

# **PLANNING BOARD MEETING**

**May 14, 2024**

**ZB APPLICATION #224-11**


**River Bend Center, LLC - Text Change (HT-D)**

**PUBLIC COMMENTS**

**OPPOSED**

**From:** mike papa <artscapeorganiccarellc@gmail.com>  
**Date:** May 10, 2024 at 5:56:29 PM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Subject:** 467 units off Hope St

Dear Honorable Teresa Dell.

This is Mike G. Papa. I live on 49 bouton St East since 1971. I am AGAINST the development of more condominiums in our area!! We have serious issues like drainage (we are experiencing a lack of peace) in an area that is already 100% driven by cars, plus there is a lack of public transportation. Last week a car flipped over on our High View Avenue because lack of drainage and roads maintenance created a ditch where the car tire went in. It is clear our municipal government has no clue in this regard. On the same street last year, a tree fell on our truck forcing us to junk it! Again, the tree fell as a lack of City tree care service! Theresa we are pro-growth, but just cannot sacrifice our happiness to enrich big builders. I hope you are sensitive to everyone in Springdale. The village of Springdale cannot be the SLAVE of builders.... The municipal local government provides a POOR maintenance of our roads, trees and the police  are not trained to look at safety issues.

Sincerely  
Mike G. Papa

**From:** carol mandras <mandrascarol@sbcglobal.net>

**Date:** May 9, 2024 at 9:29:58 PM EDT

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

**Subject:** Text change at Riverbend and proposed development of multifamily apartments

I am a 40-year resident of both Glenbrook and Springdale! I've also been a professional social worker who has secured housing for my clients! However, I'm opposed to this development in an already congested housing area! We cannot get down Hope Street as it is and so close to Dolan school! There is only one way egress at this point unless they open it up and then still have to cross railroad near DeMare's bakery! You're still coming onto Hope Street which again is congested at all hours! Thank you for your attention to this matter!

Sent from my iPhone

**From:** SHARON LOMBARDO <illumind@aol.com>  
**Date:** May 9, 2024 at 7:52:55 PM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Subject:** For your consideration

In opposition to:

ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - River Bend Center, LLC

If this application is approved, up to 467 Apartments behind the Springdale Train Station in the River Bend Office Center will make traffic impossible for those of us living in Springdale. Traffic and congestion are already a major issue in this area and along Hope Street.

We just can't imagine how awful driving on Hope Street would be. Please help us!

Sincerely,  
Ron and Sharon Lombardo  
(lifelong Springdale residents)

**From:** michele hagedus <michele.hagedus@gmail.com>

**Date:** May 13, 2024 at 10:57:02 AM EDT

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

**Subject: ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change**

Dear All,

I oppose the text change and the allowance for ANY MORE ADDITIONAL apartments to be built ANYWHERE in Springdale!!!!!!

Reasons being:

- Addition Traffic on Hope Street adding to what is already congested.
- Health and air quality concerns
- Residential apartments will increase use on weekends
- Additional delays for Springdale Fire Dept and EMS
- Cars speeding through side roads
- Additional traffic density along Hope Street
- Quality of life, will create a more stressful environment
- Office center is in a flood zone
- Over Development - there are over 7000 apartments that have yet to open in Stamford.

We have yet to realize the full impact of all these apartments and more apartments are ridiculous!!!

Taxes haven't gone down with the increased property taxes we are paying, either.

Regards,  
Michele Hagedus  
209 Prudence Dr.  
Stamford, CT 06907

**From:** joyce <jorg1954@aol.com>

**Date:** May 13, 2024 at 2:24:17 PM EDT

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

**Subject:** ZB APPLICATION #224-11 RICHARD REDNISS 22 1st CORP. TEXT CHANGE

ATT: Board Members

I was raised in Springdale; I have raised my 2 sons and now have grandchildren being raised in the Springdale Community. I STRONGLY OPPOSE THIS TEXT CHANGE.

1. The additional traffic on Hope St. and residential side roads, already a nightmare and dangerous for the children with cars speeding through.
2. Potential delays for Springdale Fire Dept. and EMS
3. Overcrowding in our schools
4. Residential apartments vs, office use will increase use on weekends.
5. Over Development with over 7000 apartments that have yet to open in Stamford.
6. Quality of life is changing in Springdale - it is NO LONGER a Village

I urge the Planning Board members to vote against this text change.

Sincerely,

Joyce Orgera

**From:** Ernieo Orgera <ernieo1118@gmail.com>  
**Date:** May 13, 2024 at 1:43:22 PM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Subject:** Riverbend ... zb224-11 text change

Hi Terry, I hope you are feeling well. I am just emailing to ask for a negative vote for this text change. I am a resident of Springdale and suffer through the traffic issues on a daily basis. It has been bad enough that we have renamed Hope St. We now call it "NO HOPE". Anything you can do to help.

Thanks Terry,

Ernie

Sent from my iPad

**From:** Stephen Garst <SGarst@promo-consultants.com>  
**Date:** May 13, 2024 at 1:29:33 PM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Cc:** "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>  
**Subject:** **ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change: River Bend Center, LLC**

Hello Planning Board Chair and Members,

I'm writing in opposition to this text change. I live and work in Springdale and I drive up and down Hope Street several times a day. We have backups on Hope Street several times during the day.

I was recently a member of the Board of Representatives for District 18 which includes parts of Springdale and have heard many times from constituents complaining of traffic on Hope Street and cars speeding through side streets in the residential neighborhoods.

Many residents believe that this potential development will add congestion in our streets and higher density to Springdale, which I was told by The Land Use Department that Springdale and Glenbrook look like they have density issues. We have protections in the General Purpose of our Zoning Regulations Article 1 Section 1, that protect us from congestion in our streets and over density.

Mr. Redniss even stated that there are traffic concerns. Many neighbors spoke up against this at his second neighborhood meeting.

Why would he proceed and try to push for this development if it is bad for the neighbors in Springdale and others in the City?

Please do not pass this bad text change. We have 7,000 other apartments that have been approved but not fully completed or rented yet. We do not know what the full impact is to Springdale and the City as a whole. This is not a good idea to force potentially 467 apartments in this congested area.

Thank you for your consideration in voting down this application, and for your time and dedicated service to our city.

Steve Garst  
Proforma Promotion Consultants  
1074 Hope Street – Suite 204  
Stamford, CT 06907



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

**Date:** May 14, 2024 at 9:03:10 AM EDT

**To:** Stamford Land Use <StamfordLandUse@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

**Subject:** Riverbend Hope St

Dear Planning Board Members:

A lifelong Stamford Resident, I am writing to oppose the Riverbend apartment development (text change) for the following reasons:

- Conversion of office parks on our town's most heavily, travelled hubs is a major safety concern. Add on to the existing ongoing accidents in the vicinity, there are two elementary schools very close by and the addition of a possible 467 apartments certainly will add more vehicles to our roads. Safety on our roads is always paramount in the political sell, but the opposite is being done.
- This particular proposal is a rock's throw from the Firehouse, and we already have an issue with not enough ambulances to cover emergencies per the fireman at the initial public meeting for the project. How will the trucks be able to respond to emergencies if they can't get out. The demand for more emergency services will once again fall on the taxpayers. Doctor appointments in Stamford are now, for many, months and months out.
- Our Utility bills have been skyrocketing as our car insurance bills. We are constantly hearing the increases are because of the town's need to upgrade to support the number of users. Roads are being ripped up in every part of town and the land between North Stamford and Shippan causing ongoing delays, safety issues and everyday stress.
- Finally, the young renters are not staying here. After the fun, most leave to raise their families somewhere else. There is nothing to buy for starter homes or generational wealth. We need condos, townhouses, and houses. It may not be the ultimate best profit for those concerned, but we are sitting on how many apartments yet to fill, how many on the books, and what is the end number? How are we not there yet? Every number that I have read has Stamford at the forefront (and beyond well over) of the other towns in recent development of apartments. It looks it, it feels it, and it is.

Please no to this text change.

Thank you,  
Carolyn Behre  
Stamford

**From:** Michael Fahan <mikefahan@gmail.com>  
**Date:** May 14, 2024 at 9:50:07 AM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Subject:** Fwd: ZB APPLICATION #224-11-RICHARD REDNISS, 22 1ST CORP-TEXT CHANGE

Good morning,

Please oppose the above proposed text change which will be presented at tonight's Planning Board meeting. I live in Springdale on a side street near the property that this proposition would allow nearly 500 new residential units to be added to the area. Over the years, condos and apartments have been added in close proximity to this property. The effects on Hope Street can be seen anytime you drive on it, day or night, weekday, weekend. Adding more vehicles to this already congested area simply cannot be allowed to happen.

Beyond cars, Hope St is a place many pedestrians use to walk to local schools, the train station, and various small businesses. Children bike and walk on it to go to Springdale Elementary and Dolan Middle School. More cars, more traffic means more danger. as these children try to navigate their way across the streets.

This traffic not only impacts Hope Street but all its side streets as well. Children and adults walk, run and bike on these side streets for pleasure, to go to work and to go to school. We already have problems with cars blowing through stop signs to traverse going from Haig Ave, Newfield Ave, and Hope St to cut across town.

Simply put, we cannot have more housing on Hope Street.

- Too much traffic on Hope Street already.
- More housing would increase side street traffic.
- Increased traffic means increased danger for the many children who **MUST** walk to school bc we live within walking distance to Springdale Elementary and Dolan Middle School.

Please vehemently oppose this text change on behalf of your constituents. Propose other uses for the property that would benefit the community. Hope Street has changed over the years. Consider those changes and address how we can make the community better and safer for its residents.

Sincerely,

Michael Fahan

38 Birchwood Rd  
Stamford, CT

**From:** Jeannie Fahan <jeanniefahan@gmail.com>  
**Date:** May 14, 2024 at 9:37:46 AM EDT  
**To:** "Dell, Theresa" <TDell@stamfordct.gov>  
**Subject: Re: ZB APPLICATION #224-11-RICHARD REDNISS, 22 1ST CORP-TEXT CHANGE**

Good morning,

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Sincerely,

Jeanne-Marie Fahan

38 Birchwood Rd  
Stamford, CT

**From:** Marina Elizabeth <marinaimhoff@gmail.com>

**Date:** May 14, 2024 at 11:45:19 AM EDT

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

**Subject:** RE: 467 Riverbend Hope Stree

Dear All,

I am writing to you in hopes that you will hear our concerns and not proceed with the (awful) plans for 467 apartments.

(I've never actually sent government officials any sort of pushback before. So bear with me.)

However, now the place I know and love, have lived in my entire life and plan to die and haunt this place is being threatened. I fear that if this goes through, everything people love about this area will soon go to (pardon my French) shit. We pay so much to live here and have this certain quality of life and it keeps feeling like you want to take what we've worked for away.

Have you actually driven down Hope Street? Imagine with more people? I honestly cannot even fathom.

Please consider another use of this space. We beg of you. Office space? Stores!? Medical!? The options other than moreeeee residents are endless. Let's be creative!

Respectfully and politely,  
Marina Imhoff

**From:** "Waldman, Paula" <PWaldman@bhhsne.com>

**Date:** May 14, 2024 at 10:55:49 AM EDT

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

**Subject: Re: Riverbend text change application ZB Application #224-11-Richard Redniss, 22 1st CORP**

Dear Stamford Planning Board Members:

First of all, thank you for all you do.

However, the River Bend application to allow 467 rental apartments seems for that community to be adding fuel to the fire as they say. In my travels as an agent, the congestion has grown exponentially, as it is difficult and time-consuming to maneuver through the area.

Springdale has been a very popular area for many moving in and has a great community vibe. Taking office space to become rentals increases the use of cars, especially on weekend. You only have to drive through Springdale to see speeding cars on side roads. Hope Street is now extremely congested and this creates tension on what is there already.

We now have over 7,000 apartments yet to open. I live in the Bulls Head area and even without the new stores in operation (other than Starbucks) the traffic and noise is becoming more intense by the day.

Granted the use of these buildings and lower assessment is being used as an excuse to generate income. But sometimes, less is more. We need affordable housing but in lower numbers regarding population of communities. I would surmise that we need condos, multi-families and homeownership more than 1,000's of rentals, leaving the inability to save for your very own home.

Renters move on when they decide to buy! Why would they want to pay rent in an area that is so congested and created a quality-of-life issue for many with congestion, traffic, etc.

As I understand this particular office center is in a flood zone too.

Stamford many years ago, thoughtfully designed these office parks with regards to the Master Plan and took a serious look at the environmental impact. These days it appears to many of us that anything goes. Just like the property on Long Ridge where the senior living facility is now going, ripping out all those beautiful forests so the property is ruined, animals have nowhere to go. Concrete structures, asphalt everywhere and flooding happens. With thoughtful implementation of the environment, you can create longevity for our city rather than permanently destroy.

Eventually just like our office parks, the rentals will also wain...a quick fix for NOW without the myriad of considerations for our future will be short-sighted and our children and grandchildren will pay the price.

Please NO to this text change for the sake of Stamford!

Warm Regards,  
Paula Waldman  
110 Old North Stamford Road  
Stamford, CT 06905

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

**Date:** May 14, 2024 at 10:48:37 AM EDT

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

**Subject:** River Bend application

Dear Members of the Stamford Planning Board,

Please issue a **negative recommendation** on the ZB Application 224-11 text change that, if finally approved, could add up to 470 units of housing to a very heavily trafficked Hope Street.

As members of the Stamford Planning Board, you are individually and collectively charged with **planning** for the city. Collins defines planning as “control by the local government of the way land is used in an area and of what new buildings are built there.” But planning implies consideration of the future and future uses, and that consideration of future uses is what is essential to a city’s Master Plan.

What the Planning and Zoning Boards of the City have been doing is not planning. It is yielding to the avarice of property owners and developers to take advantage of the flavor of the day – residential development, while our economic development is scant. It is obvious to a large segment of residents who are paying attention that our infrastructure needs have lagged way beyond the rapid expansion of residential development. In addition, very little of that development has been affordable, or has provided for ownership possibilities.

Development of all commercial and office space for residential development forecloses the possibility of development way into the future of a resurgence of those uses. Overdevelopment of residential units could portend a glut of such space, adversely affecting city tax collections in the future. It should be noted that the owners of the River Bend center are partially responsible for the high vacancy rate, having turned down multiple applicants for space, possibly in the hope of the financial rewards of redevelopment as residential zoning. When the pandemic has receded and companies want the synergies created by employees being present together, Stamford will be bypassed economically.

As a former commuter to and from the Springdale railroad station, I can attest to the fact that getting in and out of the station is often challenging, particularly for those residents heading south, the City has permitted on street parking on both sides of the station and the sight lines are blocked.

Allowing up to 470 units in River Bend with the railroad tracks needing to be crossed, poses additional traffic problems, especially during rush hours, since with the gate down, traffic will be backed up onto Hope Street.

What coordination is taking place among planning, zoning and economic development? Stamford has lost most of its retail development to Norwalk, with very little left at the Stamford Town Center and elsewhere, with the exception of eating establishments. What coordination is occurring among Planning, Zoning and the traffic department, particularly relating to the long-awaited re-design of the Springdale railroad station? These questions should be part of a very public planning process as part of the upcoming Master Plan. Residents want more of a say in the future of their living environment. Spot planning and zoning is bad for Stamford and is very unprofessional. Please consider planning for a future in which commercial development could stage a resurgence. Please issue a negative recommendation on this application.

Thank you for your consideration.

Shelley Michelson  
111 Idlewood Drive