

May 31, 2024

**VIA HAND & ELECTRONIC DELIVERY**

Ms. Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)

**Re: Revised Application Materials  
800 Long Ridge Road, Stamford, CT (Parcel ID 003-7329)  
800 Long Ridge, LLC**

Dear Ms. Mathur:

Our firm represents 800 Long Ridge, LLC (the “Applicant”), the owner of the property located at 800 Long Ridge Road (the “Property”). As you know, on October 6, 2023, the Applicant submitted applications requesting Site Plan and Special Permit approvals (the “Application”) to facilitate the construction of two (2), four-story structures consisting of 354 units, a 9,394± square foot commercial space and associated landscaping and site improvements on the Property. On January 26, 2024, the Applicant submitted revised plans in accordance with the initial feedback it had received from your office, the Transportation, Traffic & Parking Department (“TTP”), and the Environmental Protection Board.

The Applicant has made additional revisions based on comments it has received during the referral process including:

- Landscaping Plans - The Applicant incorporated your comments on the Landscaping Plans from on or around May 13, 2024. Increased screening was also added along the perimeter following discussions with neighbors.
- Internal Sidewalks - In response to your comments and comments from the Planning Board, the Applicant has added sidewalks to make the child play area more accessible and to connect Buildings 3 and 4 to the other sidewalks on the Property. To account for the increase in coverage caused by the addition of the sidewalks, the Applicant has removed five (5) parking spaces and added pervious coverage to the child play area.
- Engineering & Fire Marshal - The Applicant has updated the civil engineering drawings and report to incorporate comments received from the Engineering Department & Fire Marshal.

- TTP - At the request of TTP, the Applicant has agreed to contribute \$250,000 toward the enhancement of traffic signal at the entry drive and other pedestrian improvements as well as an additional \$250,000 fee-in-lieu payment to the City for construction of sidewalks along Long Ridge Road.

Enclosed please find the following revised and new application materials:

- Eleven (11) copies of a revised Zoning Data Charts highlighting the zoning data that has changed since the last submission;
- Eleven (11) full-size copies of the following plans:
  - Architectural Plans prepared by EDI International, dated November 16, 2023, revised to May 24, 2024;<sup>1</sup>
  - Civil Plans prepared by Civil 1, Inc., dated October 3, 2023, revised to May 31, 2024;
  - Landscape Plan prepared by Environmental Land Solutions, LLC, dated October 3, 2023, revised to May 28, 2024;
  - Landscape Rendering prepared by Environmental Land Solutions, LLC, dated October 3, 2023, revised to May 28, 2024;
  - Publicly Accessible Amenity Space Plan prepared by Environmental Land Solutions, LLC, dated November 8, 2023, revised to May 28, 2024; and
  - Overlay Exhibit Prepared by Civil 1, Inc., dated March 8, 2024, revised to May 31, 2024;
- Eleven (11) copies of the following:
  - Drainage Study prepared by Civil 1, Inc., dated October 3, 2023, revised to May 28, 2024, titled “Stormwater Management Report;”
  - Supplemental Traffic Engineering Analysis prepared by Fuss & O’Neill, dated May 31, 2024;
  - Response to 3/12/24 TTP Comments prepared by Fuss & O’Neill, dated May 22, 2024;

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<sup>1</sup>Per your request, this plan set includes details for the proposed courtyards.

- Response to 2/22/24 Engineering Comments prepared by Civil1, dated May 28, 2024;
- Response Letter to Assistant Fire Marshal Chad Armstrong prepared by Civil 1, Inc., dated May 31, 2024; and
- A memorandum summarizing how the Applicant has met the Special Permit standards in § 19.C.2. of the Zoning Regulations has been submitted electronically only. Hard copies will follow under separate cover.

Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention regarding this matter.

Very truly yours,

*Lisa Feinberg*

Lisa L. Feinberg

Enclosures.

cc: R. Blessing  
Stamford Zoning Board  
800 Long Ridge, LLC  
EDI International  
Civil 1, Inc.  
Fuss & O'Neill  
Environmental Land Solutions, LLC