

From: Anne Marie Guglielmo <amguglielmo@icloud.com>

Sent: Tuesday, August 22, 2023 9:01 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; RBlessing@stamforsct.gov <RBlessing@stamforsct.gov>; Stein, David <DStein@StamfordCT.gov>; Bosak Jr., Gerald <GBosak@StamfordCT.gov>; Morris, William <WMorris@StamfordCT.gov>; McManus, Rosanne <RMcManus@StamfordCT.gov>; Smith-Anderson, Racquel <RSmithAnderson@StamfordCT.gov>; Jean-Louis, Francise <FJeanLouis@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>

Subject: Objection to 900 Long Ridge Road Development

Dear Members of the Zoning Board,

I am writing to express my concerns about the proposed development at 900 Long Ridge Road, which includes the construction of 508 residential units and office spaces.

My primary concern is the inevitable increase in traffic and congested population that would result from this development. As it stands, the area is already burdened with congestion which will inevitably get worse with Whole Foods, Pepe's Pizza and other retail near CVS. Given the scale of this project, it is beyond doubt that there will be a substantial escalation in traffic and overpopulation, which could potentially overwhelm our roadways and jeopardize the safety of pedestrians, cyclists, and drivers.

It is critical that comprehensive and rigorous traffic studies are conducted before any decisions are made regarding the approval of this development. These studies should not merely evaluate potential congestion but should also account for the safety of all road users. Until the retail stores open up their doors and until the Wire Mill Bridge is reopened, a truly accurate study CANNOT even be conducted. You must factor in the impact of the surrounding retail developments already underway to fully assess the true congestion and traffic that will result due to further proposed development at Long Ridge and High Ridge Roads. The totality of these enormous projects will cause a tsunami of traffic that will make our roads less safe and harder to navigate.

Furthermore, the proposed project's proximity to Cedar Heights and other adjacent streets amplifies these concerns. As a resident of this community, I have witnessed the challenges presented by the current traffic situation. A man recently died just off of Wire Mill while getting his mail. I fear that the addition of over 500 residential units will further overwhelm our one-lane, country roads. Cedar Heights, in particular, is already treacherous on the blind curve (marked by flashing lights). Making turns into Clay Hill Road where I live is so dangerous as cars fly up that blind curve. It will only get worse with this added development of the surrounding area.

In conclusion, I urge you to prioritize the safety and well-being of our residents by conducting thorough traffic studies that delve into the potential impact of this development on our roadways. It is incumbent upon the Zoning Board to ensure that our community's safety takes precedence over all other considerations.

Thank you for your attention to this matter. I trust that you will thoroughly assess the implications of this development and act in the best interests of our community.

Sincerely,
Anne Marie Guglielmo

From: Russell Raiteri <russellraiteri@me.com>

Date: September 8, 2023 at 8:06:57 AM EDT

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

Subject: 900 Long Ridge Road

Good Morning,

I just learned of the proposed new apartment complex to be located at 900 Long Ridge. My family has resided on Webbs Hill Road since 1905 - 609 Webbs Hill, 627 Webbs Hill and 20 Huckleberry Hollow - where I currently live, so I am very interested in learning more about this project. On the surface it sounds like something I would support - can you send me a bit more information about this project? Target demographic etc?

Thank you
Russell Raiteri

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Friday, September 8, 2023 8:19 AM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Subject: 961 Long Ridge / [16 Wire Mill Road](#).

Please file under MP-444 and ZB Application 223-29. Please share with Land Use, Planning and Zoning

I would like to get this letter filed under MP-444 and ZB Application 223-29 in regards to [961 Long Ridge Road](#) and [16 Wire Mill Road](#).

This letter is addressing the traffic concerns that will arise with all of the proposed construction and apartment housing that could possibly be plaguing our neighborhood because of changes in text, zone designation and language that has already allowed illegal ADU's into our neighborhoods. All of this construction does not reflect our single family home district. We as homeowners have a vested interest in maintaining our zone regulations as they are currently designated. The thought of eliminating commercial buildings that are necessary for a city to thrive and soften the tax base is illogical in many ways. Corporations sustain high wage jobs that are critical to a successful city.

Three sites that are proposed will increase traffic in an already overcrowded intersection at the corner of Long Ridge Road and Wire Mill as well as another project that has the possibility of being proposed in the near future that in total could possibly construct 1,035-800 square foot housing units along with a subdivision constructing 3 new homes. This with the new addition of illegal rooming houses popping up along the Wire Mill/ Cedar Heights Road artery that travels between Long Ridge Road and High Ridge Road with 4 to 5 cars and trucks parked on the property occupied by single men with no children. Those are the obvious ones we know.

When this concern of traffic from all of these proposed projects was raised to the representation for Horn and Hoof Properties regarding the proposed project at [961 Long Ridge Road](#) and [16 Wire Mill Road](#) at a public meeting at the Old Long Ridge Road Firehouse, Horn and Hoofs representation felt that his project was exclusive to his traffic study which doesn't tell the whole story. Everyone in the room disagreed with Horn and Hoofs representation.

One project will overburden this intersection and the surrounding area, let alone all of the construction possibly being approved and the illegal rooming houses that seem to pop up everywhere as we speak. Whether Mr. Capalbo likes it or not all of the projects and issues bring to light traffic concerns regarding all of these projects. They are all up for discussion around the same time and will all create a nightmare scenario for the Long Ridge Road/Wire Mill Road intersection.

I will detail each project briefly.

1) [900 Long Ridge Road](#). This project will consist of 4 buildings with 508 apartments. Required a zone change approved by the ZB in 2021 through the "omnibus text change" from original C-D district. The change approved some single family and low density multifamily housing in C-D districts by special permit. Alone this will cause more traffic congestion that already exists. Stop changing our zones.

2) [961 Long Ridge Road/16](#) Wire Mill. This project will consist of 4 “buildings” with 19 units squeezed onto the property. This requires a zone change. (not consistent with the area) and (boxed in by the Merit Parkway ramp and the property is basically rendered useless because of the widening of Long Ridge Road as well as a divider separating the north and south bound lanes of Long Ridge, entering and exiting to an intersection that can’t handle traffic flow currently.) Alone this will cause more traffic congestion that already exists. Stop changing our zones.

3) [503 Wire Mill Road](#). This project does not require a zone change but is requesting to subdivide the property and build 3 large homes abutting the Exit 35 Merit Parkway ramp. Biggest concern is adding to traffic congestion and deforesting existing mature trees that will open up the property reverberating the traffic noise from the Merit Parkway to the existing neighborhood. (This adds more traffic congestion as a third proposed project.)

4) [Wire Mill Road](#)/Cedar Heights Road corridor. Due to a language change to in-law apartments that have been allowed in Stamford for as long as I can remember, the ZB re-named in-law apartments to ADU’s and added language that homeowners are now abusing to turn their homes, which are allowed to be legal ADU’s with stipulations, to illegal rooming houses. This is happening from Wire Mill to Cedar Heights traveling from Long Ridge Road to High Ridge Road as well as along Long Ridge and High Ridge Road in the vicinity of the Wire Mill/Cedar Heights corridor. Each one of these illegal rooming houses consists of 4 to 5 cars and trucks with mostly single males. This is a growing trend and concern that has added traffic and seems to continue as we notice more illegal rooming houses showing up in this congested area adding to traffic concerns. This a continuing issue that alone will increase traffic congestion that already exists.

5) [800 Long Ridge Road](#). This property has not been brought forward to the ZB yet but can emulate the 4 buildings with 508 apartments similar to [900 Long Ridge Road](#). This project alone will increase traffic congestion that already exists. Stop changing our zones.

All of these proposed projects intersect to create an over abundance of traffic congestion in this area that already is currently hard pressed to address with any of these projects coming to fruition. So at the behest of Mr. Capalbos belief that other projects are not his concern regarding traffic in the area I would like to use this letter to contradict his uninformed answer.

All of these projects together are a future disaster for traffic in this area and a reason to address all of them together with a city traffic study, a state traffic study and a state study to reconfigure the Long Ridge Road/ Wire Mill Road intersection, including the entrance ramps of the Merit Parkway, if any of these projects are to go forward. Especially the [961 Long Ridge Road](#)/Wire Mill Road project that can not enter Long Ridge Road/Wire Mill Road without creating a congestion nightmare. All of these projects, whether the contractors like it or not are tied to the future of an increase of overbearing traffic congestion in this area.

I will add other projects currently under way that will hinder a true, simple traffic study which will not tell the whole story. Besides the current congestion, there are 2 buildings, 800 and 900 LRR, that are not at full capacity, not allowing the ability to produce a true traffic study. The Cedar Heights Road Bridge is closed for who knows how long and there is no way at this point and time to get a true traffic study until the bridge reopens. The High Ridge side of Wire Mill intersects with a bridge under construction for who knows how long. Another reason you can not get a true traffic study. There is a future sewer line project along High Ridge Road in the vicinity of Wire Mill Road that will create more traffic on High Ridge pushing traffic to Long Ridge undoubtedly redirecting cars to travel the Wire Mill/ Cedar Heights arteries creating an unimaginable amount of traffic especially at the Long Ridge/WireMill intersection.

As we speak there is congestion without these projects and with residents avoiding this area as much as they can. There is no possible way to have a true and trusted traffic study for the foreseeable future.

The majority of the traffic is commuters from New York and beyond traveling back and forth along High Ridge and Long Ridge log jamming our cities main arteries already without all these unnecessary proposals that can wait. Possibly by then we can fill these buildings with desperately needed corporate headquarters that will have easy access to the Merit Parkway Softening they tax base. This is a long letter because it's a major concern regarding traffic. I have sent you emails with possible optional proposals for 900 and 961 but I truly believe we need the commercial buildings and these projects should be put off. Let's make common sense decisions and not rush to what could be permanently damaging to our area and city.

Please file this with [900 Long Ridge Road](#), ZB Application 223-34 as well and Please share with all members of Land Use, planning and zoning.
Thank you.

From: Joan Romano <jromano1017@yahoo.com>
Date: September 8, 2023 at 9:40:25 AM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: 500 proposed units 900 Long Ridge Road

500 proposed units 900 Long Ridge Rd

I am extremely opposed to the 500 units proposed on 900 Long Ridge Road. Have they considered water, waste, schools, traffic, public transportation etc. The more apartments-condos we get the more taxes we (homeowners) pay. Why? Are they getting write-offs on their taxes? Transparency

Joan Romano
1394 Long Ridge Road
Stamford, CT 06903

From: Robert Catino <rcatino@msn.com>

Date: September 8, 2023 at 9:56:19 AM EDT

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>

Subject: 508 Unit Apartment Complex Proposed

Dear Planning Board,

I am writing to you with my concerns and opposition to the proposed apartment complex on Long Ridge Rd. My concerns surround Stamford's "growth" vs maintaining and improving the quality of our communities. Below is a summary of some of my concerns:

1. Traffic - Long Ridge Road is already a heavy traffic area, especially around the on and off ramps to the Merritt Parkway are commuting times. This is also one of the main arteries CT and NY northern residents use to and from work. Adding a 500+ apartment complex will cause additional backups and reduce the travel quality to those living in the area as well as commuters.
2. Negative Impacts of large complexes on Stamford - We should focus on more single resident, home ownership units especially outside of the "City downtown" area. Stamford's makeup has been changing over the past few years with the influx of large rental complexes. These large additions of units appear to put a strain on City resources.
3. We have a public school system with a massive budget and large enrollment while producing some of the lowest scores in the state. Questionably, can the education system keep handling more students without solving the educational value shortfalls all of the children deserve?
4. Our public works seems to be strained where roads are slow to be repaired, litter and weeds growing in areas around the town and streets, city recycling area still running on a shorter schedule, city marinas lack maintenance, etc.

I would urge you not to approve this complex and thank you for your considerations and ongoing work for our City.

Sincerely,

Robert Catino
185 Mountain Wood Road

From: Daniel Bal <danbl68@aol.com>

Date: September 9, 2023 at 11:31:01 AM EDT

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>

Cc: "Matheny, Jennifer" <JMatheny@stamfordct.gov>, "Mays, Don" <DMays@stamfordct.gov>

Subject: Long ridge housing site

Hello,

In regards to the current proposal to turn the old Nestle Waters offices at [900 Long Ridge Road](#) into a 508 unit apartment complex just beyond the Merritt Parkway, I wanted to state that I am firmly against turning that site into such a densely populated rental complex. We've already added 11,000 new apartment units here over the past decade, and I get that finding a solution to the many empty office buildings is a complex issue (though not specific to Stamford). But this project (and another one proposing 19 townhouses across the street at [961 Long Ridge](#)) could have significant impact here.

Please remove the consideration of building these! It is going to cause so many problems and more unnecessary congestion, accidents, and people speeding like crazy on Long Ridge!

Daniel

From: Barbara Thanhauser <thanhaus@optonline.net>

Date: September 8, 2023 at 2:04:44 PM EDT

To: "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>, "Tepper, Jay" <JTepper@stamfordct.gov>

Subject: 900 Long Ridge Road

Dear Ladies and Gentlemen,

I am taking this opportunity to voice my concerns with the proposed complex at 900 Long Ridge Road. Questions concerning traffic and sewage have been raised, but my biggest concern is about water. A few years ago we experienced a drought. An emergency pipeline had to be constructed running along the Merritt Parkway to the North Stamford Reservoir off of Interlaken Road and Lakeside Drive. Wild swings in precipitation will probably become the norm in future years. Without building a single new structure in Stamford, demand for water from Aquarian will probably increase from the North Stamford area. Why? Because many of the houses in North Stamford presently rely on both wells and septic systems. As septic systems fail, new ones will need to be constructed; many too close to wells to be safe. Homeowners will then be forced to switch to "City" water. Hopefully, piping for the water will not be as problematic as extending the sewer lines north of the Merritt. Before building another multi-unit structure in any location in Stamford, let's first figure out how we are going to protect the future water supply for those living north of the Merritt. I realize that the problem may not show up for another five or ten years, but it will show up. The solution is both expensive and not quickly remediated.

Another issue is the question of who will be inhabiting the residences. Families with school-age children will put pressure on schools. A retirement community will put pressure on the hospital which already has a reputation of not being able to process emergencies in a timely manner. Will the increase in tax revenue be enough to improve these services to a degree that will off-set these deficiencies?

Sincerely,
Barbara Thanhauser resident of Stamford for 45 years
1062 Sunset Road
Stamford, CT

From: Tom Tierney <tptierney@gmail.com>

Date: September 8, 2023 at 12:38:41 PM EDT

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>

Cc: "Ley, Ashley" <ALey@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

Subject: **OPPOSE: 508 Unit Apartment Complex - Exit 34**

Dear Members of the Planning Board,

I'm writing to state my opposition to the proposed 500+ unit apartment complex being proposed near Exit 34 on Long Ridge Road.

I live off Wire Mill Road and we've been dealing with numerous traffic issues related to the bridge construction on High Ridge Road near Exit 35 and also the closure of Cedar Heights Road.

Wire Mill Road has become a speedway, cars constantly going well over the speed limit, and a neighbor was struck and killed this Summer by a speeding vehicle.

I am concerned about more traffic and the impact on our water supply.

Please vote AGAINST this proposal.

Thank you,
Tom Tierney
33 Four Brooks Circle
Stamford, CT 06903

From: Hugh McGoran <hughmcg@gmail.com>

Date: September 10, 2023 at 8:38:15 AM EDT

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>

Cc: "Matheny, Jennifer" <JMatheny@stamfordct.gov>, "Mays, Don" <DMays@stamfordct.gov>

Subject: SAY NO to 900 Long Ridge

To the Stamford Planning Board:

As longtime residents of Stamford, CT it has been interesting to see the changes our town has gone through. When we moved our family here 17 years ago, we were drawn to the charm of Stamford's small-town vibe while still providing enough amenities to keep us self-contained. Over the past few years, we have looked on in amazement as Stamford's Harbor Point area and downtown grew into a renter's paradise. I'm all for a vibrant commercial district, and I understand that there have certainly been areas that needed attention and some development.

Sadly, living in Stamford has begun to feel like many towns in New Jersey and Long Island that we did not consider when we relocated to the New York metro area. The traffic and the seeming "development and growth for the sake of development and growth" has made it much less attractive to live here. The Merritt Parkway has become unusable. The commute down Long Ridge to the Metro North train station during rush hour is unbearable. Even the traffic that now courses through our neighborhood feels overwhelming and sometimes dangerous. The volume of cars and people have detracted from the lifestyle that attracted us to Stamford in the first place.

I am deeply concerned about adding 500+ rental units at 900 Long Ridge Road (not to mention the 19 homes across the street at 961). The way of life that attracted us to Stamford feels like it is slipping away, and I am not sure I understand this mentality to develop with no end in sight. When is it enough?

I strongly urge you to VOTE NO on this development. We have to act now if we want to preserve what is great about Stamford and this project will, in my opinion, go a long way to detract from the quality of life many residents came and have stayed here for.

Thank you for considering this point of view.

Sincerely,

Hugh & Nadia McGoran
70 Chestnut Hill Lane
Stamford, CT 06903
(203) 329-0311
hughmcg@gmail.com

From: Tali de Assis <tali.deassis1@gmail.com>

Date: September 10, 2023 at 10:55:13 AM EDT

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>, "Matheny, Jennifer" <JMatheny@stamfordct.gov>, "Mays, Don" <DMays@stamfordct.gov>

Cc: James Graham <jamesgraham52@gmail.com>

Subject: For Tuesday's Meeting: North Stamford Apartment Complex Proposal

Good Morning,

I hope this message reaches you all in good health! My name is Tali de Assis, and I am writing on behalf of myself and my partner James Graham. We are residents of North Stamford at 536 Riverbank Rd and are concerned about the proposal to put an apartment complex at the lot at 900 Long Ridge Road. Our concerns range from traffic, pollution, noise, as well as ecological impact.

James and I purchased our home in North Stamford a little over a year ago, but he has lived in this area his whole life. In fact, his family has lived in this area since his great-grandparents' time. The Helen Altschul Preserve still stands as a lasting legacy of their dedication to the preservation of the natural beauty of North Stamford, something we both highly value as well. Over the years, it's been notable that vast areas of green space have continually been eaten away by development, yielding negative impacts to local wildlife and ecosystems, and increases to traffic and noise.

With the addition of these units, if all units are rented, we'd expect to also see an addition of 500+ cars to the area (assuming at least one car per residence, and it's likely many residences would have more than one vehicle). This is a tremendous amount of additional traffic to be subjecting our small back-country roads to, and it will have far reaching effects not only to traffic, but also to air quality. It is an unfortunate trade off to clear out the remaining trees on this lot (which reduce air temperature and reduce pollutant emissions) and trade them out for vehicles which will increase the air pollution in the area.

Aside from the impact to the residents of North Stamford (traffic, air pollution, noise), there is the added concern as to the relative value of adding apartments in this area. With affordable housing being a rampant issue across the nation, and especially in the northeast, it is entirely unclear as to how adding apartments in this area will benefit anyone but the developers. The existing neighborhood will become more crowded, and those with homes will experience a reduction in the serenity and peace that brought us to this area to begin with. It seems highly unlikely that the cost for these apartments will not be comparable to the numerous units in downtown Stamford, many of which remain vacant. (And even if these proposed apartment units were priced competitively, that yields an additional swath of challenges, to the proposed new tenants and existing homeowners alike). We are highly supportive of efforts that will benefit the citizens of Stamford, especially given what a challenge housing is these days, but we are very hesitant about a move that seems to benefit the developers far more than it prioritizes the people who reside in our communities and city.

As we've mentioned, we deeply value the protection of the natural wildlife. As much of Stamford (and many other urban areas) are continually developed, this forces out the local wildlife and disrupts ecosystems. Our climate continues to change, so the protection of natural spaces remains ever more important, especially as more concrete yields higher temperatures than large swaths of green spaces.

While this lot is already partially developed, the proposal would be wiping out a great deal of trees, and with it, the homes for many wildlife residents. There have been studies to indicate that when animals' homes are eradicated, we disrupt ecosystems that we ultimately benefit from. For example, there have been noted increases in mice populations in urban areas when over-development eradicates their natural predators and homes.

Overall, this proposal seems to be a great benefit to the developers, with little added value to potential renters, and a significant negative impact to existing residents of North Stamford.

Thank you for your time in reviewing our concerns regarding this proposed development. Should you have any questions, please feel free to reach out.

Kind Regards,

Tali de Assis and James Graham
536 Riverbank Rd
Stamford, CT 06903

From: Peter Sachs <peter.sachs@me.com>

Date: September 10, 2023 at 2:09:25 PM EDT

To: "Dell, Theresa" <TDell@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>, "Ley, Ashley" <ALey@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

Subject: 900 Long Ridge Road

To the Members of the Planning Board:

In connection with your hearing scheduled for September 12th on the proposed development at 900 Long Ridge Road, we wish to register our deep reservations concerning any multi-family residential development at this site and urge you to reject the associated development application.

We are long-term residents of North Stamford, living approximately 1.5 miles from the site in question, so we have a daily in-person understanding of the adverse local effects such a development would be likely to cause.

We are concerned that the number of potential residents under the proposed development plan could number in excess of 1,000 people with close to an equal number of vehicles which would be likely to substantially increase the already high daytime traffic load on Long Ridge Road. In addition, this situation would further aggravate the already substantial delays and tailbacks onto Long Ridge Road resulting from traffic entering and exiting onto and from the Merritt Parkway which is itself so heavily travelled as to be already all but stopped at commuting times. These delays often extend onto the nearby Webbs Hill Road, a narrow residential country road on which we reside.

We also believe that this development would cause undesirable demand for the nearby imposition of numerous additional small commercial establishments. These would increase in-and-out traffic with attendant increased traffic delays and collisions. We already have a microcosm of what this problem would be along Long Ridge Road in front of and opposite 900 Long Ridge Road. About ½ mile away at the intersection of Webbs Hill Road and Long Ridge Road immediately north of the Merritt Parkway there are a number of small commercial establishments such as a diner, a dry cleaner, a deli, a liquor store, a hairdressing salon, etc. with associated parking which already involves traffic backups almost all day long. A duplicate of this ½ mile away would be highly undesirable.

In addition, we believe that you should also consider what would be the effects on existing public education institutions in the immediate area and the traffic increases arising therefrom including the need for any new school and its teachers with the demand for associated additional housing. This would further increase traffic as well as the need for more public transportation.

Please consider our objections and reject this development application.

Sincerely,
Peter & Katharine Sachs
443 Webbs Hill Road
Stamford

From: diana yang <dyangct@yahoo.com>
Sent: Friday, September 8, 2023 4:50 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 508 Unit Apartment Complex Proposed at 900 Long Ridge road

Hello Stamford Planning Board,

I live at 209 Shelter Rock Road Stamford. For the past 30 years, I have traveled down the Long Ridge Road to my work at downtown Stamford or to get on the Merritt on Exit 34 to go to work, the intersection and the nearby area of the proposed apartment complex is an absolute nightmare. It backed up traffic (plus traffic from NY) all the way past Wildwood Road and beyond North in the morning. The congestion of getting on North or South bound of the Merritt, the long ridge one lane traffic pile-up, literally with just a 4-mile stretch from Wildwood Road to the intersection right before the Merritt takes anywhere 20 to 30 minutes. This is the situation now without the traffic of the 508-unit apartment. Not just that, if you try to get on North bound or South bound of the Merritt on Exit 34, with no ramp and only a stop sign. It is not only dangerous, but in the morning rush hour, it requires lots of skill, bravery, patience, time and lots of prayers for not getting hit by a car. This is another major backup from the Merritt spilling out to Long Ridge Road.

I don't know if any of you live in that area. Is there any good reason why we are adding so many apartment units, people and cars into this already quite frustrating, quite congested and urgently needing improvement area?

We strongly urge not to allow such a big development in the area until the now situation being improved. Otherwise, not even ambulances, firetrucks can get through. We don't want to be trapped in North Stamford. Hope you can see our situation.

Thank you for your attention.

Diana Yang

Diana Yang, CPA, MBA
Investment Adviser Representative
Phone:203-952-1442
Email: dyangct@yahoo.com

From: kijekt@optonline.net

Date: September 11, 2023 at 1:51:52 PM EDT

To: "Dell, Theresa" <TDell@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>, "Mays, Don" <DMays@stamfordct.gov>, "Matheny, Jennifer" <JMatheny@stamfordct.gov>, talgtl1@aol.com

Subject: 900 Long Ridge Road development- - We have reservations about the size and scope

Dear Ms. Dell,

We stand opposed to the planned development for 900 Long Ridge Road for the following reasons:

Traffic congestion on an already highly used road, especially during the rush hour drive to and from the downtown area and the Transportation Center.

Overdevelopment with over 500 units, with retail shops, restaurants and gyms, etc. creating even more traffic. If you include couples, children, etc. we can be looking at well over 1,000 people and their autos.

Effect on already burdened aquifer system for the area where most homes just north of 900 Long Ridge depend on the aquifers for drinking water and their septic systems.

The overall effect will be a decreased property value for homes in North Stamford as the location will become less desirable.

Respectfully,
Thomas Kijek and Myra Kreiman Kijek
448 Hunting Ridge Road
Stamford, CT 06903

From: enda cusack <endacusack@me.com>
Date: September 11, 2023 at 5:17:48 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: **OPPOSE: 508 Unit Apartment Complex - Exit 34**

Dear Planning Board members,

I'm writing to state my opposition to the 500+ unit apartment complex being proposed near Exit 34 on Long Ridge Road.

I live off Wire Mill Road and we've been dealing with numerous traffic issues related to the bridge construction on High Ridge Road near Exit 35, and also the closure of Cedar Heights Road.

Wire Mill Road has become a speedway, cars constantly going well over the speed limit, and a neighbor was struck and killed this Summer by a speeding vehicle.

I am concerned about more traffic and the impact on our water supply.

Please vote AGAINST this proposal.

Thank you,

Enda Cusack
33 Four Brooks Circle
Stamford, CT 06903

From: Frank Berglas <fberglas@optonline.net>
Sent: Monday, September 11, 2023 8:04 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Proposed development at 961 Long Ridge Road

Gentlemen:

I am contacting you in my own right and also as a part of the Heatherwood residential complex on Long Ridge Road.

We understand that this proposed change in land use on Long Ridge Road @ Wire Mill Road is scheduled to be on your agenda tomorrow night (September 12th).

Whether or not we are correct we nevertheless would like to register our strong opposition to this proposal.

Traffic and congestion along Long Ridge is increasing. Soon we will be made to suffer the construction of senior housing (near General Re, on the west side of Long Ridge), the opening of Whole Foods market (in the former Lord & Taylor building) and the impact of new fast-food establishments at the junction of Long Ridge/High Ridge and Summer Street.

All of these oncoming projects are destined to convert the north Stamford area into a "downtown" milieu, increasing automobile traffic, stressing facilities and generally demeaning our ways of life. All of our neighbors oppose this further urbanization along Long Ridge Road.

Has any thought been given to the impact on the local residents? Have there been traffic studies – especially considering even the present congestion at peak times. What about the ability of first responders to reach their destinations? It appears that every square yard of greenery is being destroyed in the name of progress and, obviously, for economic reasons. This is a shame, indeed.

We live in, essentially, a single-family neighborhood and would like to keep it that way.

This proposed development is not in the best interests of the local residents, with few benefits (if any) and many concerns.

Please reject this proposal and keep our area safe and accessible, and thereby maintain its very livable atmosphere.

Thank you.

Frank E. Berglas
63 Barnes Rd
Stamford CT 06902-1201

From: Carolyn Behre <aklabear@aol.com>

Date: September 11, 2023 at 6:32:28 PM EDT

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>

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>

Subject: #223-34-900 Long Ridge Rd Letter

September 10, 2023

To: The Stamford Planning Board

RE: NO to Application #223-34-900 Long Ridge Road

I am a lifelong resident and live central to both High Ridge and Long Ridge Road off of Cedar Heights Road. Today I am writing re: 900 Long Ridge Road, the former Nestle site, and am voicing my concerns for this Mixed-Use Complex of 508 units plus office space, daycare, etc. I thank you and appreciate your time in reading this. My concerns are as follows:

Presently, the Cedar Heights Bridge is completely closed and has, to the neighbors viewing, not shown much activity since the project began. Simultaneously, The High Ridge Bridge at the top of Wire Mill is being rebuilt. Though Cedar Heights is closed, Wire Mill has retained just some of the normal cut-through traffic that we faced prior to and will see following the bridge completions. Some of the regular daily drivers feel like the closures are just too inconvenient at the moment, and chose to take alternate side roads (e.g. near Rippowam or perhaps bear the Merritt for one more exit; as Wire Mill is not the easiest of the options to travel on with the HR Bridge construction congestion at the end of that road. The two roads, Cedar Heights and Wire Mill, are the two main cut-throughs to High Ridge Road for groceries, drugstores, take-out, or a quicker passage home from the Long Ridge side. At the top of my road at night, you can see the cars on the Merritt Parkway bumper-to-bumper, moving at a snail's pace, trying to get home. I worked in NY State for several years, and the worst part of my commute home was that stretch between Greenwich and Stamford, Exit #34. People were hungry, tired, wanting to get home and stressed from not moving, and when that exit came about, they would accelerate down that ramp and if the light was green, ZIP across to Wire Mill. If the light was red, many would take a right-on-red, cut across to Vineyard (hence, the speed bumps) and race onto Wire Mill. It felt like some of those cars on the Merritt were headed to High Ridge anyway, but couldn't take one more second on that Merritt so would get off and take Wire Mill to Cedar Heights or Wire Mill North, to get to High Ridge another way. The Merritt is our city of 139,000 people's second State Accessway to NY and Northern CT.

Long Ridge at Exit 34/Wire Mill and The Merritt on ramp is MAJOR TRAVEL HUB. The thought of adding in 820 Parking Spaces PLUS 50 or so more proposed across the street AND KNOWING that this is Pandora's Box for the remaining Office Campuses on both High Ridge and Long Ridge is setting the town up for disaster.

What will the effect be on these roads daily? Cedar Heights pre bridge closure at rush hour had traffic at times, backing up all the way to Shadow Ridge Road. Rush Hour, Saturday mornings, Friday nights, holidays, all are super active. The traffic patterns that we are sure to see at both completions, will be like nothing we have seen in my lifetime. Prior to these projects I could not turn into my road from the east without having to look front-to-left multiple times for the fear of being struck, as people flew up Cedar Heights in numbers. There is no way for speed bumps or lights due to the hill and would be disastrous in inclement weather. **These side roads and cut across roads are residential. These are still Single-Family Neighborhoods.** Elderly, pets and small children live here. Delivery trucks, landscapers, school buses and emergency vehicles heavily use these crossroads., coupled with the speeders. We talk about safety and then make our neighborhoods unsafe by shoehorning in a crazy target number of people (starting here at 1000+) to make us the biggest in the state-but we won't be the smartest. **Whatever number you have on that paper for traffic study cannot be a true comparison or even a close guess for what is going to happen on these crossroads once those bridges reopen.** I mentioned on the #16 Wire Mill meeting that "I feared when I saw someone getting their mail on upper Wire Mill, something bad was going to happen" Only one month later, to the date- it did! Who *wouldn't* have seen something like this happening? If we pledge to be the safest town, this is an oxymoron. Would the plan then to be outlaw cars? This is not being well thought out. Is the end game to eliminate the single-family homeowner in favor of \$ per/sf? In theory, yes, running a town is a business, but in reality, we are human beings and townspeople, with invested years of being hard working taxpayers, many who have contributed to make Stamford the great city that it has become. We chose to live here because this town offered us the best of everything and quality of life. We need some sort of balance and end in sight. Quality of life.

I have great concerns over infrastructure, school burdens, utilities and of course, the failed promises of reasonable tax increases if the developments go through. **The burdens will fall back on us and the developer profits.**

Last year, 2022, I received a letter from Aquarion stating that in response to needed infrastructure investments, an increased rate for SINGLE FAMILY HOMEOWNERS will take place, effective March 2023. According to the letter, that increase total for a single family with 5/8" meter using 6,000 gallons (average water use/mo) of water 8CCF, would go up **27.3% per month starting** for a 3-year rate plan increase (infrastructure improvements = rate hike)! I spoke to a state representative earlier this year and he knew about that and **said it was on hold**, or not happening at the moment, or something to that effect, though does concern me that it was ever sent to begin with and what do we expect when the domino development starts all the way down Long Ridge and these improvements become absolutely necessary? Would we see a similar letter again? This is not an equal ride for those on well systems, condo owners, and renters. It falls back **ONLY** on some of us. We have been on summer water restrictions for the past few years—but we have water to accommodate these new developments? What are we doing here? That is JUST WATER! I read on a commentary, "How are we prepared to handle if these larger units hold 2-3 kids per 3-bedroom unit-or 100+ more school children

a year and someone said approx. e.g., \$20,000 per student to educate, which falls back on the taxpayer?" Certainly, we will need additional fireman, policeman, ambulance, teachers. This should NOT fall back on the homeowners (how could our taxes not go up?) when this is a build "for profit" development.

What alternate solutions other than housing have been considered? We should be striving to be the best of everything—not more traffic and all of the unfair burdens this will bring, but alternatives that would be best for everyone.

Thank you!
Carolyn Behre
185 Clay Hill Rd
Stamford, CT

Suggestion One for Repurpose:

Public Sports Central for All

Move Brennan Golf Course? and NEW Driving Range #2 (has been need for long time and with population growth, more so) to space. May include next property. Add Pickleball, Tennis, and finally a decent BIG public pool (we need a pool!), similar to New Canaan and White Plains; and charge for resident usage, like we do golf. Some combination of the options.

Build housing at Brennan that is CLOSE to the elementary schools, walking distance to Downtown AND walking distance to Ridgeway: Grocery, Shopping and Drugstore.

YOU WOULD WIN THE LOVE OF THE TOWN

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

Date: September 11, 2023 at 7:27:45 PM EDT

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>, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>

Subject: 900 Long Ridge Road Development

Good evening,

My family lives at 70 Vineyard Lane in Stamford. I am reaching out today about the request to build 508 apartments at 900 Long Ridge Road.

I understand that development is progress and revenue for the city. I understand that this revenue is essential to provide services to the city's residents. If bringing in new businesses that could generate tax income for the city is not possible, can you please consider limiting these developments?

My concern is the overdevelopment that is being proposed. The city does not need more apartments and townhouses. Information that is available to the public clearly shows that there are plenty of open apartments available for rent.

Our section of Stamford is filled with quaint neighborhoods with single family homes. It is common knowledge that Stamford does not have many single-family homes available that are in move-in condition under one million dollars. The developer would still be able to make a sizable profit, while the City of Stamford would be able to collect substantial real estate taxes.

I know apartments are easier for developers to build. They are being proposed because the developer wants to maximize their profit. But I am asking that the planning zone stop making the rich developers even richer. How about you stand up for the middle-class taxpayers that live in this area? I am begging you to preserve our quality of life.

I understand that no new development is not the realistic solution, but please consider the compromise of limiting the development to single-family houses to this part of Stamford.

Thank you,
Joanna Savino

From: Shirley Grimmatt <Shirley_Grimmett@greenwich.k12.ct.us>
Date: September 12, 2023 at 6:13:11 AM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: 900 Long Ridge Road

I oppose the proposed development at 900 Long Ridge Road.

Sincerely,

Shirley S. Grimmatt
Substitute Teacher and Tutor

From: Dean Kaplan <dkapsci@gmail.com>
Date: September 12, 2023 at 8:11:45 AM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: apartments N Stamford

No no no, don't need the traffic

Dean Kaplan

From: Audrey Smith <Audrey_Smith@campbells.com>

Date: September 12, 2023 at 2:50:43 PM EDT

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>

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, Audrey Smith <audj299@yahoo.com>

Subject: Opposition to 900 Long Ridge Development Plan

To the Stamford Planning Board:

I am reaching out regarding the ZB Application #223-34 - Richard Redniss, Redniss & Mead, representing 900 Long Ridge Road Property Owner, LLC - 900 Long Ridge Road and the proposed plan for redevelopment of this land for 20,000sq ft residential and non-residential use (including 508 apartments + businesses).

For the past 15 years I have been a resident and homeowner in this immediate area, living less than a mile from the site; just off of Wire Mill Rd. I want to voice my strong opposition to this proposed plan. I firmly believe that the proposed development plan would have a negative impact to our area and the surrounding community. This proposed development would inherently *change* the community character of our area; promising over-development that results in negative impacts to home-values, noise & air pollution, infrastructure supports (schools, sewer, trash collection, etc.) and wildlife in the area. There is already significant development of rental, single and multi-family units in downtown Stamford which are aimed at providing additional housing options to our growing community.

Stamford has allowed the building of approximately 60 apartment buildings over the last 12 years...close to 9,000 apartments. There are currently 32 buildings with 5,674 apartments that are approved and in various stages of development that have not been rented out yet. This does not include the 508 units that are being proposed on Long Ridge Road. With 90+ Buildings and 15,000 apartments that we will have in the near future, I am deeply concerned that there does not appear to be a clear plan for the future and mindfulness of what these changes will bring to Stamford. How many more developments will be put forward? What is the plan for dealing with increased traffic and demands on our roadways and infrastructure? What is the impact to the single-family homeowner when all of this development goes through, after our utility bills need to be increased due to infrastructure demands? How can this not increase our taxes? What work has been done to clearly evaluate the impact of this type of development on the natural surroundings and wildlife in the area?

As a concerned homeowner and proud citizen of Stamford, I desperately want to preserve the uniqueness of our town – a balanced mix of urban and suburban communities, as well as natural undeveloped land, while we continue to grow and evolve. I believe that change is a part of this, but must be done in a thoughtful and careful manner to avoid losing this unique balance. Having lived previously in White Plains, NY I have seen firsthand how unchecked development can lead to permanent and negative consequences to the landscape of the community. My sincere wish is that this doesn't happen in Stamford.

It is imperative that to maintain the unique character of our varied neighborhoods that we respect the existing zoning categories to avoid unnecessary over-development and preserve open, green spaces where possible for the health and well being of our communities and the environment.

For these reasons, I firmly believe that this application be reconsidered or drastically changed to benefit the community and not just the pockets of large development corporations. If you require further testimony or input as you review this proposal please do not hesitate to contact me.

Thank you.

Audrey Smith
4 Cedar Tree Lane
Stamford, CT 06903

From: Lorri Tamburro <lorrimary63@gmail.com>

Date: September 12, 2023 at 11:59:51 AM EDT

To: "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, PBerns@stamfordct.com, "Jean-Louis, Francise" <FJeanLouis@stamfordct.gov>

Subject: Objection to 900 Long Ridge Road

To the respective members of the board:

This note is to voice our opposition to the consideration of 508 units at 900 Long Ridge Road. As residents of Vineyard Lane for the last 20 years, we have seen an unbelievable increase in traffic in our area over the years. When we moved into our area which is off Long Ridge Road, there was traffic but not the amount of which we see now. Some years back, after years of complaining, we were given speed bumps, but in all honesty, the majority of people do not slow down for them. Vineyard and Hunting Lanes which is used as a cut-through route to get from Long Ridge Road to Wire Mill Road, does not have sidewalks therefore we are forced to walk our dogs in the street, teach our children to ride their bikes there or even just take an evening stroll. We cannot afford to have the anticipated influx of traffic that will come from the proposed development of 900 Long Ridge Road.

Any large addition of population will not only impact the traffic, but it will impact the safety of the people who live in the area. There are elderly people here. God forbid one of them suffers a heart attack or someone is struck by that speeding vehicle and needs an ambulance. How is that ambulance going to get through? The people who do the traffic studies should look around town because people just do not get out of the way for ambulances. Or what happens if there is a fire, how are the fire trucks going to get to us?

When we bought our houses, we expected them to go up in value not down but they will because the area will be going "downhill" by this increase of population. There is no good that can come from this proposed development, and we implore you all to **VOTE NO** for the benefit of another horrific project.

Thank you for your consideration,

Lorri and Ronnie Tamburro
79 Vineyard Lane

From: Helen Koven <hlkoven@aol.com>

Date: September 12, 2023 at 11:29:43 AM EDT

To: BOR_AllReps <BOR_AllReps@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>, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

Cc: Rich Koven <richardkoven@gmail.com>, Northstamfordassoc Info <info@northstamfordassoc.org>

Subject: Opposition to Application 224-34-900 Long Ridge Road

Thank you so much in advance for your consideration of the following:

As residents of Stamford residing for the past forty years at 56 Wire Mill Road, we are compelled to voice our vehement opposition to Application 224-34-900 Long Ridge Road. Adding 508 proposed units and increasing the population on Long Ridge Road will permanently impact the nature of our community. It is a reckless move without consideration or foresight. The density of this area would be forever changed. Where would the residents children go to school? How would they add to the already congested conditions of traffic on Long Ridge Road? How would they be served with emergency services, i.e. police, fire, EMTs?

Changing the nature of this area from commercial to residential has an abundance of ramifications that we are concerned have not been considered and we urge you to stop and think about what we really want our city to look like in the future and carefully plan for that as this will set a precedent unparalleled for our community by significantly increasing density.

There is a plethora of opposition by the neighbors to this Application and we need you to truly consider why. We live here and are closely aware of the pitfalls that would permanently change and in many ways destroy the nature of our community which we have lived in, loved and respected for decades.

We urge you to dismiss this Application.

Thanks again for your service to our city and your dedication to serving your constituents.

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

From: geri.guzinski@gmail.com

Date: September 12, 2023 at 11:15:36 AM EDT

To: geri.guzinski@gmail.com

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>

Subject: Re: Meeting for September 12th-900 Long Ridge Road

Good morning Ms. Dell & Planning Board members,

I am writing to you as a lifelong Stamford resident & 2nd generation Realtor.

While I understand the need for the office campuses to be redeveloped, I think, for once, the Board should take what us residents (who you represent) have to say. It's not a matter of "not in my back yard" but a question of long range planning & development. I am a neighbor to this property

North of Bulls Head has been a place of ownership, not mass rentals. Downtown, Harbor Point, Glenbrook & Springdale with their access to the train, shopping & entertainment have become home to over 9,000 rentals with more either shovel-ready, completed or through final approval. I always thought zoning laws were in place to protect the residents & homeowner values. It seems any developer can come in with promises of increased tax revenue & "affordable" housing (which seems easy enough to buy your way out of) & have the current zoning laws changed to accommodate them. Who does this City exist for? People who have built lives & families or corporations looking for a quick profit & then leave?

I was at the meeting Rick Redniss held - the traffic studies, for a road that is already overly congested was a joke. That's not even addressing infrastructure, school capacity & the fact that renters are transient without really establishing a tie to the community.

There are so many different options that would better serve the Stamford community & I hope you have the foresight to promote smart development as opposed to changing yet another zoning law & accommodating the developer as opposed to the tax paying residents.

I do hope you read & consider the long-term effects of your decisions.

Sincerely,
Geri Guzinski
19 MacArthur Lane
Stamford, CT 06902

Geri Guzinski
William Pitt Sotheby's Int'l
Licensed CT & NY Realtor

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

Date: September 12, 2023 at 9:41:22 AM EDT

To: "Dell, Theresa" <TDell@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>

Subject: Re: Meeting for September 12th-900 Long Ridge Road

To all Planning Board Members

September 12, 2023

Dear Ms. Dell and all Planning Board members,

As I understand, this evening the public will not be able to speak regarding the issue for 900 Long Ridge Road as public discussion is now closed.

Today is primary elections and the beginning of the school year. The taxes in our city keep going up. We are told by the developers and their council this helps with the tax burden but we all know that is simply a ploy to continue overdevelopment at the expense of our quality of life and the citizens.

Working in real estate, what we need to provide is more homeownership, affordable. However, with approximately 9000 rental units and more to be built, we are not creating an environment for our future. Stamford is becoming more and more transient with less ability to afford permanent ownership.

As I live in Bulls Head the traffic is horrific even now at lunchtime and the new businesses have not even opened. With road work on High Ridge access to the bridge, cars are at a standstill. Cedar Heights is closed and since covid whether the Merrit or 95, congestion is all day, like a parking lot often. Traffic conditions are horrendous.

Infrastructure is stressed and now under consideration is another 504 units at 900 Long Ridge. These beautiful parklike corporations need to consider making condominiums and keeping the settings intact, which would be private and making them more affordable. However, we were told that would not work for Monday Properties who are proposing these units. It is rentals or else...often it is that kind of threat that I feel our government succumbs too.

Text changes keep happening at record pace, fee in lieu for trees to be demolished and beautiful older landscaping...will they still come when the South End you cannot even find a grocery store.

Think wisely and make decisions for the future when we are gone and rather than consider the immediate financial gain.

I have seen how fast they come down Wire Mill and recently one family reaped the horror of poor planning which resulted in the ultimate sacrifice. Please do not add insult to deadly injury.

Sincerely,
Paula Waldman
110 Old North Stamford Road

Paula Waldman
Fine Home Specialist
Berkshire Hathaway New England Properties
136 East Putnam Avenue
Greenwich, CT 06830
pwaldman@bhhsne.com

From: Barry Michelson <bmichelson@optonline.net>
Date: September 12, 2023 at 5:23:25 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: **Oppose Application, 223-34**

Oppose Application, 223-34

The Master Plan has many goals and objectives to be balanced including Policy 4C.1, maintaining the functionality and aesthetics of Long Ridge Road for both the City's mobility while maintaining the character of the neighborhoods the street traverses.

We are also aware of the MP objective to consider multi-family housing. The density proposed in the above-captioned application is entirely out of character and much too dense.

The approval of this project will set a dangerous precedent for other properties along Long Ridge Road. The cascading effect will have a catastrophic and character-altering effect on the corridor and will encourage other similar developments that adversely affect the quality of life for area residents.

The application skirts the spirit of the Master Plan by imposing dense multi-family development in predominantly single-family zones, creating additional traffic congestion

Barry Michelson
bmichelson@optonline.net