely difficult entering and exiting River Oaks due to the traffic on Long Ridge Road.

This project will markedly increase the traffic.

If a traffic light were to be installed at our entrance to RO, then I may consider supporting this project. However, based on the current traffic congestion now on Long Ridge Road, I am opposed to the development.

Best regards,  
Alan

**Alan J. Benet CLU**  
**A.J.Benet Inc.**  
430 Center Avenue  
Mamaroneck, N.Y. 10543  
[www.ajbenet.com](http://www.ajbenet.com)



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From: Eric Eimbinder <eric@eimbinder.net>  
Sent: Friday, March 8, 2024 10:52 AM  
To: Capp, Lesley <LCapp@StamfordCT.gov>  
Cc: Eric Eimbinder <eric@eimbinder.net>  
Subject: 800 Long Ridge Road

Hello -

I am a Stamford resident at 46 Waterview Way - off of Long Ridge Road.

With regard to the proposal to develop 800 Long Ridge into 354 residences and commercial space, I wish to share my opposition to this plan and the increase in traffic that would without doubt result on/around Long Ridge Road. The current traffic pattern is already extremely busy making ingress/egress into our street very difficult and hazardous.

Thank you.

Eric Eimbinder  
46 Waterview Way  
Stamford, CT 06902

**From:** Rosanne Peress <rosanne.peress@gmail.com>

**Sent:** Friday, March 8, 2024 6:12 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** 800 Long Ridge Road

To Whom it May Concern,

I am writing to express my extreme concern and objection to the development at 800 Long Ridge. With a new Whole Foods opening down the road, restaurant and Starbucks we are already expecting a lot more congestion on Long Ridge Road. It is already increasingly difficult to get in and out of River Oaks safely without waiting a significant amount of time. Turning into River Oaks presents even worse problems because we have to wait in active traffic. Our neighbor's car was totaled having been rear ended and he was severely hurt. We do not have a stop light and it seems unlikely we will get one. It was a manageable problem with GE occupying the space because most traffic was only weekdays during commuting hours. A large, oversized complex is just untenable and not in keeping with the quality of life we have to come enjoy in Stamford.

I hope you will give us strong consideration in making this decision. I am sure there are alternatives such as other corporate lease holders or larger and fewer homes.

Regards,

Rosanne Peress

Resident of River Oaks Community

**From:** Judi Silverstein <judisilverstein@yahoo.com>

**Sent:** Saturday, March 9, 2024 12:07 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** PROPOSED DEVELOPMENT AT 800 LONG RIDGE ROAD

I am a homeowner living in the River Oaks development, which is off of Long Ridge Road. I find that the volume of traffic currently found on Long Ridge is very difficult to handle. Making a left from River Oaks onto Long Ridge is especially treacherous. The addition of the development at 800 Long Ridge will make the situation worse.

I am against the proposed development.

Judi Silverstein  
49 Waterview Way  
Stamford, CT 06902

**From:** SUSAN MORRIS <sema43@aol.com>  
**Sent:** Saturday, March 9, 2024 12:37 PM  
**To:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** Re: Planning Board Meeting - March 12, 2024

I want to voice my opinion on 800 Long Ridge Road. Shopping and rental apartments are not conducive to the area and neighborhood. I would recommend that residential homes or townhomes would be ideal. Mimic Buckingham as a gated community to allow for permanent residence. School buses, traffic and the density of the proposal, being that there are no pedestrian sidewalks causes a safety issue. Also the amount of cars it would attract is dangerous and concerning since people speed. Lastly, stores with apartments on top is definitely a problem in a residential area where High Ridge is 5 minutes away. Thank you.

**From:** Jane Weyl <janeweyl@gmail.com>

**Sent:** Saturday, March 9, 2024 2:27 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Cc:** Jane Weyl <janeweyl@gmail.com>

**Subject:** Say No to BLT development at 800 Long Ridge Road

Dear Lesley and Theresa,

I am writing to express our strong objection to a proposed development at 800 Long Ridge Road. I live at 631 Long Ridge Road and the traffic conditions on this street are horrendous. The ingress and egress to our community are already hazardous. There have been numerous accidents entering and exiting our community in the 16 years we've lived here. A development of the size and scale BLT is proposing would only add to the traffic problems on the street.

Please say no to this development. Thank you for your attention.

Jane B. Weyl  
Alan J. Weyl  
19 River Oaks Drive  
Stamford CT 06902



**From:** Adele Langie <langie4468@hotmail.com>  
**Sent:** Sunday, March 10, 2024 6:08 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Cc:** Briscoe, Tracy <TBriscoe@StamfordCT.gov>

**Subject:** Grave Concern/Opposition: Application #223-28- 800 Long Ridge Road OVER Development.

Dear **Planning Board of Representatives** and other interested parties.

I am writing this statement prior to the Stamford Planning Board meeting on Tuesday, March 12th. Please take my opinion into consideration with regards the ZB Application #223-28 for 800 Long Ridge Road.

I am a resident of Stamford for over 30 years and currently reside at 16 Hunting Lane, right next to Long Ridge and Wire Mill Road - and would like to voice my serious concerns and opposition to the development listed above based on the following factors:

- **SAFETY** of thru traffic to surrounding suburban neighborhoods.
  - ROAD RAGE is already happening; People honking/yelling; Cars are not stopping at stop signs/red lights; cars are passing by school buses with no regards to the STOP SIGNS.
  - 1 DEATH has occurred (do we need more?!); Long Ridge Road drivers are increasingly using side roads (Vineyard to Hunting - my street) as cut throughs; I personally witnessed the young policeman who sped by my house and then killed the Reverend on Wire Mill Road (because the intersection of Long Ridge/Wire Mill was so backed up – he decided to use my side street as a "faster" cut thru.)
- **SHORTAGE of EMS RESOURCES, especially Paramedic and Fire.**
  - As it stands now (before 354 more apartments with average of 2 people living at 800 LRR), it takes 15 minutes for the closest EMS to arrive at my home (.5 miles away); my husband is on disability with heart conditions; this CONCERNS ME!
- **SUSTAINABILITY.**
  - Strain on existing sewage and public utilities.
  - Where is the concern over the impact on wildlife? wetlands? deer? fox?
  - There are much better uses (less congestion - low density housing) for this beautiful, landscaped property.
  - This would make it much more compatible with the surrounding neighborhood of single-family homes and >.5 acreage.
- **CONGESTION on Long Ridge; Ramps on/off Merritt.**
  - Leading to more people commuting,
  - More traffic into the 10k commercial space
  - More Amazon/delivery trucks, greater traffic,
  - Shorter EMS response time; and
  - EVEN MORE BACKUP to and from the Merritt Parkway and more people cutting and speeding through my street.

I am not against some type of development. I am asking for **SMART DEVELOPMENT** that will make our **COMMUNITY BETTER** and adhere with the **MASTER PLAN**.

*The Master Plan has a number of provisions (1.3B, 6A.1, 8.2 subsections 1,2 and 8, etc.) that explicitly prohibits nearby residents from incompatible developments.*

*Our neighborhood is a low-density and very-low density area. Families love it here. Let's invite some wonderful families to join us – and reach the AMERICAN DREAM of HOME OWNERSHIP.*

**4 PROPOSED SOLUTIONS:** Do not Approve as is. Instead, find a developer who can do one of the following:

- **Single family development/track** - like **DORAL FARM** - a nicely landscaped setting with a park for the kids to play and dogs to run. Create two or three ponds with fountains throughout the property.

- **Multi-family homes** - Again, presenting a nicely landscaped setting with a park for the kids to play and dogs to run.
- **Town Homes** - again making it a beautiful setting with parks and walkways for children to play and dogs to run.
- **Nicely built single-level or two-level condos development** - like **CHESTERFIELD** - with smaller shared yards.

I love Stamford. I love my neighborhood. And 800 Long Ridge Road is a beautiful site - with so MUCH POTENTIAL. Let's be SMART about this and make our community better!

Thank you for your attention and consideration in this matter. I look forward to listening to the Zoom on Tuesday evening.

Sincerely,  
Adele Langie  
16 Hunting Lane  
Stamford CT 06902

**From:** Janet Vaccaro <janetvaccaro@gmail.com>  
**Sent:** Monday, March 11, 2024 7:26 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Strongly Oppose Development at 800 Long Ridge

This is an extremely ridiculous development proposal for that area. I live a little over a mile from the site and cannot imagine the disruption all those apartments and cars will cause in addition to sewage use, water use which we had to purchase from upstate, demands on schools, hospitals, fire departments. The infrastructure is not there to support the development. For once put the needs of Stamford taxpayers ahead of your own.

Janet Vaccaro

**From:** Sherry Reisman <sreisman0522@yahoo.com>  
**Sent:** Sunday, March 10, 2024 11:03 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 LRR

I would love to see a complex of townhouses with plenty of green space. Not everyone wants to live in large bldgs. with elevators.

It's ridiculous that some apartments allow pets but only have cement around them.

Townhouses would fit nicely with single-family homes.

There are never any to rent and almost never for sale.

**From:** Adam Hirsch <adam@hirschlaw.org>  
**Sent:** Sunday, March 10, 2024 10:26 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Stamford CT

Please do not allow.

This proposal is clearly disruptive even standalone, but when one considers the exact same proposal was tried for on the commercial office lot immediately next door (900 Long Ridge), and that proposal was rejected for the sheer scale and general incompatibility (along with many other valid reasons).

Adam Hirsch, Esquire  
6 Woody Lane  
Fairfield, CT 06825  
The Hirsch Law Firm  
[www.hirschlaw.org](http://www.hirschlaw.org)  
[Adam@hirschlaw.org](mailto:Adam@hirschlaw.org)  
WESTPORT OFFICE- 20 SAUGATUCK AVENUE, WESTPORT, CT  
STAMFORD OFFICE- 945 LONG RIDGE ROAD, STAMFORD, CT  
MONROE OFFICE- 458 MONROE TURNPIKE, MONROE, CT

**From:** Becky <rebeccathomas777@gmail.com>

**Sent:** Sunday, March 10, 2024 7:59 PM

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

**Subject:** 800 LONG RIDGE

I'd just like to voice my opposition to this project at 800 Long Ridge. I feel it is too dense for the area. There has been too much development in Stamford.

Thanks.

Jay Atwood

**From:** Waits May <waitsmay@gmail.com>  
**Sent:** Sunday, March 10, 2024 4:32 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Development at 800 Long Ridge Road

I am a homeowner adjacent to the property at 800 Long Ridge Road. I think the proposal for the development at 800 Long Ridge Road is incompatible with single-family zones, would greatly increase traffic congestion, would overuse our local resources and utilities, would challenge sustainability efforts, over saturate local public schools, and overwhelm emergency responders - police, fire, and EMTs.

I did appreciate the mention of an area devoted to a public access walkway, but it is such a small area it would not be useful for a healthy walk. With such a huge property having a public walkway or trail around the property border would be terrific.

Please consider a less dense development for 800 Long Ridge Road.

Thank you,  
Waits May  
19 Mid River Run  
Stamford, CT 06902

**From:** Erica Sherman <erica.sherman001@gmail.com>  
**Sent:** Sunday, March 10, 2024 1:16 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Opposition to 800 long ridge

To whom this may concern,

This is a letter opposing the development of an apartment complex at 800 long ridge road. The completed project would cause extreme congestion in an otherwise congested city and is simply not compatible with the area it is being proposed as there are many single-family zones. Please consider this opposition and those of my neighbors for the proposed project.

Perhaps the area would be better suited for single-family developments or townhomes.

A concerned neighbor,

Erica Bradley

--

All the best,  
Erica Sherman



**From:** Stacey Roth <staceylroth@hotmail.com>

**Sent:** Sunday, March 10, 2024 12:52 PM

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

**Subject:** 800 Long Ridge Rd

I am against the proposed development at this location. I live in the Turn of River area and I do not want an apartment building with hundreds of more people. The area is already too densely populated.

Stacey Naughton  
67 Clay Hill Rd.

**From:** Beverly Maybo <shining6@aol.com>  
**Sent:** Sunday, March 10, 2024 12:51 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 long ridge etc

Being born here, I have seen a few good changes to our City. Sadly, there has also been absolutely no intention to preserve the "flavor" of our City, very little is left to identify its existence.

Development of 800 Long Ridge Rd? Seems to be another opportunity for ALL of those involved to have their hand in a very lucrative pot. Additionally...how many of these people can call Stamford their lifelong home? I doubt if many ever lived here, or do they make their fast money here while living in some lovely tree lined, preserved town. From the top decision maker down, I believe this City was sacrificed to those who took the money and ran.

Our traffic / streets are already unbearable... we need family homes not congested living; take a look at most corners of downtown... think of each of those apartments/condos just having one car?

I am no fool when there is money to be made there are deaf ears.

B.Maybo

**From:** Susan Bach <sema43@icloud.com>

**Sent:** Saturday, March 9, 2024 12:56 PM

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

**Subject:** 800 long ridge road

I want to voice my opinion on 800 Long Ridge Road. Shopping and rental apartments are not conducive to the area and neighborhood. I would recommend that residential homes or townhomes would be ideal. Mimic Buckingham as a gated community to allow for permanent residence. School buses, traffic and the density of the proposal, being that there are no pedestrian sidewalks causes a safety issue. Also the amount of cars it would attract is dangerous and concerning since people speed. Lastly, stores with apartments on top is definitely a problem in a residential area where high ridge is 5 minutes away.

Thank you.

Susan Bach

**From:** Cristina Andreana <cristina@actcpa.com>  
**Sent:** Saturday, March 9, 2024 2:42 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Opposed to 800 Long Ridge apartment complex proposal

I am opposed to the apartment complex proposal for 800 Long Ridge Road. The lot is directly adjacent to both low-density and very-low-density single-family zones (the lowest density residential zones Stamford has), and a midrise 354-unit apartment complex, plus approx. 10k sq. ft. of multipurpose commercial space is not a reasonable fit alongside those zones. This proposal would propose housing roughly 6% of the Turn of River's population at one address. This proposal is clearly disruptive even standalone, but when one considers the same proposal was tried for on the commercial office lot immediately next door (900 Long Ridge), and that proposal was rejected for the sheer scale and general incompatibility (along with many other valid reasons). It speaks volumes to the confidence that developers have to get their way in this City. Further, these projects are each considered "on their own merits," which means that planning and zoning for this property effectively ignore that implications of what would happen to the Long Ridge area if all 4+ corporate parks were to get approved for the same use. That would end up increasing the population of this area 25% at just four addresses, all on the same road. Their applications say it will reduce traffic and introduce no burden on utilities, public resources, or schools. I don't find those claims credible in the slightest, I don't see how anyone reasonably could. Are their traffic studies current? Do they take into account the recent additions of restaurants and dispensaries all flowing into the Bulls Head traffic? I suggest you remain open-minded to better alternatives in your objection to this - townhomes, condos, subdivisions. I'm personally not of the mind to suggest landowners can't use these lots to provide housing - it is just the scale and type of housing that concerns me personally. We aren't organizing against housing or development - just this kind of development in this area. It makes no sense. Our specific objections as it relates to planning and zoning are: lack of compatibility with single family zones, traffic congestion, resource utilization, sustainability, public school and emergency utilization, safety of through-traffic through suburban neighborhoods, and the list goes on.

Stamford prides itself on having unique neighborhoods within the City. Please do not change the make-up of our neighborhood.

Regards,

Cristina Andreana  
148 Skyview Drive

**From:** Joan Romano <jromano1017@yahoo.com>  
**Sent:** Saturday, March 9, 2024 2:56 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road

As a taxpayer and resident of North Stamford, I am thoroughly against this latest proposal of apartments/condos to be constructed at 800 Long Ridge Road. The traffic now is horrendous. Cluster homes would be more suitable to the neighborhood, and I believe would be more acceptable. Do we need to make North Stamford look like Harbor Point?

I have been a resident of North Stamford for 60 plus years and prior in the West Hill area. Have seen many projects. Some great and some were detrimental. This project is in the detrimental category. Use foresight for North Stamford.

Thank you.

Joan Romano  
1394 Long Ridge Road

**From:** junecmwang@aol.com <junecmwang@aol.com>  
**Sent:** Saturday, March 9, 2024 4:50 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road Over Development

To Whom It May Concern:

I want to express my grave concern over the proposed development for 800 Long Ridge Road. The proposed 354-unit apartment is a massive complex incompatible with low density single-family residential zoning in this area.

I live on Barnes Road off Long Ridge Road. I fear for my life every time I exit and enter Barnes Road to and from Long Ridge Road. There is no traffic light or stop sign to slow traffic at Barnes Road. The traffic and the speed of vehicles on Long Ridge Road is frightening. I have had an accident where a vehicle rear ended my car when I was turning into Barnes Road. The traffic would be unconscionable if the proposed apartment complex is to be built at 800 Long Ridge Road. The potential for accidents would be so much greater.

Please make sure this proposal is not approved.

Thank you for your attention.

Sincerely,

June Wang  
67 Barnes Road  
Stamford, CT

**From:** Alex Martinez <ajmlawllc@aol.com>  
**Sent:** Saturday, March 9, 2024 4:55 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road

Dear Land Use Board:

As a resident of Stamford, who lives on 848 Stillwater Road, which runs parallel to Long Ridge Road, this project would already disrupt the single-family homes on Stillwater Road with added traffic, which already is dangerous and congested as a major secondary road.

These large-scale projects cross into the gateway of North Stamford and threaten the character and Master Plan of our City.

Sincerely,

Alex J. Martinez Esq.  
Law Offices of Alex J. Martinez, LLC  
1150 Summer Street  
Stamford, CT 06905  
amartinez@ajmlawllc.com

**From:** jgmoore@optonline.net <jgmoore@optonline.net>

**Sent:** Saturday, March 9, 2024 6:23 PM

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

**Cc:** Morson, Eric <EMorson@StamfordCT.gov>; Goldberg, Amiel <AGoldberg@StamfordCT.gov>

**Subject:** 800 Long Ridge Road Apartment Proposal

To: Planning and Zoning Boards:

I want to register my disapproval of the 800 Long Ridge Road 354-Apartment proposal. I urge you to not approve for the same reasons that you did not approve the 900 Long Ridge Road proposal. Both are totally incompatible with the Long Ridge neighborhood. My reasons and questions related to 800 Long Ridge Road are outlined below.

1. 354-apartment is too large. It is likely to house 800+ people, have 542 bathrooms, and 615 cars based on the estimated occupancy of the various units.
2. Existing Xerox building is 3 floors with underground parking. Pictures of proposed apartment complex shows a 4-story building with parking underground. That will be too high in my opinion.
3. Traffic is a major concern and an independent traffic study needs to be complete. This study should not only deal with traffic in/out of the complex, but also the demand of traffic at the Merritt Parkway entrances and exits. These exists are already congested. Also, the study needs to address the increased traffic on Wire Mill Road and Cedar Heights Road as these drivers will look for short-cuts to avoid the Merritt Parkway. For me, I avoid the Merrit Parkway after 3pm due to congestion.
4. Water and sewage infrastructure capacity needs to be studied. With the population and bathrooms quantities listed above, the demand between 7-8am will far exceed any demand from the former commercial space (where usage was random throughout the 8-hour day with just a fraction of the toilets).
5. Electrical demand is also a concern that needs to be studied. I suspect that summer peak demand between 5-7pm (air conditioning and cooking) will exceed that for the commercial space (which typically lowers consumption after 5pm).
6. Need to pass this through the Fire, EMS and Police departments to assure that they have the capability to handle such an influx to the neighborhood.
7. High School students living here will have to walk to Westhill High School. There are no sidewalks along Long Ridge Road, so this is a major safety issue that must be addressed.
8. A townhouse development like River Oaks or Doral Farms would be a more suitable development for this space and more in-line with the residential neighborhood. I suspect that it would generate more tax revenue as well, as I don't believe that apartments and commercial buildings are paying their fair share of taxes.
9. Why does the developer need to maintain/rebuild the commercial space? We already have too many vacant commercial properties plus these generate less tax revenue for Stamford. Change the zoning back to single-family residential.
10. The reason why most of the high-density apartment complexes are centered in the downtown and Harbor Point area is that these areas offer the amenities that people want nearby - e.g. shopping, restaurants, bars, parks, movies, etc. This is where the "action" is. 800 Long Ridge Road offers NONE of these amenities and will force occupants to get into their cars and create more traffic and pollute the environment. This proposal should be rejected.

FINALLY, if the 800 Long Ridge proposal is approved, then certainly the rejected 900 Long Ridge proposal will come back and get approved. Between these two projects, there will be a total of 862 apartments, 1,877 residents, 1,282 toilets and 1,457 cars. This would be totally unacceptable and will destroy the Long Ridge neighborhood as we know it today.

Thank you for your consideration of these issues and I urge you to reject this proposal.

James Moore  
76 Rockridge Lane



**From:** Shirley Grimmatt <Shirley\_Grimmett@greenwich.k12.ct.us>

**Sent:** Saturday, March 9, 2024 6:59 PM

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

**Subject:** 800 Long Ridge Road

I sincerely object to the proposed development at this location. Please reconsider. The traffic is already bad on this road.

Sincerely,

Shirley S. Grimmatt  
Substitute Teacher and Tutor

**From:** Allen Krim <allenkrim@gmail.com>  
**Sent:** Saturday, March 9, 2024 11:24 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge

Proposal completely out of scale with nearby housing and should be rejected.

**From:** John Aurello <jaurellocpa@optonline.net>  
**Sent:** Sunday, March 10, 2024 10:26 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge

800 Long Ridge is not a healthy choice for Stamford for building this huge complex.

**From:** Kylea <tashagirl16@gmail.com>  
**Sent:** Sunday, March 10, 2024 10:53 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Please STOP apartments at 800 Long Ridge Rd Stamford, CT

I am against developing an apartment complex at this address! This is a residential neighborhood with single-family homes. Only single-family homes should be allowed at this address.

Regards,  
Kylea Pearson

**From:** Nick Vaccaro <nick.vaccaro76@gmail.com>  
**Sent:** Monday, March 11, 2024 9:14 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road

Please do not approve the proposed high-density housing at 800 Long Ridge.

For the same reasons Stamford's homeowners spoke out regarding 900 Long Ridge...

- The development will lessen the quality of life for surrounding single family homeowners.
- The Long Ridge corridor from the Parkway to Bulls Head is already a traffic challenge.
- The infrastructure...gas, electric, water, sewer was not built to this volume.
- The developer's estimates on traffic and timing are flawed.

The corridor, from Roxbury Road to the Parkway on the West side of Long Ridge, would better serve the Stamford community in a natural, open use state.

Nick Vaccaro

**From:** Craig Chiello <craigchiello@yahoo.com>  
**Sent:** Monday, March 11, 2024 10:03 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Rd, Stamford

I oppose the prospective development at the subject site. It makes no sense.

Craig Chiello  
26 Simsbury Rd  
Stamford 06905

**From:** larry kapit <larry.kapit@gmail.com>

**Sent:** Monday, March 11, 2024 10:17 AM

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

**Subject:** 800 Long Ridge Road

To Whom It May Concern,

Please do not approve the development plan for 800 Long Ridge Road.

There is currently too much development in Stamford and our infrastructure cannot handle it. There is a reason we have zoning regulations. Allowing for exceptions defeats the protections that zoning regulations afford our City.

Thank you,

Laurence Kapit

**From:** Mary Jane McDonough <MaryJane.McDonough@pb.com>  
**Sent:** Monday, March 11, 2024 10:26 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Totally against apartment complex proposal for 800 Long Ridge Road.

Seriously, if 900 Long Ridge Road was rejected, what makes you think that 800 Long Ridge Road will be accepted? The same arguments apply.

MJ

Mary Jane McDonough  
56 Loughran Avenue  
Stamford, CT 06902



**From:** Enza Scaturchio <turchio@hotmail.com>  
**Sent:** Monday, March 11, 2024 11:29 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 long ridge overdevelopment

Dear board

I strongly oppose the development of 800 Long Ridge Road.

Stamford is overdeveloped now; we just can't handle any more traffic or any more people here. The hospital can no longer handle any more patients; the waiting is over 6 or more hours. My son was there last week and was sent home because they just don't have the room, there were over 50 people in the waiting room, the main hospital was full, no beds; there are more people having babies. We are going to need more hospitals, more schools. This is a serious matter. We just can't keep bringing more people in and keep building. Stamford can't be the only place to provide housing shortage for everyone.

Use 800 and 900 Long Ridge for a better use like a small hospital or a place for kids like the boys and girls club or a new YMCA.

Please do not approve 800 Long Ridge for housing. Middle class people just can't afford any more taxes.

Thank you.  
Enza Scaturchio

**From:** Joanne Mangione <joannemi@gmail.com>  
**Sent:** Monday, March 11, 2024 12:06 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Briscoe, Tracy <TBriscoe@StamfordCT.gov>; Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** Opposition to Proposed Development at 800 Long Ridge Road

Dear Stamford Planning Board Members,

My name is Joanne Mangione. I live on Loughran Avenue, which intersects with Long Ridge Road at 800 Long Ridge Road.

I am writing to you to let you know of my **OPPOSITION** to ZB APPLICATION #223-38 - 800 LONG RIDGE ROAD, LLC.

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 friends house for an afternoon of play. The proposal for this land adjacent to our home on Loughran Ave (which is on the opposite side of 800 Long ridge Road) goes against the very reason why my family and many other families have moved to this area of Stamford. The neighborhood consists of single-family homes on half-acre to over an acre-sized lots. Apartment buildings do not belong here. There are more than enough options downtown for these types of developments. That is what downtown is for. There is so much over-development in Stamford lately, and the very thought that my neighborhood could be the next victim is reprehensible. Please do not ruin my family's neighborhood. This is a single-family residential neighborhood that deserves the peace and quiet we moved here for, not the traffic, air pollution and overcrowding this change in zoning and subsequent apartment buildings would bring. This proposal lacks the compatibility with single-family zones, and will introduce traffic congestion, strain on City resources, including the public schools and emergency services, impact safety due to an increase in through-traffic in the neighborhood, to name a few. My children get on and off the school bus every day at this intersection and we constantly witness traffic infractions daily at this intersection: passing a school bus while it's stopped with red lights flashing (in both directions), the incessant speeding, going through the red lights, using on-coming lanes to pass traffic (I've asked the bus coordinators to have the bus turn off Long Ridge onto Loughran to avoid this on-going danger but they rejected it).

I ask that you remain open-minded and listen to the citizens that live in this area. The scale and type of housing is incompatible with this single-family zoned neighborhood. This kind of development in this area does not make sense. The developer making immense profit should not be overlooked as the sole reason for them making such a proposal. These very developments do not offer long-term sustainability to the city. There is no regard to the City, its citizens, nor the people that live in this neighborhood and the impact this type of development would have on this community. I also ask that you consider the rejection that was made regarding the apartment building proposed at 900 Long Ridge Road as the basis for also rejecting this proposal for 800 Long Ridge Road. This is a nearly identical proposal to the 900 Long Ridge Road proposal and should be rejected on the same findings.

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

Sincerely,  
Joanne Mangione  
50 Loughran Ave

**From:** Karen Gustafson <group@gustafsonltd.com>  
**Sent:** Monday, March 11, 2024 12:27 PM  
**To:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** Protest to the proposed development at 800 Long Ridge Road.

Dear Ms. Capp,

I am writing you to protest the possible development of 800 Long Ridge Road. I live in the River Oaks community, just down the road, and already our residents (which are predominately seniors in their 70s and 80s) are having a very difficult time both entering and leaving our community by car. Now it can easily take five or more minutes before we can safely turn left out of our entrance. And trying to turn into the community after coming from the Merritt is quite a frightening experience as cars continue to come from behind and often just miss us. In fact, neighbors have been rear-ended while waiting to turn. I have started turning my hazard lights on while I'm waiting, hoping that will help.

By adding more than 1,000 new residents plus commercial businesses at 800 Long Ridge Road, you will be greatly increasing the traffic on Long Ridge Road and thus the danger to our community's residents—as well as the danger to others who live and work on Long Ridge south of the Merritt.

Please do not let this project go forward. I beg you!

Sincerely,

Karen Gustafson

3 River Oaks Drive  
Stamford, CT 06902  
group@gustafsonltd.com

**From:** Mariola Boguska <mariola.boguska@yahoo.com>  
**Sent:** Monday, March 11, 2024 1:39 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Opposition to 800 Long Ridge Rd Development Proposal

To whom it may concern:

I want to express my strong opposition to the proposed development on site located at 800 Long Ridge Rd in Stamford.

First and foremost, it is not fair to current surrounding residents including myself and my family who upon purchasing their properties valued their privacy of suburban neighborhood. How ironic is that I am paying taxes for over 2 acres of land that is not allowed for subdivision per surrounding area regulations, and there is a proposal for construction at 800 Long Ridge Rd that would result in having my backyard adjacent to multilevel, over 350 units, apartment building. The proposal development is simply too large for our area.

It would have a detrimental impact on our neighborhood, privacy wise, traffic wise, safety wise, environmental wise. I cannot think of a positive aspect the development would have on our community. It would negatively impact the aesthetic of the area and it would drastically lower property values. I strongly urge you to reconsider this.

Sincerely,  
Mariola Boguska

**From:** Laura Florin <laurajflorin@gmail.com>  
**Sent:** Monday, March 11, 2024 1:41 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 LONG RIDGE – OVERDEVELOPMENT

To whom it may concern,

When will the over development stop? Our taxes have gone up enough to cover all the services needed for the overdevelopment. I came to Stamford because of the lower taxes and how this city felt more like suburbs.

Please do not approve this development at 800 Long Ridge.

By allowing developers to constantly thumb their noses at our zoning laws is unacceptable. In addition, the fines for low-income housing for these developers are too low. We should really make it more costly for these developers to not have the low-cost housing, than we currently do. Let's make it too expensive for them to not follow the rules.

Thank you.

**From:** Kitiwan Liu <kitiwan@icloud.com>  
**Sent:** Monday, March 11, 2024 1:43 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Cc:** Kitiwan Liu <kitiwan@hotmail.com>  
**Subject:** Opposition to 800 Long Ridge Road development plan

To whom it may concern,

This is to let you know of my opposition to the 800 Long Ridge Rd development plan.

This will destroy the harmony of the neighborhood.

Please do not allow this project to happen.

Respectfully,  
Kitiwan Liu

**From:** Sondra Pavlick <sondralpavlick@gmail.com>  
**Sent:** Monday, March 11, 2024 2:06 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Development

Leave Long Ridge alone!

I live on the bottom part of Stillwater Rd. The traffic and noise on Long Ridge is horrible now! Imagining added to that is over overwhelming. Road can't handle more cars. The air quality is already bad. Certain times of the day you can't get a breath of fresh air in your own yard. All this may seem like nothing to the people who are on Stamford's Boards. You are supposed to represent us. Don't go against the taxpayers who live in the Long Ridge area. Please Say no to the current proposals.

P

**From:** Alan Eisenberg <alan@steamfilms.com>  
**Sent:** Monday, March 11, 2024 2:09 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** call to action 800 long ridge - overdevelopment

This is a call to action to stop the egregiously incompatible apartment complex proposal for 800 Long Ridge Road. The lot is directly adjacent to both low-density and very-low-density single family zones (the lowest density residential zones Stamford has), and the landowner believes a midrise 354-unit apartment complex, plus approx. 10k sq. ft. of multipurpose commercial space is somehow a reasonable fit alongside those zones. This proposal would propose housing roughly 6% of the Turn of River's population at one address. This proposal is clearly disruptive even standalone, but when one considers the exact same proposal was tried for on the commercial office lot immediately next door (900 Long Ridge), and that proposal was rejected for the sheer scale and general incompatibility (along with many other valid reasons). It speaks volumes to the confidence that developers have to get their way in this city. Further, these projects are each considered "on their own merits", which means that planning and zoning for this property effectively ignore that implications of what would happen to the Long Ridge area if all 4+ corporate parks were to get approved for the same use. That would end up increasing the population of Turn of River 25% at just four addresses, all on the same road. Their applications say it will reduce traffic and introduce no burden on utilities, public resources, or schools. I don't find those claims credible in the slightest, I don't see how anyone reasonably could. I suggest you remain open-minded to better alternatives in your objection to this – townhomes, condos, subdivisions. I'm personally not of the mind to suggest landowners can't use these lots to provide housing – it is just the scale and type of housing that concerns me personally. We aren't organizing against housing or development - just this kind of development in this area. It makes no sense. Our specific objections as it relates to planning and zoning are: lack of compatibility with single-family zones, traffic congestion, resource utilization, sustainability, public school and emergency utilization, safety of through-traffic through suburban neighborhoods, and the list goes on.

Alan Eisenberg  
Steam  
85 Partridge Road  
Stamford, CT 06903



From: Georgia Harding <gcharding10@aol.com>

Sent: Monday, March 11, 2024 2:46 PM

To: Dell, Theresa <TDell@StamfordCT.gov>; Capp, Lesley <LCapp@StamfordCT.gov>

**Subject:** 800 Long Ridge Development

It has come to our attention that there are plans to highly develop 800 Long Ridge Road. My husband and I have been living in the River Oaks Community at 631 Long Ridge Road for 5 years and have experienced much difficulty getting in and out of the community, especially during the morning and evening rush hours. Fortunately, we have not been involved in an accident as some of our residents have. We can't imagine that a development of this size that will add a tremendous amount of traffic to Long Ridge Road could possibly be approved. We are hoping that you agree.

Sincerely,

Georgia Harding  
River Oaks Resident

**From:** Michael Yacenda <myacenda@gmail.com>  
**Sent:** Monday, March 11, 2024 4:06 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road - Please Say No

In response to the plan for 354 apartments at 800 Long Ridge Road, please consider the following.

The development is way too dense for that area of town.

Apartment buildings do not belong here in the middle of our single-family neighborhoods. It's not a viable option. We can accept purchasable homes or townhouses. A development with 354 apartments is nothing more than an unwanted intrusion being forced on a neighborhood where it doesn't belong.

Our specific objections as it relates to planning and zoning are lack of compatibility with single-family zones, traffic congestion, resource utilization, sustainability, public school and emergency utilization, and the safety of through-traffic through suburban neighborhoods.

Exit 34 off the Merrit is already a mess. This will make it way worse. UPS trucks alone will choke Long Ridge Road. Our schools are at capacity. They don't need any more stress.

This project is about the size of the 900 Long Ridge plan; same objections.

Townhomes, condos, single-family homes would work well in that area. Something with far less density than 354 apartments.

Thank you for your consideration.

Michael and Debra Yacenda

**From:** Alan Colner <colner.alan@gmail.com>  
**Sent:** Monday, March 11, 2024 4:31 PM  
**To:** Dell, Theresa <TDell@StamfordCT.gov>  
**Cc:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject:** OPPOSITION to project at 800 Long Ridge Road

Dear Chair Dell and Secretary Capp:

My wife, Robin Colner, and I are submitting this email in **STRONG OPPOSITION** to the proposed project at 800 Long Ridge Road, Stamford, CT. Please do **NOT** approve the developer's request.

We live at 61 Castle Hill Drive, Stamford, which is roughly across the street from 800 Long Ridge Road. There is already a substantial, often excessive, volume of traffic moving at high speeds on Long Ridge Road, including during the times traveled by school buses and commuters. We are very concerned about the likelihood that the large increase in cars and commercial vehicles produced by this project would make the current, potentially hazardous conditions even worse. We also want to make you aware that it's already very difficult to enter or exit Long Ridge Road from (or to) the side streets, and this project would make it almost impossible for many drivers to navigate those turns.

We thank you for your consideration in rejecting the project's proposal for the reasons we provided. We ask that you circulate this email to all members of the Stamford Planning Board.

Alan and Robin Colner  
61 Castle Hill Drive  
Stamford, CT 06902

**From:** Nicholas Fasano <nfasano@soundviewenergyinc.com>

**Sent:** Monday, March 11, 2024 4:37 PM

**To:** Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

**Cc:** Marilyn Fasano <mlf28@aol.com>

**Subject:** 800 Long Ridge Road Potential Project

To Whom It May Concern:

Please be aware that as residents of River Oaks on Long Ridge Road in Stamford, CT, my wife and I are strongly opposed to the above-mentioned project submitted by developer BLT.

We believe this would greatly increase the vehicular traffic both north and southbound on Long Ridge Rd. and consequently, would make entering and exiting River Oaks much more hazardous than it already is. Our community has tried to get a traffic light put at our entrance but have not been able to get that done. Please take the added danger this may cause to the residents of our community at River Oaks into consideration when deciding whether to approve or deny the developer's application request. Thank you.

Concerningly,

Nick and Marilyn Fasano  
82 Clubhouse Dr  
Stamford CT

From: BEVERLY BENSON <angeldepot@aol.com>

Sent: Monday, March 11, 2024 4:38 PM

To: Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

Subject: 800 Long Ridge Rd

I am a resident of the River Oaks Community located at 631 Long Ridge Rd, and would like to go on record that I am opposed to the proposed development at 800 Long Ridge Rd. If the developer's application is granted there would be a huge increase in vehicular traffic north and southbound on Long Ridge Rd. It would make entering and exiting River Oaks community even more dangerous than it is already.

Beverly Benson

**From:** Johndrusso <johndrusso@optonline.net>  
**Date:** March 11, 2024 at 5:31:48 PM EDT  
**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>  
**Subject: 800 Long Ridge Rd Development**

As a nearby single-family homeowner, I am against a development of such density at this address.

I am not opposed to the shift to housing on such properties, but the congruence to the neighboring properties must be considered.

Thank you  
John Russo  
15 Wishing Well Lane

**From:** Frank Chiappetta <fchiappetta515@yahoo.com>  
**Date:** March 11, 2024 at 4:54:16 PM EDT  
**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>  
**Subject: Proposed 800 Long Ridge Road**

Good afternoon, I am writing regarding the proposal to build 354 units at 800 Long Ridge Road. In my opinion, that property is not suited for an apartment complex, especially that many units. There is nothing that anyone would be able to walk to. There aren't any restaurants or bars or theaters to go to. Nothing. If it is not going to be used for commercial business buildings, then the next more suitable type of building would be single family homes. Similar to what the neighborhood currently has. 1/2 acre to 1-acre individual properties. Could we all imagine if this were to go through and what we have currently stopped (900 Long Ridge Road) 500+ units at 2 cars per unit would be approximately an extra 1,708 cars moving about Long Ridge Road and around the Parkway exit and entrance ramps (which are a disaster in the morning and evenings) I know they always do a traffic study and they always say it won't be any worse than it is now. We all know that is not true.

Let's as a City try to find new business or two to take the place of all the business that have left or at the very least come up with better solutions for these HUGE apartment complexes.

Thank you for taking the time to read my thoughts on 800 Long Ridge Road.

Frank P Chiappetta  
fchiappetta515@yahoo.com

**From:** Michael Calomino <mcalominogl@gmail.com>  
**Date:** March 11, 2024 at 5:24:02 PM EDT  
**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>  
**Subject: Development of 800 Long Ridge Road**

I disagree with the proposed apartments being proposed. There are already so many apartments and the traffic alone in that area is ridiculous. Stamford is overdoing it with apartments. Please do not approve this complex proposed.

Michael Calomino



**From:** Darlene Goodwin <darlene.ryan.goodwin@gmail.com>  
**Sent:** Monday, March 11, 2024 6:12 PM  
**To:** Capp, Lesley <LCapp@StamfordCT.gov>  
**Cc:** Dell, Theresa <TDell@StamfordCT.gov>  
**Subject:** Proposed apt. complex on Long Ridge Rd.

Dear Ms. Capp and Ms. Dell,

I am writing out of concern about the large apt. complex that DBL is proposing on Long Ridge Rd. I have lived in River Oaks at 92 Cardinal Lane for 14 years and getting in and out of our community, especially during busy traffic times, can be extremely challenging and dangerous. Although I realize that with these large corporations leaving the area, the land will be sold and put to other use, but a large apartment complex in the area will only make a very congested area of Long Ridge Rd. even more congested. I would think there could be other ways to develop this land without bringing in so many apartments and parking. I have lived in Stamford since I graduated from college in 1973 and I have lived in Glenbrook, Springdale and north Stamford before moving to River Oaks. I love Stamford, but it is becoming overly congested now and the quality of life for those of us who have spent most of our lives here and raised our children here is not the same. I now have 2 sons who are raising their own children in Stamford and I would love to have them and their children have the same wonderful experience I have had living in Stamford. Since all 2 of my grandchildren attend Roxbury School, the traffic will definitely affect their school commutes. I implore you both to consider the quality of life we are used to here that we are in danger of losing if this project gets approved. Please vote NO for this project.

Sincerely,

Darlene Goodwin  
92 Cardinal Lane

**From:** John Testin <jntestin@yahoo.com>

**Date:** March 11, 2024 at 8:36:47 PM 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>, Paul Arvoy <ifyouseekstamford@gmail.com>

**Subject:** 800 Long Ridge Rd

Hi -

To those concerned and in charge of making a decision regarding the development of 800 Long Ridge, I want to make it clear that I strongly oppose the plan for this property. As a resident in the immediate area, multifamily housing is unbecoming of that stretch of road. We want our area north of downtown to remain strictly single-family only.

We had just finished voicing our opposition to 900 Longridge a few months ago. The proposal for 300+ units right next door should not even be considered! To us residents, it appears as though there is more consideration given to the developers and their financial interest than those of the people who call this area home. Please do not approve this plan. You will diminish our quality of life and devalue our homes.

Do the right thing and listen to the residents and permanent stakeholders of this part of Stamford. Vote NO!

Regards,  
John

From: karen davis <kkdavis830@msn.com>  
Sent: Monday, March 11, 2024 9:00 PM  
To: Capp, Lesley <LCapp@StamfordCT.gov>  
**Subject: 800 Long Ridge Rd**

I live in River Oaks in Stamford. It is impossible for us enter or exit because there is no light at the end of River Oaks Drive to make a left turn going south on Long Ridge Road and during rush hour in the evening to make a right onto Long Ridge Road. By having so many more residential units as well as more commercial office space, the situation will get much worse. The site line because of the hill on Long Ridge Road prevents us from seeing cars for us to be able to turn. We have already had a few accidents getting in and out of River Oaks. The City of Stamford has refused to place a light at our entrance. I hope that you will consider reducing the amount of residential units and commercial office space so there is no gridlock on Long Ridge Road. The exits and entrances to the Merritt Parkway which are already overcrowded will be impacted even further, especially during the rush hour.

Karen Davis  
93 Cardinal Ln.  
Stamford. Connecticut 06902

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

**Sent:** Monday, March 11, 2024 9:25 PM

**To:** Dell, Theresa <TDell@StamfordCT.gov>; Capp, Lesley <LCapp@StamfordCT.gov>

**Subject:** 800 Long Ridge Road, Stamford, CT - Planned Developments

To the Planning Board -

Since 2007, I have resided at the River Oaks community, located on Long Ridge Road about 1/2 mile south of the access road to 800 LRR. Over the last decade, it seems the volume of traffic and the speed at which it moves has increased exponentially. We have investigated getting a turning light at the River Oaks Drive entrance to our community without success. We are told there are too many stop lights already. There are times, especially during rush hours, where exiting our community trying to make a left turn towards the City center is both hazardous and can take several minutes. Traveling southbound from the Merritt, trying to turn right across the northbound lane into the River Oaks community is a similar experience.

I realize many of the existing office parks along LRR need to be converted for lack of occupancy in its current usage. I do hope that for 800 LRR something that will not add 600-700 cars can be introduced. Maybe a townhouse community with fewer number of units. In addition to 800 LRR, a similar type of development is in the plans for 900 LRR - another 600-700 cars maybe? If such developments come to fruition, traffic along the LRR corridor really needs to be addressed, enabling the River Oaks homeowners and many others to have safe exit/entrance into their beautiful homes.

Please make sure you take into consideration the increased traffic along LRR when considering the options for future development plans.

Thank you!

Sincerely yours,  
Louise Andrén  
32 River Oaks Drive,  
Stamford, CT 06902

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

**Sent:** Monday, March 11, 2024 10:06 PM

**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>; Perry, Stephen <SPerry@StamfordCT.gov>; Capp, Lesley <LCapp@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

**Subject:** Opposition to 800 Long Ridge Road

March 11, 2024

To Whom It May Concern:

I reached out to city officials multiple times last summer and fall prior to votes on 900 Long Ridge Road and the property at the corner of Long Ridge Road and Wire Mill Road. My concerns continue to be the same now that BLT Developers would like to repurpose the office park at 800 Long Ridge Road.

High density housing such as apartments do not belong in this part of Stamford. This is not just my opinion but what the Master Plan prescribes. As you know the Master Plan states, "the highest-intensity development and redevelopment should be focused in the Downtown, recognizing that it serves as both Stamford's economic engine as the transportation hub of the region." Finally, the Master Plan designated "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." The land that is this far north near the Merritt Parkway is not downtown. It is not set up to support hundreds of apartment buildings. There are no sidewalks in this area and it is not readily accessible to grocery shopping, pharmacies or other stores.

I fully support the abandoned office parks being redeveloped, but they need to reflect the surrounding neighborhood. I believe the city has two options to keep in character with the area. The first is Stamford can purchase 800 and 900 Long Ridge Road to use as new campuses for West Hill High School and the Roxbury K-8 School. This would solve the problem of where to house students while the schools are being built. This also would alleviate the congestion on Long Ridge and Roxbury Roads during school arrival and dismissal. Those long driveways would handle the traffic. This area would also have room for a state-of-the-art field house for athletics and the community to use. Once the new schools are built the city could sell the land where the current schools exist.

If the City does not want to purchase the land then the developers should be required to build single family homes. Our City needs houses for first time home buyers and people that are looking to downsize in their retirement years. Before getting married I lived in an apartment in downtown Stamford. When I was first married, my husband and I rented an apartment on Southfield Avenue. Once we were ready to purchase a home to raise our son, we moved to our current house on Vineyard Lane. We love this quiet neighborhood and chose it specifically to be away from the busy downtown area.

An article from the *Stamford Advocate* published on November 26, 2023 is entitled "Stamford Ranks High in U.S. for Cost of Living." The Council for Community and Economic Research calculates a Cost-of-Living Index for urban areas in the United States. The Council ranked Stamford number 14 in the nation with the highest cost of living. The cause for this high rating according to this article is Stamford's expensive housing market.

This expensive housing market is severely impacting young individuals and families in our beloved city. As a teacher living in Stamford, I hear this from colleagues all the time. Many teachers can find rentals in the area, but when it comes time to buy their first home they are forced to look elsewhere. Starter homes in this area are hard to find and oftentimes first-time homebuyers are outbid by developers that knock down these homes in order to build million dollar ones that they can sell for a large profit.

I am encouraging the Zoning and Planning Boards of Stamford to plan for the future of Stamford. Developers should be allowed to develop the land they have bought, but their construction should fit within the Master Plan of the City and within our Zoning Regulations. Single-family homes are EXACTLY what the City of Stamford needs!

These office park properties could be the start of the next great Stamford neighborhood. Instead of letting Monday Properties and BLT make their abandoned office complexes into rental apartments this land could become a neighborhood that would be desirable for young individuals and families looking to purchase their first home. Another Newfield or Westover neighborhood would significantly benefit the City. Stop forcing the people of Stamford to look in other towns and cities to buy their first houses or downsize.

The City of Stamford has a tremendous opportunity with the land along Long Ridge Road. The Zoning and Planning Boards have the power to make Stamford a dynamic city that keeps up with the changing needs of its citizens. What the citizens of Stamford need now are houses for our first-time homebuyers and retirees.

Sincerely,

Joanna Savino  
70 Vineyard Lane

**From:** Richard Palombo <Richard@paragoncoffee.com>

**Sent:** Tuesday, March 12, 2024 7:47 AM

**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>; Capp, Lesley <LCapp@StamfordCT.gov>

**Subject:** Application #223-38

Dear Planning Board, Zoning Board, Board of Reps, etc.

This email is to formally note opposition to the 800 LRR proposal, notify concerned residents about this proposal, and encourage the same residents to also voice their dissent and share this note far and wide.

For Planning Board, who must first consider this application, this email is an appeal to please stop entertaining requests for spot zoning for the purposes of assisting developers maximize their economic yields, and to consider the impact on existing residents who are explicitly protected through a number of provisions in the Master Plan (1.3, 1.3B, 6A.1, 8.2 subsections 1,2, and 8 just off the top of my head).

We are not just curmudgeons grumbling in the corner - we understand full well that there is an explicit mandate from on high to repurpose underutilized corporate office parks in Stamford. Same as we noted for 900 LRR, this simply doesn't need to be a monstrous mid-rise apartment complex with massive commercial space. We believe townhome-style development is far more compatible and responsible use of this land, and that such development of this land would both address commercial needs of the landowner without unduly disturbing the existing single family zones that run adjacent to these corporate parks. Think River Oaks, Havenmeyer, etc.

I am here again just a few short months after we mutually agreed that the proposed monstrosity at 900 LRR was highly incompatible with the adjacent zones and single-family neighborhoods, and after you unanimously rejected that proposal, imagine my surprise when I learn about an outstanding application (223-38) for the lot next door, this time owned by BLT (the same folks who construct apartments that [sink and collapse](#)), are now onto their latest mission to displace single family homes and urbanize Stamford up to the Merrit and beyond.

The project is more or less the same exact proposal as the one attempted next door - 354 apartments, almost 10k sq. ft. of multi-purpose commercial space. Our concerns with this proposed development will therefore be largely consistent with our objections to the 900 LRR (zoning incompatibility, traffic burden, school and resource burden, lack of creativity for land use, no need for another luxury apartment, the list goes on). I encourage you to read through the Zoning Board rejection for that project as you consider the general scope of this project. It's unfathomable to me that this proposal gained any traction beyond its initial planning phases.

I was shocked to learn that this inept developer (BLT) who has been on a steady mission to swallow Stamford whole was able to maneuver a direct audience with the planning board for a special site walkthrough on March 4th, before posting their application on any publicly available website. I have been able to request the application and have thus far found the materials to fully replicate the mistakes that Monday properties and Redniss and Mead made with their application.

I urge you to nip this in the bud - send the developer back to planning stages, ask them to work with the community to develop a subdivision or townhome community that is more compatible with the surrounding single-family zones.

Thank you for the consideration and please do not waste too many public resources entertaining this insane proposal.

PLEASE STOP APPROVING EVERY REQUEST TO BUILD APARTMENTS NO MATTER THE LOCATION AND EFFECT ON HOMEOWNERS.

Richard Palombo  
4 Arden Lane  
Stamford

**From:** Tara Lorusso <tara.kirch@gmail.com>  
**Sent:** Tuesday, March 12, 2024 6:46 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Rejection of 800 Long Ridge

I am writing today to request the rejection of the 354 residences and commercial space at 800 Long Ridge Road.

The overbuilding of our City needs to stop. Especially among rental residents. The number of residences that have been added without the infrastructure support, schools, care facilities, government personnel is going to cause our great city to go under. Taking down the home values of those that have spent hard earned money in a turmoil market to have the ability to own a home. Some of which their home is the greatest (and possibly only) asset.

We are driving away residents on a daily basis who cannot find inventory of single-family homes who want to make Stamford their long-time residence. Thus, for providing long term guarantee of tax paying dollars sustaining a cash flow to go back into the city's needs. Instead, we are filling development with housing with people who could be transient. With shorter (if they even pay) tax periods. While yes, the building itself is on the hook for property taxes. The number of cars without state plates who are perceived to be renters have grown exponentially with the soar of rental building. Causing the City to lose \$100,000s in taxes, the City needs to update basic necessities with the increased population.

Furthermore, the amount of tax % from rental buildings far exceeds any other taxable properties in the area. It's a known business fact that you don't receive all your cash flow from one source. It's imperative to have a diversified source of cash flow to ensure long-term protection. Should this land be developed I ask that other taxable forms like industry or even single-family homes to buy in an effort to diversify the source of our tax dollars to ensure long term cash flow. Our city cannot keep adding more and more % points to one type of cash stream. It will be detrimental in the long term.

Lastly, the City needs to keep the diversity of what it once attracted its home owning resident to. A mix of density, low- and high-density homes. This proposal will increase the population of this neighborhood by 6%! This significantly takes away from those neighbors who bought homes in this area to enjoy a low-density residential life. This is a significant downgrade for the neighborhood in congestion, appearance, and type of living. On top of it will bringing down property values.

As a resident in the adjacent neighborhood to this proposed development, I call for rejection of this proposal.

Tara Lorusso  
33 Constance Lane



**From:** Alicia <alicia82danielle@gmail.com>

**Sent:** Tuesday, March 12, 2024 4:52 AM

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

**Subject:** 800 Long Ridge Road

Hello, My name is Alicia Teitelbaum and I recently ran and lost for DCC seat for my 20th district. My neighbors and I are concerned and surprised a high-density apartment complex is what would be best for this area. As my running mate and I were door knocking we continuously heard these concerns for traffic and safety. I am concerned with all of these high rises being built our infrastructure has remained the same. Our City has a for profit ambulance service and only has 3-4 ambulances for the whole City. Our fire department still has 9 firehouses with all of the high rises being built and their call logs increasing. Same with the police department. Not to mention our city sewage treatment plant to handle human waste hasn't been updated with the increase in development. There is a tipping point in overdevelopment of high-density apartment complexes where it is a safety concern. Stamford has reached that point and we need to stop and think about how the land can be used in a way that appeases big developers who bought it and is in best for the safety of our citizens.

Thank you

Alicia

**From:** Terry Bivona <tbiv190@gmail.com>  
**Sent:** Monday, March 11, 2024 9:59 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** Opposition to 800 Long Ridge Rd

This is to voice my opposition to building apartments at 800 Long Ridge Rd. Not only would it create a horrendous traffic situation, but this area is zoned for low-density single-family homes.

Thank you for your consideration.  
Theresa Bivona

**From:** Lorri Tamburro <lorrimary63@gmail.com>

**Sent:** Tuesday, March 12, 2024 10:06 AM

**To:** Stamford Land Use <StamfordLandUse@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:** OPPOSITION TO 800 LONG RIDGE ROAD

Dear Board Members and Representatives:

Some days it just feels like Groundhog Day all over again fighting to maintain the integrity and safety of our neighborhood.

21 years ago, my husband and I, after scrimping and saving, took a financial leap and moved from Stamford's Waterside to North Stamford. We wanted to move our young family to a better life in a quiet neighborhood where our children could flourish. We no longer wanted to wake up to dead roosters in a bag with coins because they lost the cockfight down the street the night before, in front of our house for our young children to see.

21 years is a long time. In that time developers have come in and built up our neighborhood. In doing so though, they keep to the plan, single family homes in a low-density area. Unfortunately, at the same time, developers came and in developed the City of Stamford causing a domino effect of people from neighboring towns and states having come in to seek housing and employment while viciously attacking our traffic patterns, overloading our infrastructure, and overpopulating our community in general.

Our quiet neighborhood is no longer quiet. My street is now a raceway (despite speed bumps), a cut through and as of late, a garbage dump. People cutting through think nothing of the safety of the residents of Vineyard and Hunting Lanes by speeding or dumping their trash including used sanitary napkins and condoms, empty beer bottles or cans and/or travel bottles of hard alcohol along with fast food paraphernalia. Little children in our neighborhood do not need to see all this.

What will happen when you add 354 new rental apartments? You will have approximately between 500 to 700 cars on Long Ridge Road be it rush hour or not, water and sewer systems will be overloaded and worse off than they are now and of course, fire and police services will increase causing our taxes to go even higher while the City reaps the tax benefit of having these apartments. How will the children in these apartments be educated? Classrooms are already overloaded. Is it fair to add more children and deprive any of them of the attention necessary to be educated?

What will happen if you approve the redevelopment plan of 800 Long Ridge Road. The developers of 900 Long Ridge Road will come back and fight for their approval and you will have no choice but to give in. Now the Long Ridge Corridor population will be a metropolis within itself. How can you even entertain this proposal? There are no advantages to this plan for anyone but the developer and the City of Stamford. They want to build a high-rise... go downtown where that kind of planning and zoning is acceptable.

As we all know, homeowners have a vested interest in their property. We take care of it because we all have made and continue to make sacrifices. I am not saying all renters don't care, but quite frankly, what's in it for them. That being said, I am not by any means in opposition to developing 800 Long Ridge Road. All I ask is that it falls in the area of "Single Low Density" homes. Homes owned by the people who live there. Imagine how beautiful a development like River Oaks, on a lesser scale, would look sitting atop of the hill?

I **IMPLORE** you, the board members and representatives, to help protect our neighborhoods from the treacherous repercussions that will come from approving master plan changes, zoning changes and text changes. Please, please, please, vote **NO** to this proposal. Let our voices be heard through you.

Sincerely,  
Lorri M. Tamburro

**From:** C Papademetriou <cpapade@hotmail.com>

**Sent:** Tuesday, March 12, 2024 10:22 AM

**To:** Stamford Land Use <StamfordLandUse@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>; Dell, Theresa <TDell@StamfordCT.gov>

**Subject:** Opposition to 800 Long Ridge Road development

To Stamford Land Use Department:

I am writing to express my strong opposition to the current plan to build an apartment complex and multipurpose commercial space at 800 Long Ridge Rd. This is unacceptable at a location that is incompatible with the adjacent low density and very low-density family zoning.

I am not against development, but I am for proper development for that area and it should be discussed with the neighbors and their feedback should be seriously considered.

Thank you for your attention to this matter.

Regards,

Gus Papademetriou  
61 Wire Mill Rd.  
Stamford

**From:** Monika Twal <twalmonika@yahoo.com>

**Date:** March 12, 2024 at 11:41:08 AM EDT

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

**Subject: Re: ZB Application #223-38 800 Long Ridge Road, LLC - 800 Long Ridge Road**

**Reply-To:** Monika Twal <twalmonika@yahoo.com>

Dear Chair of the Stamford Planning Board, Theresa Dell,

I am writing to **oppose** the redevelopment of 800 Long Ridge Road.

Based on the same strong arguments that I opposed 900 Long Ridge Road.

I ask the Chair to consider this redevelopment as unsuitable, ineligible and an unsound enterprise for the location. Numerous factors must be considered here such as - environmental, safety, traffic, unacceptable zoning of apartments and commercial space, infrastructure and property taxes of Homeowners to name the most important.

I would also appeal to you that if any "text" changes are made to the Master Plan in terms of Zoning to accommodate the Developer for Long Ridge Road, that you oppose that as well.

Long Ridge Road is one of Stamford's last standing natural preservation of environmental beauty and with the redevelopment of the former Olin Headquarters at the bottom of the Ridges this will affect the topography, quality of living, natural resources such as animals, birds, prey and the sanctuary of the environment.

Let us keep God's creation of Stamford in mind, spirit and heart.

Thank you.

Monika Twal

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

**Subject: Re: Ralph Blessing was Dishonest (Again)**

**Date:** March 3, 2024 at 8:16:33 PM EST

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

**Cc:** Patrick Kazley <patrickkazley@gmail.com>, JTepper@stamfordct.gov, JGodzeno@stamfordct.gov, WLevin@stamfordct.gov, Carl Weinberg <CWeinberg@stamfordct.gov>, RBlessing@stamfordct.gov, "Bosak Jr., Gerald" <GBosak@stamfordct.gov>, "McManus, Rosanne" <RMcManus@stamfordct.gov>, "Boeger, Sean" <SBoeger@stamfordct.gov>, Gleiciane Kazley <ackazley@gmail.com>, Fred Pierre-Louis <fpierrelouis@stamfordct.gov>, BOR\_AllReps <bor\_allreps@stamfordct.gov>, MBuccino@stamfordct.gov, MTotilo@stamfordct.gov, SPerry@stamfordct.gov, "Stein, David" <Dstein@stamfordct.gov>, "Morris, William" <wmorris@stamfordct.gov>, RSmithAnderson@stamfordct.gov, Adele Langie <langie4468@hotmail.com>, "Joanna R. Savino" <joannar.savino@gmail.com>, Shirley\_Grimmett@greenwich.k12.ct.us, mkilcoynetweety@aol.com, pberns@stamford.gov, katinap@hotmail.com, glenn\_lu@yahoo.com, Ann Rice <bohnbann@gmail.com>, Lori Tamburro <blazrwmn@aol.com>, jsullivan@thepropertygroup.net, steve.dellolio@gmail.com, info@northstamfordassoc.org, lhumphrey@optonline.net, Lois Anderson <lbalaw@gmail.com>, thimio2001@gmail.com, Barbara Remondino <btrem@optonline.net>, Amy Benjamin <afishkow@optonline.net>, a.carella@ctexaminer.com, tips@ctnews.com, turchio@hotmail.com, amguglielmo@icloud.com, inara612@yahoo.com, "Richard@paragoncoffee.com" <richard@paragoncoffee.com>, cnanos@optonline.net, pjoner@gmail.com, Paul Arvoy <ifyouseekstamford@gmail.com>, tanthonyhowell@mac.com, drmhase@yahoo.com, Nancy Carbone <nancy\_carbone@att.net>, theolssons.ab@gmail.com, bremondinoesl@gmail.com, "jo001di@yahoo.com" <jo001di@yahoo.com>, bilinday@gmail.com, Madge Cell <mhkkellick@gmail.com>, Helen Koven <hlkoven@aol.com>, Carolyn Behre <aklabear@aol.com>, philipberns@sbcglobal.net

I would like to endorse and second Patrick's eloquent opposition to the proposed development at 800 Long Ridge Rd.

Please file my letter of opposition for the 800 Long Ridge Rd application and the Text Change Application.

I interpret the Text Change Application to a work around for a full reworking the document. Any changes need to be done in committee and approved by the voters of Stamford.

For 800 Long Ridge Rd:

- The proposed plan of adding 300+ rental units and commercial space is a misuse of the area.
- The development would add about 700 cars (estimating 2 cars/unit) going in and out of Long Ridge Rd, an already heavily congested road at peak hours.
- Significant water and sewage usage would also increase. Can the current water and sewage usage accommodate the increase?
- Fire and police service would also be overtaxed. An increase in fire service would be necessitated to safely cover the increased number of properties and residents in the area.
- What will be the impact on schools?

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

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.

If there is to be development of the property, I would recommend private homes or townhome ownership. Homeowners have a much greater interest in the value of their property than renters.

High-density developments belong Downtown, as per the Master Plan, not in a residential area. This was shown by the defeat by the Zoning Board of the 900 Long Ridge development proposal.

Every time I drive Downtown or to the South End, below I-95, I see continued development of apartment buildings. This is not needed in the northern areas of Stamford.

Stamford is getting over developed. Repurposing former corporate headquarters is a good idea, but NOT rental units.

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

Our delightful neighborhood would be forever changed.

Thank you in advance,

Michael and Madge Kellick  
4 Hunting Lane  
Stamford, CT  
[kellickm@optonline.net](mailto:kellickm@optonline.net)

**Helen and Richard Koven  
56 Wire Mill Road  
Stamford, CT 06903**

March 12, 2024

Planning Board  
City of Stamford  
Washington Blvd.  
Stamford, CT

Planning Board Members:

We urge you to vote NO on the approval of ZB APPLICATION #223-38 - 800 LONG RIDGE ROAD, LLC - 800 LONG RIDGE ROAD on the agenda for Monday March 12, 2024. This proposal is inappropriate on so many levels for our neighborhood including overcrowding, traffic and aesthetics and will severely impair present and future development in the area.

You as a Board have renewed my belief that as a resident of Stamford our voices and those of my neighbors in close proximity to this development matter and we urge you to consider our voices yet again.

As residents of Stamford at 56 Wire Mill Road for over 40 years, it truly saddens us to reflect on what is currently transpiring in our city. This application truly reflects the pure, unadulterated greed on the part of this particular developer and those who are representing them. To destroy a community like North Stamford known for its spacious and beautiful home settings to maximize profits by coming up with a plan to put over 350 ordinary apartments on a piece of land that truly reflects the aesthetic qualities of this neighborhood must be stopped and you are the ones to do just that. We understand that an alternative use for this property must be explored but a glut of apartments that represents an increase of extraordinary proportions to the number of homes in North Stamford in just one development is not only not a solution, it's truly insanity. Whatever traffic studies have been done, whatever population predictions have been researched by the developer, none of these truly reflects an honest estimate of how life-changing this development will be for our neighborhood. We along with many of our neighbors have chosen to live here for many decades. This is not a transient neighborhood but adding a high percentage of transient residents will have a severe impact on our community.

We are sure you are as bored as we are to hear the dialogues about traffic but let me tell you it is a real, ever-present concern. One thing we must consider is how many traffic accidents already occur on this speedway known as Long Ridge Road and what their prediction is about the increase of these events with an addition 700 or more cars on this particular property full-time.

We hope that the outpouring of opposition from the community at the meetings concerning 900 Long Ridge Road only a few months ago for a very similar proposal adjacent to this property was heard by this developer and his representatives and we look forward to a reasonable, responsible new proposal with high quality townhomes and a possible mix of private homes which a substantially reduced number of units at some point in the future.

Thank you so much for giving us the opportunity to voice our opposition to ZB APPLICATION #223-38 - 800 LONG RIDGE ROAD, LLC - 800 LONG RIDGE ROAD. Thanks also for your commitment to our community and giving us the opportunity to be heard.

Sincerely,  
Helen and Richard Koven  
56 Wire Mill Road  
Stamford, CT 06903



**From:** Nataliya K <nataliya.kozlova777@gmail.com>  
**Sent:** Tuesday, March 12, 2024 12:50 PM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Cc:** Weinberg, Carl <CWeinberg@StamfordCT.gov>; Goldberg, Amiel <AGoldberg@StamfordCT.gov>; Ley, Ashley <ALey@StamfordCT.gov>; Morson, Eric <EMorson@StamfordCT.gov>  
**Subject:** An opposition to the 800 Long Ridge Road proposal

Dear Planning Board, Zoning Board, Board of Reps, etc.

This email is to formally note opposition to the 800 LRR proposal, notify concerned residents about this proposal, and encourage the same residents to also voice their dissent and share this note far and wide.

For planning board, who must first consider this application, this email is an appeal to please stop entertaining requests for spot zoning for the purposes of assisting developers maximize their economic yields, and to consider the impact on existing residents who are explicitly protected through a number of provisions in the Master Plan (1.3, 1.3B, 6A.1, 8.2 subsections 1,2, and 8 just off the top of my head).

We are not just curmudgeons grumbling in the corner – we understand full well that there is an explicit mandate from on high to repurpose underutilized corporate office parks in Stamford. Same as we noted for 900 LRR, this simply doesn't need to be a mid-rise apartment complex with massive commercial space. We believe townhome-style development is far more compatible and responsible use of this land, and that such development of this land would both address commercial needs of the landowner without unduly disturbing the existing single-family zones that run adjacent to these corporate parks. Think River Oaks, Havenmeyer, etc.

I am here again just a few short months after we mutually agreed that the proposed monstrosity at 900 LRR was highly incompatible with the adjacent zones and single-family neighborhoods, and after you unanimously rejected that proposal, imagine my surprise when I learn about an outstanding application (223-38) for the lot next door, this time owned by BLT, are now onto their latest mission to displace single family homes and urbanize Stamford up to the Meritt and beyond.

The project is more or less the same exact proposal as the one attempted next door - 354 apartments, almost 10k sq ft of multi-purpose commercial space. Our concerns with this proposed development will therefore be largely consistent with our objections to the 900 LRR (zoning incompatibility, traffic burden, school and resource burden, lack of creativity for land use, no need for another luxury apartment, the list goes on). I encourage you to read through the Zoning Board rejection for that project as you consider the general scope of this project. It's unfathomable to me that this proposal gains any traction beyond its initial planning phases.

I was surprised to learn that this developer (BLT) was able to maneuver a direct audience with the Planning Board for a special site walkthrough on March 4th before posting their application on any publicly available website. North Stamford's citizens have been able to request the application and have thus far found the materials to fully replicate the mistakes that Monday properties and Redniss and Mead made with their application.

I urge you to nip this in the bud - send the developer back to planning stages, ask them to work with the community to develop a subdivision or townhome community that is more compatible with the surrounding single-family zones.

Thank you for the consideration and please do not waste too many public resources entertaining this proposal.

Nataliya Kozlova

**From:** Wilhelmina de Harder <williedeharder@hotmail.com>

**Sent:** Tuesday, March 12, 2024 1:22 PM

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

**Subject:** Property Owner

Dear Stamford Land Use,

This property owner from 280 West Trail opposes the new development proposal for Long Ridge Road.

Regards,

Wilhelmina Porcello

**From:** Carolyn Behre <aklabear@aol.com>

**Sent:** Tuesday, March 12, 2024 1:39 PM

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

**Subject:** 800 Long Ridge Road-App# 223-38

Attention: Stamford Planning Board

RE: 800 Long Ridge Road Application #223-38

I am writing, as we had done last summer, to express my concerns over the ongoing application for apartments on Long Ridge Road, now proposed by BLT. I live on the opposite side of the road and river, a little over a mile away.

High density housing, apartments, do not belong on Long Ridge Road, according to our Master Plan: "The highest density development and redevelopment should remain downtown." As the current office parks are not located next to grocery stores, drug stores, and the majority of restaurants, the proposed residents are likely to drive to the quickest destination (s) on High Ridge Road, and have to use the crossroads of the Ridges, as the Merritt is usually at a standstill during peak and weekend hours. (I am going to throw in there that we have little to no ready-to-wear clothing stores, aside of some very uninviting off price retailers. What has Stamford done to attract Brick and Mortar Stores? We have to leave Stamford and get on that Parkway and go somewhere else to shop!) Once again, these roads are residential, and single-family neighborhoods. They are hilly and windy. Some of the residents are elderly, some have children, and others beloved pets. Many step off of the curb to retrieve their mail, mow the lawn or rake their leaves and the speeding vehicles that come off the congested Marritt are hellbent to get home or take a short cut across these crossroads and as a result, they have become completely dangerous. To add close to 800 new apartments-- if both 800 and 900 Long Ridge are approved-- may lead to around 1000 more cars on the roads. The roads ARE NOT what they were at the heyday of the office park legacy--they have become completely congested and they travel at speeds unlike they did years back. In the centrifugal hub of the on and off Merritt ramp, especially as the corridor between Merrit Exit 34 & 35 is oft at a continual standstill and people fly down that 34 Ramp just to get off of it--this thought of adding another 1000 cars is completely unthinkable.

Any current traffic study is irrelevant as the three major bridge overhauls divert the traffic and perhaps even quiet the road(s) that are being working on, while vehicles may simply choose a completely alternate route to cut across to the Ridges to avoid the inconvenience. I can assure you, once the bridges are complete, it will become a high risk to even turn into our street and we have to look several times before committing to the turn just to get into our roads. Bullshead, the tail end of Long Ridge, is a complete nightmare at peak hours and just yesterday a friend had a fender-bender and the driver of the other vehicle took off. The vehicle overflow is on-going and the new businesses are not even open yet.

This doesn't even cover the additional strain of our infrastructure. Our roads are a complete mess, in addition to the constant ripping them up and repaving. As I said last year, I received a note from Aquarion that they would be increasing our water bill by nearly 30% due to the need to provide more water for our town (and add to that we are on water ration even when we have

sufficient seasonal rain.) Finally, I live probably a mile away from this property. If you cut through the river--my road's sewers were put in maybe 20 years ago or so--BUT, we have to have the town come start a generator every time it rains heavily or snows. How are you going to manage that going uphill? If it fails--who pays for this infrastructure strain? (In today's Op Ed in The Advocate, Matthew Wallace, an Emergency Medical Respond Trainer, noted that EMS were in crisis in CT. Today, from The Advocate online, it stated a \$685M/ 5.5% increase to the upcoming fiscal year.) We already had a huge hike in our Property Tax Bill this year. ALL OF THIS all comes back on us.

The tale of the tax break by adding apartments is simply is not true. Over 10,000 apartments have gone up in the past five years, and our taxes have done nothing but explode, with more to come after reading this morning's paper. It is also fair to say that we are paying a large amount of taxes and chose these neighborhoods for their offerings, but the taxes are skyrocketing, and our voices are not being listened to and the charm of our neighborhoods is being taken away. It certainly feels like we, the single-family homeowner, is being driven out at the expense of people who are not even here.

We implore our Planning Board to please be considerate of those of us who live here. BLT has certainly enjoyed its time in Stamford, but the decision of this property should be of one that is responsible and will benefit all of us. Apartments do not belong in the Ridges,

Thank you.  
Carolyn Behre  
Clay Hill Road  
Stamford

**From:** Patrick Kazley <patrickkazley@gmail.com>

**Sent:** Tuesday, March 12, 2024 1:24 PM

**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>; Perry, Stephen <SPerry@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>

**Subject:** Safety Concern, 800 Long Ridge

Hello,

I have noticed Lisa Feinberg and the Stamford TTP of the below safety concern with respect to any development at 800 or 900 LRR.

I would like this to be a matter of public record, and I note it is a concern of safety and the welfare of children. Please also note as opposition to 800 LRR.

The residents of Vineyard Ln and Hunting Ln (whom I have spoken to about 80% of over the preceeding weeks) are deeply concerned that our neighborhood will received extremely high volumes of cut-through traffic as the result of any residential development at 800 Long Ridge - let alone something as extensive as a 354 units complex + 10k commercial space. Wire Mill is about the same amount of time if you time it, which means google maps and other platforms routinely suggest our neighborhood.

We are concerned because there are many children on our street (my son is 11 months old, neighbor 2-year-old, neighbor across the street has 2 young kids, other neighbor also multiple young kids). These kids play basketball in their driveways, run through the neighborhood, etc.

However, when residents are impatiently running errands on High Ridge Road (which Vineyard / Hunting is a convenient cut-through for), it subjects these children to dangerous, high-speed traffic. We almost saw our neighbor's child run into the road ahead of a speeding truck just a few months ago. Our heart nearly stopped.

We need the developer to provide our neighborhood with traffic-mitigating features such as sawhorses, perhaps a gate that automatically lifts upon entry, or something that would deter the impatient cut-through traffic that tends to zip right through our narrow, highly residential street where the homes are close to the road.

We have been in touch with the applicant and the have not offered solutions as of yet.

We insist and please with the zoning board to consider the safety of our children and build into the approvals of whatever project is there (hopefully something way smaller and with homeowners not renters to be more compatible.

This isn't an issue so much today with 800 LRR because office tenants don't really run errands on High Ridge, but with the cedar hills bridge open and residents there, they certainly will.

**From:** audrey smith <smithwoman73@gmail.com>  
**Sent:** Tuesday, March 12, 2024 11:24 AM  
**To:** Stamford Land Use <StamfordLandUse@StamfordCT.gov>  
**Subject:** 800 Long Ridge Road Re-Zoning Proposal

To the Stamford Zoning Board.

I am a resident of the neighborhood in the direct vicinity of the property located at 800 Long Ridge Road in Stamford.

I am writing to you in advance of the regular Planning Board meeting scheduled for this evening, March 12, 2024 where the potential re-zoning of this site will be on the agenda. I want to convey my strong opposition to the re-zoning of this site for high-density residential and multipurpose commercial space. My objection to this plan is based on the sheer scale of it which raises several issues that I believe would create a negative impact to this neighborhood: compatibility with single family zones, traffic congestion, resource utilization, sustainability, public school and emergency utilization, safety of through-traffic through suburban neighborhoods.

I do believe that there might be other options for this land which would be more compatible with the area and still address housing needs which are a critical issue for Stamford, e.g., townhomes, condos, subdivisions, etc.

I truly hope that there is another option or way forward vs. simple approval of this plan which I believe would be an egregious move for this part of Stamford.

Thank you.

Audrey Smith  
4 Cedar Tree Lane  
Stamford, CT

**From:** Jeff Gatz <jeffgatz2022@gmail.com>

**Sent:** Tuesday, March 12, 2024 2:13 PM

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

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

**Subject:** Long Ridge Road

Members of the Planning Board,

I am sending this e-mail to voice my opposition to the massive apartment style development of Long Ridge Road. I understand the need for development but to be adding that may people, cars, and just overall density is not what Stamford is about. I moved here many years ago because I enjoyed the trees, birds, wildlife and slower pace of life. We are becoming Yonkers or worse with the overcrowding, pothole and cracked streets, and garbage strewn everywhere.

If you actually live here, why would you want this? All of this development has certainly not lowered our taxes but has definitely lowered our standard of living.

Please help to stop this and keep some parts of Stamford with open space and less traffic.

Thank you for your consideration.

Jeff

**From:** David Rusch <davidrusch@gmail.com>

**Sent:** Tuesday, March 12, 2024 3:12 PM

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

**Subject:** Opposition to 800 Long Ridge Rd

To whom it concerns,

We are in opposition to the planned residential development at 800 Long Ridge Rd. The proposed apartment structure is incompatible with the single home surrounding neighborhood. It would result in a dramatic increase in the local population and subsequent increased traffic on the already congested Long Ridge Road. We would propose an alternative residential solution such as townhomes.

Of note, a similar proposed project at 900 Long Ridge Rd was recently rejected for the same arguments.

Sincerely,

David Rusch and Julie Vasile

29 Vineyard Ln, Stamford, CT 06902



From: **Jenny reinoso castellano** <[jenjenrc@gmail.com](mailto:jenjenrc@gmail.com)>  
Date: Tue, Mar 12, 2024 at 4:11 PM  
Subject: OPPOSITION TO 800 LONG RIDGE  
To: <[stamfordlanduse@stamford.gov](mailto:stamfordlanduse@stamford.gov)>

I'm Segundo Reinoso and I'm opposed to this monster of construction in our area. This development is highly incompatible with the surrounding neighborhood.

I OPPOSE!!!!!!!!!!!!

Thank you.

**From:** Optimum <[johnsfitch@optonline.net](mailto:johnsfitch@optonline.net)>

**Date:** March 12, 2024 at 2:15:57 PM EDT

**To:** [tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)

**Cc:** [jtepper@stamfordct.gov](mailto:jtepper@stamfordct.gov), [mbuccino@stamfordct.gov](mailto:mbuccino@stamfordct.gov), [jgodzeno@stamfordct.gov](mailto:jgodzeno@stamfordct.gov),  
[mtoitillo@stamfordct.gov](mailto:mtoitillo@stamfordct.gov), [wlevin@stamfordct.gov](mailto:wlevin@stamfordct.gov), [sperry@stamfordct.gov](mailto:sperry@stamfordct.gov), [pberns@stamfordct.gov](mailto:pberns@stamfordct.gov)

**Subject:** App #223-38 800 Long Ridge

My name is John Fitch. I am a 68-year resident of Stamford. I am in complete opposition to adding apartments to Long Ridge Road. Our infrastructure, emergency responders, and schools cannot handle any more strain. Our doctor's offices and their staff are overwhelmed and some are retiring because they cannot keep up. Our emergency personnel are limited in numbers and our hospital emergency rooms are in a deep state of concern. This rampant growth needs to come to an immediate pause and responsible planning needs to take heed. The crossroads between High Ridge and Long Ridge are not the Route 7 Connector, they are residential single-family houses. When the Cedar Heights Bridge reopens, getting into our side streets becomes a challenge again. Unless your next step is to add subways, these plans need to stop. We are not NY.

Thank you,

John Fitch  
185 Clay Hill Road