

From: Enza Scaturchio <Turchio@hotmail.com>
Sent: Tuesday, June 20, 2023 10:26 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 961/long ridge rd. /16 wire mill road

Dear Stamford Land Use Committee:

I live off Cedar Heights Road on Clay Hill Road for many years. The last 3 to 4 years the traffic is getting really bad; it's almost impossible to turn on Clay Hill Road. We have many elderly people that live here and it's impossible to get in and out of the street. Many complaints were made on Fixit Stamford about the traffic and all the homes that people are renting on Cedar Heights Road and using for commercials and nothing is being done from the City and now someone wants to add 19 units and stores on 16 Wire Mill Road. This is total out of control. I cannot believe that the City is even considering adding all these units at that corner or changing the zoning to RM-1. We worked so hard to live here and now the City is considering this; it's really sad that single family homes don't matter any more.

I don't know when the traffic study was done but its incorrect. There are accidents every week at that corner, the people that come off the ramp go really fast and there is no way that they can stop if someone is coming out of those homes. Someone will definitely get killed as that is a bad corner. Its slow now that the bridge is closed on Cedar Heights but when the new bridge is up its going to be a disaster.

This is a really bad idea. Please leave the area alone. It's not always about people making money.

Please say no to this, it really makes no sense to change to multifamily in this area where there are not other multifamily

Thank you,
Enza

From: Anne Marie Guglielmo <amguglielmo@icloud.com>
Sent: Thursday, June 22, 2023 6:49 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Cc: Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>

Subject: Say "NO" to Horn & Hoof Multi Unit Proposal

To Whom it May Concern:

I am a homeowner at Clay Hill Road just off of Wire Mill Road near Exit 34 on Long Ridge Road. It has come to my attention that a builder is seeking approval for development of several large buildings right across from Exit 34 and before the northbound entrance. This would require a zoning change from single family R-10 to multifamily zoning RM-1.

I am writing today to IMPLY you to deny this zoning change and development request.

As a homeowner, I have grave concerns for the safety and road congestion on the windy and single lane roads in this neighborhood. I have on prior occasions even written to the former Mayor to request stop signs to slow fast cars whipping on Wire Mill to Cedar Heights - particularly around the flash lighted bend near the bridge (currently under construction) due to safety issues and accidents at this location. We don't need more traffic and more congestion in this area. As it is, too many people use Wire Mill and Cedar Heights Road as a "cut through" and not only does this cause too much traffic, needless noise (engines revving with fast cars especially at night) but also tons more litter which is rarely picked up by the City and damage to our streets that took us 30 years to get paved (after which Eversource then started tearing them up again, but that's another story and complaint).

Furthermore, increasing the population in this area would put additional stress on our first responders, our utilities, and our schools. As it is, residents cannot even water their lawns more than twice a week yet we have the bandwidth to add more large developments putting more of a stress on our water supply? This is not only illogical but will likely lead to more building and higher costs for us as homeowners to support infrastructure.

We enjoy our lovely neighborhood and the quiet that this northern part of Stamford provides us and our families.

We respectfully ask that you say "NO" to this proposal.

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

From: Lauren B <inara612@yahoo.com>
Sent: Thursday, June 22, 2023 9:03 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: H&H Zoning Proposals

Good Morning,

I sincerely hope you will decline this proposal as this area is simply too small for such a large project. Just the traffic study alone has caused traffic to come to a virtual standstill on Long Ridge. Rush hour traffic is already absolutely horrendous as anyone who lives in Stamford, especially near the Merritt, knows. More traffic would only cause more car accidents, more pedestrians being hit by cars, there is literally no upside. There are plenty of vacant buildings in downtown Stamford that could be converted into townhomes. Please do not further disrupt our residential community with these oversized structures that do nothing but cause mayhem for those of us who already live in this area. Please tell them to build in areas already zoned for such purposes.

Thank you for your consideration,

Loren Bell
Dunn Ave
Stamford CT

From: Richard Palombo <Richard@paragoncoffee.com>
Sent: Thursday, June 22, 2023 6:45:15 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: June land use bureau meeting

Please vote **NO** to changing the zoning from family neighborhood R-10 to multifamily zoning RM-1

On Norwalk developer building 19 units plus office space on land at 16 Wire Mill and Long Ridge near N. Exit 34.

ENOUGH OVER DEVELOPMENT... KEEP SINGLE FAMILY NRIGHBORHOOD R-10

From: Christopher A. Nanos <cnanos@optonline.net>

Sent: Thursday, June 22, 2023 10:12:04 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>; Luisa Nanos <luisananos@gmail.com>

Subject: NO to RM-1

To whom it may concern,

My name is Chris Nanos. I am 46 years old, born and raised in Stamford. I grew up off Webbs Hill Road and now live on Clay Hill Road with my wife, Luisa Nanos, also a Stamford native. We have two children 16, and 14. We are vehemently opposed to the Horn & Hoof multi-unit proposal on Long Ridge Road and Wire Mill Road. Enough is enough with the over development in our city causing more and more congestion, safety concerns, longer commutes and inconveniences. My family and I love Stamford and all that it offers. However, this proposal in this area is not built to handle the amount of increased traffic that will be associated with it. Kindly do everything you can to prevent this from happening. Please do this for the sake of our sense of community, the environment, and overall happiness to local residents.

Thank you,
Chris Nanos
Luisa Nanos

From: Jeffrey Kozlowski <pjoner@gmail.com>

Sent: Friday, June 23, 2023 2:18 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: Say "NO" to Horn & Hoof Multi Unit Proposal

Please vote NO to changing the zoning from family neighborhood R-10 to multifamily zoning RM-1 at 16 Wire Mill and Long Ridge.

-Jeff Kozlowski
Lancer Lane

From: Paul Arvoy <ifyouseekstamford@gmail.com>

Date: June 25, 2023 at 11:34:51 AM EDT

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

Subject: Paul Arvoy

It's enough! Stop engaging the master plan for zoning changes for a state, socialist agenda. We are a local municipality that can decide for ourselves, without bureaucrats like Mr. Blessing and Mr. Stein attacking our city, to retain single family housing in our neighborhoods. We already have an accessible High Ridge Rd with plenty of amenities to supply our residents. Do not turn our quaint, historical Long Ridge Rd. into a cluster of apartment buildings. This must be pulled from the agenda. We do not want 4 buildings in our single-family neighborhood. This needs a pause and resident voices must be heard. The traffic is horrendous now and will be worse if you continue to haphazardly approve any construction of this kind. I pay taxes here and bought here to live in a family-oriented Stamford. Not to be forced to change and live in New Rochelle. Stay away from the Merritt parkway and preserve its historical quaintness. Ms. Dell, we need common sense and people that say "NO". Saying no is an acceptable form of resident's freedom and democracy. Start saying "NO". Let's take our city back. We shouldn't have to fight every egregious, overreaching project. It's obvious there is a purposeful disconnect between we the people and the local government that we are in charge of as residents. This is not for the people by the people. Thanks for listening.

Paul Arvoy

From: Michael Kellick <kellickm@optonline.net>

Date: June 25, 2023 at 3:18:04 PM EDT

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

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, Lori Tamburro <blazrwmn@aol.com>, Adele Langie <langie4468@hotmail.com>, Barbara Remondino <btrem@optonline.net>, Amy Benjamin <afishkow@optonline.net>

Subject: Re: Opposition Letter to MP444

Resending of letter with a corrected email address.

On Jun 25, 2023, at 3:15 PM, Michael Kellick <kellickm@optonline.net> wrote:

June 24, 2023

Dear Planning Board Members, Board of Representatives, and other interested parties:

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.

In reviewing the traffic study included in the proposal, I believe it to be an underestimate of additional trips in and out. With 19 units and commercial usage, I would expect there to be up to 2 vehicles per unit. With respect to the commercial parking spaces (28 are indicated on the site map, for a total of 66 spaces including town homes). There will be a constant flow of traffic of both residential and commercial traffic. I would double the estimates of in an out traffic. The traffic survey taken only on a single morning and afternoon peak period, is not representative of the traffic flow. When there is a backup on the northbound Merritt Parkway, traffic exits the Parkway at exits 33 and 34 and flood the area with vehicles, including using Vineyard and Hunting Lane as a cut-through.

What is the nature of the commercial usage of the site. Is it retail? If the commercial usage is retail, traffic could increase even more.

Regarding the speed data, with a posted speed limit of 25 mph on Wire Mill, I know that vehicles do exceed this limit quite frequently, and generally, do not fully stop at the intersection at Cedar Heights Rd, even before the bridge was closed for rebuilding. For the speed limit of 40 mph on Long Ridge Rd, it is only followed during heavy traffic.

The line-of-sight data on Wire Mill is not sufficient to accommodate the minimal increase in traffic as stated by the developer. The Wire Mill driveway is in line with vehicles stopping at the traffic light. The recommended signage to "Do Not Block Driveway" will not have any effect, no one will pay attention and there will be no enforcement.

From the Planning Board website materials, I note that all 12 letters in support of the proposal are a form letter, dated Sept 6, 2022. I cannot believe that these individuals had the benefit of being able to read the application for zoning change, which is dated June 6, 2023, and then make an informed decision. How were these residents afforded the knowledge into signing a document that benefits the developer and not the residents back in 2022, when the rest of the area residents only recently learned about the proposal. On the contrary, all 5 of the posted letters in opposition are not form letters but are individual statements.

What is the effect of the development on the wetlands adjacent to the Merritt Parkway and the neighboring property to the east? Is there approval for developing next to the wet land area?

Our fire service would have difficulty accessing the site during periods of heavy traffic, thus wasting precious life-saving time.

Please vote NO on the proposed zoning change.

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

Thank you in advance,

Michael and Madge Kellick
4 Hunting Lane
Stamford, CT
kellickm@optonline.net

From: T Anthony Howell <tanthonyhowell@mac.com>

Date: June 24, 2023 at 5:46:29 PM EDT

To: "Weinberg, Carl" <CWeinberg@stamfordct.gov>, landuse@stamfordct.gov, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, Board of Representatives <bdreps@stamfordct.gov>, "Cohen, Lindsey" <LCohen@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>

Cc: lhoza@optonline.net

Subject: Master Plan Amendment #MP-444 Request

Written testimony offered for Application 223-29:

The application letter does not provide sufficient, neigh any, rationale for modification of the parcels to host the planned development. Simply listing policy headings from the Master Plan and declaring that the development will "enhance" the Master Plan does not mean the burden of the applicant to demonstrate to the City and the community why the exception should be granted.

The Master Plan Amendment application states the following (in italics) to which I have responded:

-Providing a buffer to help maintain the residential neighborhood character of Wire Mill Road (Policy 6A) RESPONSE: This developer statement demonstrates the fundamental misunderstanding by the developer of the neighborhood; clearly 19 townhomes next to wooded, half-acre zoned single-family homes is by definition incongruent.

- Supporting residential development while maintaining and preserving existing residential communities. (Policy 6A.1) RESPONSE: This policy is not enhanced because the 19 townhomes are not preserving the abutting and surrounding residential neighborhood; more precisely, this policy is not applicable due to the lack of impact to preservation of residential streets and rehabilitation - the one renovated structure is commercial while the request for new development is residential and clearly does not comport.

- Providing increased density along the transit corridors. (Policy 6C.5) RESPONSE: While there is bus service along Long Ridge Road which is considered a transit corridor, the Master Plan encourages travel via transit corridors emanating/terminating Downtown, Glenbrook and Springdale (see Policy 7G). Apparently the

- Reinforcing the policy of preserving historic buildings. (Policy 6D) RESPONSE: To my knowledge, this site does not have an historic building and therefore this policy cannot be enhanced.

- Encouraging appropriate multifamily density standards. (Policy 7G.2) RESPONSE: This policy is not applicable given its overarching recommendation to "Create Compact and Complete Communities." (Policy 7G preamble). There is nothing about this development which would create a compact (or "walkable"- particularly around this high traffic area) community and therefore the implementation policies are not brought into consideration. If this is considered applicable, the developer should be required to build appropriate facilities for pedestrians to "all the needs of daily life are within short walking distances from each other." This clearly means safe passage under the Merritt to some of the northern commercial businesses.

- Encouraging Infill development. (Policy 7H) RESPONSE: Similar to my prior response, this policy is not applicable and is referenced by developer out of context. This policy is clearly meant to develop compact

walkable communities in by redevelop brownfield sites (as implied by the only implementation strategy 7H1 that references previously developed parcels or brown/grey fields).

The developer conveniently omits discussion of the Master Plans Neighborhood policies specific to the parcels:

Policy NS2: Improve mobility and circulation

NS2.1: Improve existing public bus service along Long Ridge and High Ridge Roads between North Stamford and Downtown, including frequency of buses and expansion of bus shelters.

NS2.2: Support and implement the recommendations set forth in the Long Ridge and High Ridge Roads Study, as they apply to North Stamford.

NS2.3: Where appropriate and feasible, support the implementation of the traffic calming measures recommended in the 2011 Traffic Calming Master Plan.

NS2.4: Provide for a safe and efficient pedestrian and bicycle network where appropriate.

The developer should be required to demonstrate how these policies will be enhanced by the requested change in status.

In addition, my main concerns with the development are (A) potential for increased traffic which appears to be greater than that which is represented in the traffic study dated April 28, 2023 (“SLR Study”), (B) impact on the development of the Merritt Parkway Trail, and (C) the precedent that could be set by approval of the increased density and commercial use in a residential zone.

Comments for (A) Traffic Impact: The SLR Study concludes the development will have “no impact” yet contradicts this conclusion with requests for signage to “not block driveway” and changes to the traffic light timing during peak rush hours. Logic dictates that no impact would therefore require no change in the status quo; so the requested changes indicate the SLR Study inherently implies there is an impact although avoids expressing discussing those impacts.

I see the totals of the post development in/out traffic trips in Table 2 and believe they under-represent the foreseeable impact; the development requests accommodation for up to 53 vehicles (34 parking spaces and 19 single car garages), yet tabulates only 20 in/out trips per day. While I am not an expert in the standards underlying these calculations, common sense indicates that a development of this scale would yield many more than a mere 10 round trips daily.

See attached PDF for specific comments related to the portions of the SLR Study.

Comments for (B) Merritt Parkway Trail: [The Merritt Parkway Trail](#) | for non-motorized vehicles should be considered since the development is on the south side of the Merritt (“The Merritt Parkway was built within the northern 100 fee of a 300 foot right of way”). From the cross section of the potential pathway to run along the southside of the Merritt, clarity should be sought from the State about the impact of the development on the Parkway Trail including whether the developer would consider any concessions to make the Parkway Trail a reality. Considering the improvement run right up to the property line (at a narrower point of the Merritt), it may be opposed by the developer or homeowners.

Resources: [Commentary from the blog of Franklin Bloomer performing flagging](#) for the possible easement trail from end to end with the following comment about the developer land abutting the Merritt as part of developing the mapping for the application for the encroachment permit submitted to the State.

Comments for (C) Precedent: The Master Plan makes a clear difference between Level 1 and Level 2 as zones south and north of the Merritt respectively. To acquiesce to the developer's request will open the door to an invasion of multi-family townhomes and mixed commercial use into the south Merritt community. The zone is meant to house single-family and not multi-family.

Let rezoning of the Master Plan be addressed during the next revision process of the Master Plan.

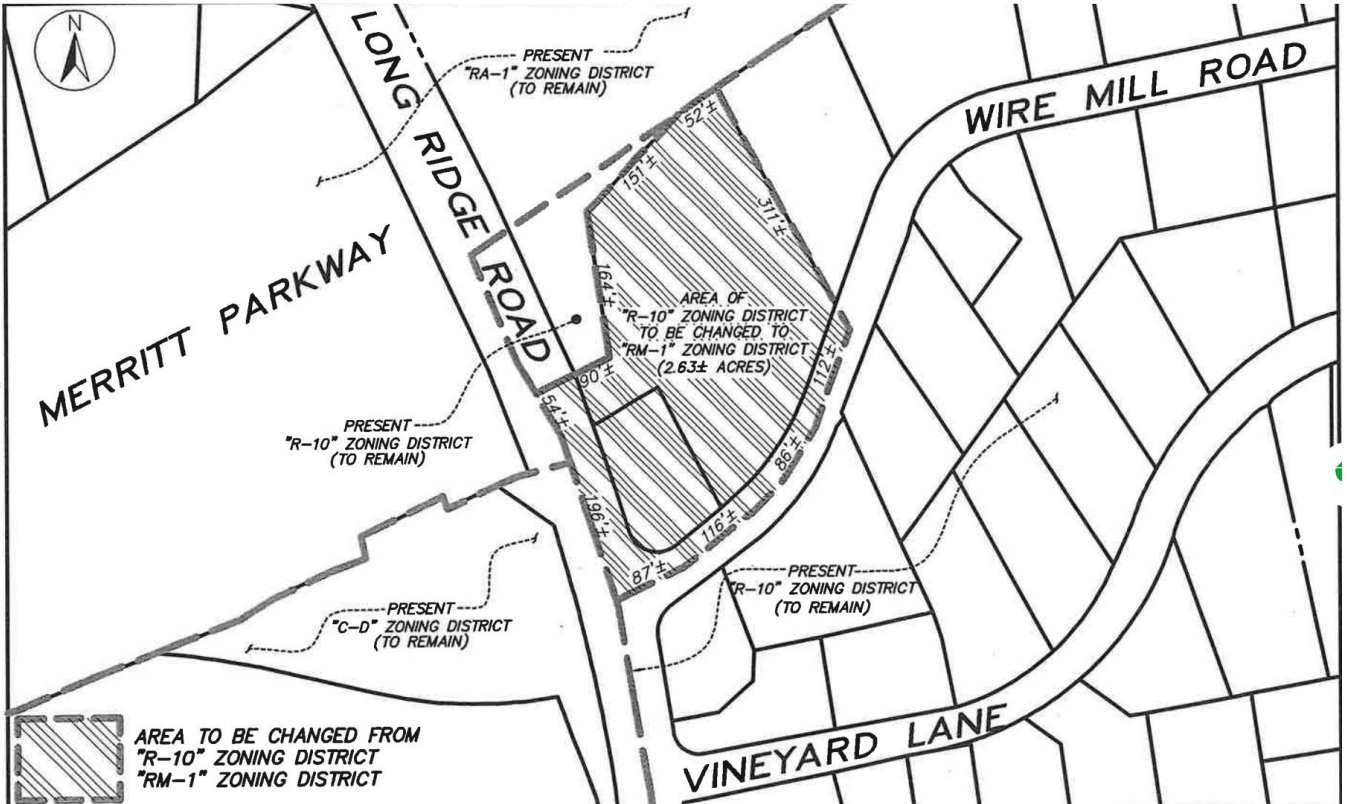
Conclusion:

This development appears to want to take advantage of the low value of the original purchase of this land burdened by wetlands. Now they want a change to the Master Plan to be able to sell or rent townhomes in an area that is not conducive to such use. I believe this development will burden and not benefit the community in the ways stated above. The developer should be held to a high standard to receive the requested change and address all the Master Plan policies with a detailed proposal for consideration by the community and City authorities.

This out of the ordinary request undermines the thinking, planning and dedication to the Master Plan to reap private profits from the community in space where the City has already respected the single-family home nature of the surroundings.

Respectfully submitted,

T Anthony Howell
53 Arden Lane, Stamford, CT



PARKING SUMMARY - REQUIRED

RESIDENTIAL PARKING:			
REQUIRED (2 BEDROOM UNITS) 1.75/UNIT	17 x 1.75	=	29.75
REQUIRED (2 BEDROOM AFFORDABLE) 1.5/UNIT	2 x 1.5	=	3
REQUIRED COMMERCIAL: 3 SPACES/1,000 SF GFA	(76,250/1,000) x 3	=	228.75
TOTAL			262
TOTAL REQUIRED			64

PARKING SUMMARY - PROVIDED

CARPACE	=	19 SPACES
UNCOVERED PARKING	=	33 SPACES
UNCOVERED TANDER PARKING	=	9 SPACES
HANDICAPPED	=	3 SPACES
ELECTRIC VEHICLE PARKING	=	5 SPACES
(2) REQUIRED x 0.5 = 2.5)	=	(2.5 SPACES)
TOTAL	=	66.5 SPACES
TOTAL PROVIDED	=	66 SPACES

BICYCLE PARKING SUMMARY

CLASS A		
RESIDENTIAL = 1 PER 5 DWELLING UNITS	19/5	= 4
COMMERCIAL = 1 PER 5,000 SF	10,250/5,000	= 2
CLASS B		
RESIDENTIAL = 1 PER 10 DWELLING UNITS	19/10	= 2
COMMERCIAL = 1 PER 2,000 SF	10,250/2,000	= 5
TOTAL REQUIRED		13
TOTAL PROVIDED		13

LEGEND

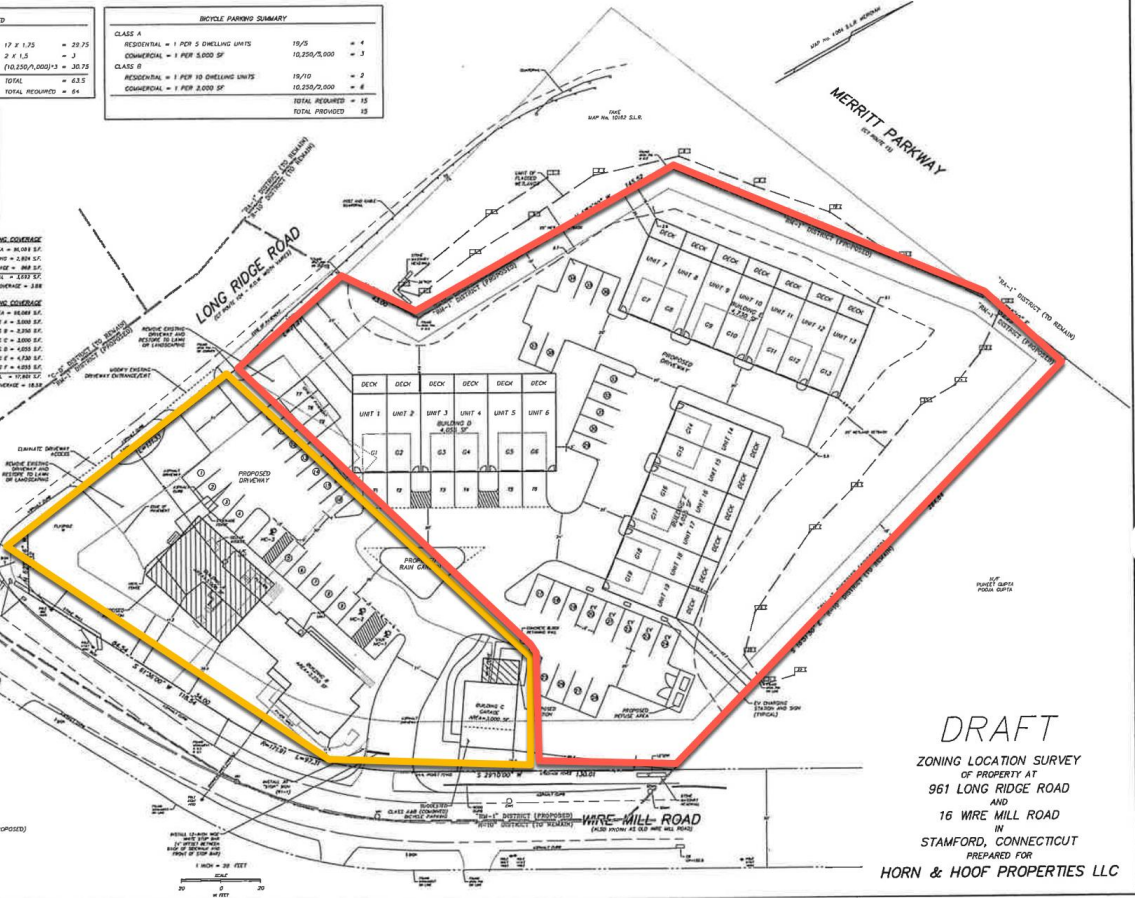
EXISTING BUILDING COVERAGE

- EXISTING CONTIGUES
- EXISTING SPOT ELEVATION
- INDICATION OF WALL OR CURB
- SCOURING REC
- CONCRETE TREE
- UTILITY POLE W/ SWY SWY
- WALL
- CONCRETE
- STONE BRICK WALL
- CONCRETE BRICK WALL
- EARTH BASH
- RELIEVED WALL
- INVESTIGATED LOCATION OF HISTORICAL UTILITY STRUCTURES
- WATER - 10" DIA (HISTORICAL)
- SEWER - 10" DIA (HISTORICAL)

PROPOSED BUILDING COVERAGE

- PROPOSED UNIT 1
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- PROPOSED UNIT 4
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THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER SURVEYING OR ENGINEERING WORK. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SURVEY AND THE INFORMATION PROVIDED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S WORK IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION INTO THE ACCURACY OF THIS INFORMATION. THE SURVEYOR'S WORK IS NOT GUARANTEED AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY AGREEMENT. THE SURVEYOR'S WORK IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR'S WORK IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR. THE SURVEYOR'S WORK IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR'S WORK IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.



DRAFT
 ZONING LOCATION SURVEY
 OF PROPERTY AT
 961 LONG RIDGE ROAD
 AND
 16 WIRE MILL ROAD
 IN
 STAMFORD, CONNECTICUT
 PREPARED FOR
HORN & HOOF PROPERTIES LLC

Site Traffic and Distribution

The amount of site traffic to be generated by the proposed 19 residential units and net increase of 7,000 SF of office space was estimated based on review of statistical data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual* (Land Use Codes #220, Multifamily Housing (Low-Rise) and #710, General Office Building). Table 2 below summarizes the peak hour traffic that is estimated to be generated by this development.

Table 2 New Site Traffic Estimates

Land Use	Number Of Vehicle Trips					
	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Multifamily Housing (Low-Rise), 19 Units	2	6	8	6	4	10
Proposed Net Increase in Office Space 7,000 SF approximately	10	1	11	2	8	10
Total Trips	12	7	19	8	12	20

Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021 (ITE land uses #220 and #710)

The geographic distribution of the site-generated traffic was estimated based on review of Census Journey-to-Work data and our understanding of the surrounding roadway system. It is estimated that approximately 40 percent of the new site traffic will access the site via Long Ridge Road to/from the South, 30 percent will be oriented to/from the north of the intersection of Long Ridge Road at Wire Mill Road including to/from the east via the Merritt Parkway, 25 percent will be oriented to/from the west via the Parkway, and 5 percent to/from the east on Wire Mill Road.

Appears to under-represent reality of 34 parking spaces + 19 one car garages = 53 total

April 28, 2023
Mr. Ralph D'Arienzio & Ms. Brenda L. Case
Page 7



and data assembly effort. Traffic generated by the proposed development was estimated based on review of industry standard data. Future roadway traffic volumes were estimated with and without the development in place, and capacity analyses of Future Conditions were performed. It was found that no impacts to traffic LOS are expected to be caused by the proposed development. The proposed development is thus not expected to have a traffic impact.

We do make the following minor recommendations to best accommodate the proposed development from a traffic standpoint:

- Any vegetation along the site frontage and within the Long Ridge Road and Wire Mill Road rights-of-way adjacent to the site driveways should be kept trimmed to maintain good sight lines.
- For the site driveway at Wire Mill Road, a minor regrading of the driveway apron on-site should be done to elevate its approach to the road, and/or a minor regrading of the site frontage along Wire Mill Road between this driveway and Long Ridge Road should be done, to maximize sightlines from this driveway.
- A 'Do Not Block Driveway' sign should be installed on Wire Mill Road just east of the site driveway facing westbound traffic to lessen the likelihood of occasional signal queuing blocking this driveway.

Lastly, while not triggered as a result of this development's traffic, the city should consider making a minor signal timing adjustment to the intersection of Long Ridge Road at Wire Mill Road and the Merritt Parkway northbound off-ramp for the afternoon commuter period timing pattern to optimize signal operations.

We hope this traffic study is useful to you and the City of Stamford in assessing the traffic aspects of this proposed development. If you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

SLR International Corporation

David G. Sullivan, PE
U.S. Manager of Traffic & Transportation Planning

Neil C. Olinski, MS, PTP
Principal Transportation Planner

Incongruent mischaracterization: if no impact, no need to request timing modification

Conclusion: no traffic impact

Request for Wire Mill signage for preferential access.

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

Date: June 25, 2023 at 7:00:40 PM EDT

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

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>

Subject: Opposition to Development at the Corner of Long Ridge Rd and Wire Mill Rd

To Whom It May Concern:

Our family lives at 70 Vineyard Lane in Stamford. We were recently made aware of a new proposed development at the corner of 961 Long Ridge Road and 16 Wire Mill Road. If this plan is approved, it will rezone the area from single family housing R-10 to RM-1 multi low density.

We have several concerns about this project. The first being the increased traffic to this area. It is already a struggle during rush hour to make a left turn onto Long Ridge Road from Vineyard Lane. Adding a parking lot with enough room for potentially 50+ cars as stated in the proposal will add too much volume and make this already difficult turn impossible. Years ago, speed bumps were put onto our street because it is used as a cut through from Long Ridge Rd to Wire Mill Rd. The size of this development will surely encourage more people cutting through our block where children play in the street and neighbors walk their dogs. This is a major safety concern.

Our second concern is that this is a residential area with single family homes. The appeal to this is a quiet area with room in between neighbors for privacy. This development is so dense that it would ruin the peace and quiet that make this area so desirable.

There are empty office buildings on Long Ridge Road. There are plenty of areas of the city already designated for townhomes. Enough is enough. Please pay attention to the hard-working taxpayers of Stamford and stop destroying our quiet, quaint neighborhoods.

Sincerely,

Joanna and Jon Savino

From: Shirley Grimmatt <Shirley_Grimmett@greenwich.k12.ct.us>

Sent: Saturday, June 24, 2023 8:49:04 AM

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

Subject: Rezoning Request

I have just been made aware of the rezoning request for the adjacent properties located at 961 Long Ridge Road and 16 Wire Mill Road. PLEASE do not approve this request. Not only will the resulting built properties change the character of the surrounding area, it will bring unplanned for traffic in the area. Projects of this sort should be located in downtown Stamford. I once lived in downtown Stamford and I purchased my home in this area in order to get away from the traffic and to be surrounded by nature. I wanted to get away from the humongous multi-floor buildings located downtown and in the south end. Please do not change the nature character of North Stamford where animals feel free to roam.

Sincerely,

Shirley S. Grimmatt, Esq.

From: Marc Chase <drmchase@yahoo.com>

Sent: Sunday, June 25, 2023 7:00:42 AM

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

Subject: Wire Mull Multi-Unit proposal

All,

I firm reject the idea of construction of multi-unit housing in this location.

Marc Chase
98 Barnes Rd
Stamford, CT 06902

From: Nancy Carbone <nancy_carbone@att.net>

Sent: Sunday, June 25, 2023 7:46:48 AM

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

Subject: Proposed Development at corner of Long Ridge Rd and Wire Mill Rd

This proposal to build four apartment buildings with parking spaces will harshly impact our travel on Long Ridge, Wire Mill, and Cedar Heights at the entrance of the Merritt Parkway. Also, it will change our zoning from single family and increase traffic and congestion. VOTE NO to this development proposal.

Thank you.

Nancy C. Carbone

3 Cedar Tree Lane.

From: Alex and Brett Olsson <theolssons.ab@gmail.com>

Sent: Sunday, June 25, 2023 9:29:07 AM

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

Cc: pberns@stamford.gov <pberns@stamford.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; BOR_AllReps <BOR_AllReps@StamfordCT.gov>; tdell@stanfordct.gov <tdell@stanfordct.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: No on 961 Long Ridge Rd Development

To those with responsibility around the proposed zoning change to change on 961 Long Ridge Road,

No.

I am a homeowner on Hunting Lane. I was made aware of the proposal to change 961 Long Ridge Road and 16 Wire Mill Road from single-family to multi low density, leading the way for office space or multi-unit housing. The road infrastructure will not be able to withstand the additional traffic. Wire Mill and Long Ridge Roads already do not have sidewalks and this will further reduce the walkability for homeowners in the area and increase the danger and congestion on these roads.

Please keep the homeowners and voters in this area in mind and vote no on the proposal to rezone 961 High (Long) Ridge/16 Wire Mill Road.

Alex & Brett Olsson

From: Adele Langie <langie4468@hotmail.com>

Sent: Monday, June 26, 2023 5:47 AM

To: Michael Kellick <kellickm@optonline.net>

Cc: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>; BOR_AllReps <BOR_AllReps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>; Lori Tamburro <blazrwmn@aol.com>; Barbara Remondino <btrem@optonline.net>; Amy Benjamin <afishkow@optonline.net>

Subject: Re: Opposition Letter to MP-442

Dear Planning Board Members, Board of Representatives and other interested parties.

I reside at 16 Hunting Lane - next door to Mike Kellick who wrote below. I totally agree with what he has written below in regard to **serious** traffic concerns.

I would also want to add - as a daily commuter to NYC from my house to Stamford train station since 2004, the traffic at the corner of Wire Mill and Long Ridge has gotten worse, not better thru the years. It is horrendous- especially during commuting hours. People have started working again since the pandemic and it's worse than ever before.

I used to try to "avoid" this corner by taking Hunting to Vineyard to Long Ridge - and cannot turn left on Long Ridge anymore to go to - or come from - Stamford train station during commuting hours. The cars are already backed up going North to the Merritt we'll before rush hours. It's a wall of stopped cars. No emergency vehicles can get through - even to the Merritt to rescue people.

Other drivers are trying this now - trying to avoid the corner of Wire Mill and Long Ridge - more cars are trying to cut thru Hunting to Vineyard to reach Long Ridge instead. It's been causing dangerous close calls with pedestrians and neighbors walking their dogs on our street. Several close calls. Even the speed bumps and stop signs you installed are not working.

With the proposed development, more cars traveling west on Wire Mill to Long Ridge intersection will try to take this "short cut" only to realize the traffic is too thick to turn left on Long Ridge. The result? - they turn right toward the Merritt and add to the chaos at that corner where the development is taking place.

This is NOT a good idea. Very dangerous. The increased traffic and congestion and danger presented on the side roads - our side road - is frightening to say the least. This will impact our property values. No longer a quiet street, but a "cut through leading to a dead end sea of traffic".

Lastly, I don't know who in their right mind would buy a Town House next to the Merritt traffic here - it's a dead stop from 3-7pm going North at Long Ridge entry ramp. It would be Insanity with no alternative routes. The developed has not thought this thru. The buyers are not there. Property values on the area will plummet.

Best,
Adele Langie
16 Hunting Lane
Stamford, CT 06902

From: Mkilcoynetweety <mkilcoynetweety@aol.com>

Date: June 25, 2023 at 10:51:58 PM EDT

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

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@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: Proposed development at 961 Long Ridge Rd and 16 Wire Mill Rd

To whom it may concern,

I'm writing in opposition to the proposed development. In addition to destroying the character of the neighborhood I'm concerned about the negative impact this development will have on the already excessive traffic in the area. Please do not approve this development.

Thank You,

Michael, Margret, & Caitlin Kilcoyne
392 Wire Mill Rd

From: Amy Fishkow <amyfishkow@gmail.com>

Date: June 25, 2023 at 8:38:07 PM EDT

To: Stamford Land Use <StamfordLandUse@stamfordct.gov>, "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, allreps@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>

Subject: Proposed Development at Corner of Long Ridge and Wire Mill Roads

To whom it may concern,

I have recently heard about the new proposed development of at least 19 units at the corner of Long Ridge and Wire Mill Roads. I am very concerned about the density, safety and traffic this additional development will bring to this single-family neighborhood. I would like the Zoom Link for the meeting on this Tues night June 27. In addition, please keep me posted on any and all other developments and public meetings related to this project.

Thank you very much
Amy Fishkow
17 Hunting Lane

From: Barbara Remondino <bremondinoesl@gmail.com>

Date: June 26, 2023 at 9:35:13 AM 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>, BOR_AllReps <BOR_AllReps@stamfordct.gov>

Subject: Opposition to proposed development at the corner of Long Ridge Rd and Wire Mill Rd

Dear Planning Board members,

I am a longtime Stamford resident residing at 36 Hunting Lane for the past 27 years. My family, neighbors and I strongly oppose changing the zoning of our neighborhood from single family (R-10) to multi-unit low density housing (RM-1). We also oppose the building of a 19 unit residential/commercial development at the corner of Long Ridge Rd and Wire Mill Rd. The area is already plagued with constant traffic congestion. The new influx of traffic would create a bottleneck on Wire Mill, Long Ridge and the exits and entrances to the Merritt Pkwy. This increased traffic would be detrimental to our safety, our first responders, and our quality of life.

I plan to attend the Planning Board meeting and public hearing on June 27 but have not been able to find a link to the Zoom meeting. Could you please provide the link?

Thank you,

Barbara Remondino
36 Hunting Lane
Stamford, CT 06902

From: joseph dinardo <jo001di@yahoo.com>

Sent: Monday, June 26, 2023 1:48 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; 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>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>

Subject: Proposed development at 961 Long Ridge Rd. Stamford

To All:

Please reject the proposed development at 494 (961) Long Ridge St. (Road) Stamford for 19 units, etc. We cannot change zoning from R-10 to RM-1.

I do not know how many of you live in this area but we have been here since 1979 (Shadow Ridge Rd.) I just retired about 5 years ago and coming to work from NJ. I would wait on Cedar Heights for traffic that backups up at the intersection of Cedar Heights and High Ridge Rd.

We do not need any more incremental traffic since this is becoming such a heavy trafficked area that eventually people will need to move out.

I already have complained in the past to my Rep since trailer and trucks are using Shadow Ridge Rd and Bradley Place to bypass traffic on Cedar Heights. We have grandchildren and old people walking in the area and one of these days someone is going to get hurt. We also have speeding issues and no respect for lights or pedestrians.

All of you should spend some time between Merritt Parkway - High Ridge Rd and all roads around this area. You will see the heavy amount of traffic that these roads are causing. It takes me so much time in the morning to take grandchildren to school. Try to use High Ridge - Cedar Heights - Vine Rd and any other roads and you will see the traffic. You cannot see these problems unless you live around and do not sit in an office.

I THINK IT'S FOR ALL OF YOU TO THINK ABOUT THE RESIDENTS THAT LIVE AROUND THIS AREA INSTEAD OF MAKING THE RICH (RICHER). PLEASE KEEP THIS IN MIND WHEN VOTING AGAINST THIS SINCE WE'RE THE ONES THAT VOTE. IT'S TIME TO STOP THIS NONSENSE OR OTHERWISE WE WILL BECOME ANOTHER GHOST CITY. WE'VE HAD ENOUGH. IT'S ABOUT TIME TO START LISTENING TO RESIDENTS THAT HAVE BEEN HERE A LONG TIME AND DO NOT WANT TO MOVE TO A DIFFERENT PLACE AND LEAVE THEIR FAMILIES (SON- DAUGHTES - GRANDCHILDREN BEHIND).

ENOUGH IS ENOUGH. YOU NEED TO STAND UP AND VOTE AGAINST THIS PROPOSAL. LET'S WORRY ABOUT ALL RESIDENTS THAT LIVE AROUND HERE AND NOT TO PLEASE PEOPLE THAT DO NOT CARE ABOUT THE AREA AND ONLY LOOK TO MAKE PROFITS AND DRIVE EVERYONE OUT OF THE AREA AND THEN THIS BECOMES A DUMP.

AGAIN, VOTE AGAINST THIS PROPOSAL THINK ABOUT THE RESIDENTS. WE ALREADY HAVE 5-10 CARS AND 10-20 RESIDENTS LIVING IN HOUSES IN THIS NEIGHBORHOOD ALREADY

THANKS
JOE

From: Bill Young <bilinday@gmail.com>

Sent: Monday, June 26, 2023 2:23 PM

To: Blessing, Ralph <RBlessing@StamfordCT.gov>

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Mayor's Office <MayorsOffice@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: Reject proposal to build multi-family homes on Wire Mill Road near Long Ridge Road

Dear Mr. Blessing:

I understand that there is a proposal to change the classification of land at/near the corner of Long Ridge and Wire Mill Roads from "R-10 Single Family" to "RM-1 Multi Low Density" homes. If the change is approved, a good number of housing units (or office space) would be built in the area. This would significantly change the character of the locale and have a deleterious impact on those living nearby – an area which is composed exclusively of single-family homes. That is, there are no expanses in proximity to Wire Mill/Long Ridge that are zoned for multi-family or commercial use -- the closest being on the East side of High Ridge Road north of Vine Road and behind commercial structures along High Ridge itself.

What is the purpose of such a proposed change? To bolster Stamford's population and the resultant need for more infrastructure spending and educational facilities? To worsen the already-challenging traffic congestion and air pollution in a wide-spread residential area with low density development? What is to be gained from adding significant new housing and boosting population in an area already overburdened? I imagine such a gain would accrue to developers of the land whose pockets would be lined to a far greater extent than would be experienced under today's zoning -- at the expense of Stamford residents.

In the interest of conserving the positive environment for Stamford's citizens who reside in the area, we strongly recommend your voting down the proposal to boost housing density in a highly desirable locality within our City. Any such passage would undermine the attractiveness of Stamford to those seeking a pleasurable and satisfying suburban living environment.

Sincerely,

William R. Young, Ph.D.
28 River Oaks Drive
Stamford, CT 06902

All the best,

Bill

From: Aa R <audwee@gmail.com>

Date: June 26, 2023 at 3:05:33 PM EDT

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

Cc: "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>, "Berns, Philip" <PBerns@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>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, Katina Angelos Papademetriou <katinap@hotmail.com>, Glenn Lu <glenn_lu@yahoo.com>, Ann Rice <bohnbann@gmail.com>

Subject: NO to Long Ridge/Wire Mill Multi Unit Proposal

Good afternoon,

I am writing to express my deep concern about the impact a multifamily rental dwelling project will have on home values and the traffic on Wire Mill Road. As a result of the road closure on Cedar Heights, I'm experiencing difficulty getting out of my driveway at certain times of the day. But this will end. The presence of a larger multifamily project will have a permanent impact on the traffic pattern. It will also hurt single family owners who will see a sharp decline in their home values and create an added economic strain on Stamford resources: schools, hospitals, etc. I would like to make sure that my voice is heard as a firm NO to this proposal.

Thank you,
Audrey Roco
25 Wire Mill Road

From: blazrwmn@aol.com

Date: June 26, 2023 at 3:23:34 PM EDT

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

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

Subject: Opposition Letter to H&H Application to change Master Plan for 961 Long Ridge Road/16 Wire Mill Road

Dear Constituents:

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 and parallel to Wire Mill 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 by Horn & Hoff Properties at 961 Long Ridge Road and 16 Wire Mill Road. Someone will get killed one day with the speed that cars cut down our road.

While we understand a traffic study was conducted, we do not feel it is accurate, or that it was a long enough period of time or the right times of the day. We have a serious traffic problem on Long Ridge Road. The northbound Merritt Parkway traffic comes to a standstill most days after noon and continues well into the evening. There is a backup of traffic well under the Parkway bridge from commuters trying to get on the ramp going southbound every single morning.

A sign saying "**Do Not Block Driveway**" is going to benefit no one. Vehicles heading towards Long Ridge Road on Wire Mill are not going to adhere to this sign, leading the car that has just turned onto Wire Mill from Long Ridge to sit and wait for someone to let them into the development. The traffic behind that stopped car, that is just going to sit there and build going up or down Long Ridge Road or both.

That is where the danger factor comes in. There are elderly people on Vineyard and Hunting Lanes. God forbid one of them suffers a heart attack or someone is struck by that speeding vehicle cutting through 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?

On a typical day, to turn left onto Long Ridge Road from Vineyard Lane, is nearly impossible. The traffic is too congested and when it does break, the traffic coming down Long Ridge from north Stamford goes dangerously fast. In the opposite direction, to turn off of Hunting onto Wire Mill to Long Ridge, the traffic and speeding is there as well.

For all the houses that have undrinkable water in our neighborhood, we are willing to bet that this development will get city water. Our house values are going to go down because the area will be going "downhill". There is no good that can come from this proposed development, and we implore you all to **VOTE NO TO AMENDING STAMFORD'S MASTER PLAN AND ZONING MAP** for the benefit of this horrific project.

Respectfully,
Renato & Lorri Tamburro

From: Bill Anson <wanson@aol.com>

Sent: Monday, June 26, 2023 3:59 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: another development

Gentlemen:

961 Long Ridge and 16 Wire Mill are before you for approval of yet another development. Long Ridge simply cannot handle any more traffic. At rush hour in the morning the line of back up of cars trying to get onto the Merritt is crazy and all day trying to get in and out of our home in Heatherwood is risking one's life with every left turn in or out.

Of equal or even greater concern is where are the studies that confirm with the thousands of apartments that have been built in the past few years along with a few office buildings and restaurants popping up everywhere that the city has proven that it's infrastructure can provide the water, sewer, garbage collection and disposal, etc. to support all of the development. These are not unlimited services that can be supplied without major upgrades to the general infrastructure.

What are you people thinking on Long Ridge. When Pepe's Pizza, Starbucks, Shake Shack and Whole Foods open the traffic will be a disaster at Bull's Head and up and down Long Ridge. Now every evening and even daytime hours traffic blocks the box at that intersection. The new developments at the old Olin Gun site is yet more traffic to clog the road. It seems to me that greed for tax dollars clouds the judgement of you that represent us which is funny because even with all the commercial property on the grand list, taxes in Stamford are higher than many other places. One would think the residential community would benefit from the commercial grand list, but this is not the case. The residents get dragged along as innocent victims paying for developers to line their pockets.

In sports they have a saying, "Does he meet the eye test". Seeing is believing. I can't believe that any responsible traffic study and air quality test from emissions on Long Ridge would pass as a "bring on more cars" result.

William L. Anson
Heatherwood Condominiums
Barnes Road
Stamford

From: Louise Andren <lbandren@cs.com>

Sent: Monday, June 26, 2023 4:19 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; allreps@stamfordct.gov; Dell, Theresa <TDell@StamfordCT.gov>; JTepper@Stamford.gov; Buccino, Michael <MBuccino@StamfordCT.gov>; JGpdzeno@Stamfordct.gov; Totilo, Michael <MTotilo@StamfordCT.gov>; William Levin <wlevinplanner@gmail.com>; Stephen Perry <stephenperry.ct@gmail.com>

Subject: Proposed Development at the corner of 961 Long Ridge Rd & 16 Wire Mill Road - Traffic on Long Ridge Road

To: All It May Concern:

I am a Stamford resident living at "River Oaks", 631 Long Ridge Road, where I have been residing since 2007. As a community we have, throughout the years, experienced increasing traffic volumes on Long Ridge Road, to a point where exiting/entering River Oaks Drive, the street leading to the 59 homes of the River Oaks community has become dangerous.

There have been ongoing attempts to investigate whether a stop light or turning lane could be established which would make the crossing of the center line safer when entering or exiting the community- but to no avail to date.

Furthermore, with the new "eateries" now being completed in the Bulls Head area, across from CVS, additional traffic can be expected to traverse Long Ridge Road, coming off exit 34 on Merrit Parkway.

For the City to approve a zoning change from R-10 to RM-1 Multi Low Density in order to grant permission to subject Proposed Development would additionally increase the traffic in this very busy corridor where this development is planned and beyond.

I am also made to believe that should the text change from R-10 to RM-I Multi be approved for this development, the text change would apply to all other parcels zoned as R-10; i.e they would be converted to RM-1 Multi Low Density in the City's Master Plan.

In conclusion, as a Stamford resident, I am opposed to this change.

Best Regards,
Louise Andrén
32 River Oaks Drive
Stamford, CT 06902

From: LARRY BAKER <llbakes@aol.com>

Sent: Monday, June 26, 2023 6:12 PM

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

Cc: Board of Representatives <bdreps@StamfordCT.gov>

Subject: No to Proposed development at corner of 961 Long Ridge Rd, & 16 Wire Mill Rd.

Please no to Long Ridge/Wire Mill Multi Unit, no to Multi Unit LOW density housing (RM-1) in single family neighborhoods (R-10). These are our homes please protect them.

Sent from my iPad

From: Dennis Hampton <dchampton@hhcnews.com>

Sent: Monday, June 26, 2023 6:02 PM

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

Cc: John Sullivan <jsullivan@thepropertygroup.net>; Board of Representatives <bdreps@StamfordCT.gov>

Subject: Proposed Zoning Change Long Ridge Road

This is to express my concern and opposition to the proposed development at the corner of Long Ridge Road and Wire Mill Road that would add a large number of new office units. I believe this proposal is inconsistent with the current zoning regulations and the principles of the Stamford Master Plan.

Long Ridge Road is already heavily traveled in this area, especially during commuter hours. Vehicles turning from the Merritt Parkway Long Ridge Road exit directly across from this location and vehicles turning into and from Wire Mill Rd already present traffic issues at this exact location.

As president of Heatherwood Condominium, a residential community of 43 homes a few hundred yards south of this location (on Barnes Rd), I can report that it is frequently a challenge entering and exiting our community already. Several accidents have occurred at the intersection of Barnes Road and Long Ridge Road. I believe a recent traffic study found that Long Ridge Road to Stillwater Road has been the site of repeated traffic incidents.

This is to urge the Zoning Board not to change current zoning regulations because of the adverse affect such a change would have on residents up and down Long Ridge Road and on Wire Mill and Cedar Heights Roads.

Respectfully,

Dennis Hampton
President, Heatherwood Association

From: Simona Cazes <simona.cazes@gmail.com>
Sent: Monday, June 26, 2023 6:30 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Cc: Board of Representatives <bdreps@StamfordCT.gov>
Subject: Oppose

To Whom It May Concern:

First, let me thank you for your hard work for the residents of Stamford. My name is Simona Cazes and with my husband and family I live on Timber Lane in North Stamford. We moved here just 2 years ago to raise a family and be able to offer a residential life after going through various health related hardships.

Both my husband and I work in NY as many Stamford residents do, and we strongly oppose the development of the buildings to the right of the intersection 16 Wire Mill and 961 Long Ridge. This area is simply the wrong place for a multiplex. Please understand commuting is a true challenge and affects people's health - the congestion is CURRENTLY very bad (the congestion on the Long Ridge side when people come and go from the Merritt) and even without this development it is very congested, which is why it makes no sense to build here.

In a world where many companies have returned to work in-person, so many people commute. We specifically have to drive every single day to and from work (52 min now each way, which will become OVER 1.5 hours each way if this development were to be built) - the congestion is unfathomable. Even if this plan were to be cut in half, this is still not plausible - we know you have a reasonable mindset so you will understand this is simply the wrong area for this development. We have narrow and winding roads (like wire mill) so the multifamily is not logical. A multiplex should be in another area, this one cannot offer the needed infrastructure, utilities - think of the fact that if we cut our lawn watering in this area, we absolutely cannot sustain this. Our infrastructure is not built to handle the needs - the roads are not feasible for this.

Thank you for your hard work!

Sincerely,
Simona Cazes

From: Carolyn Behre <aklabear@aol.com>
Sent: Monday, June 26, 2023 6:42 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Wire Mill and Long Ridge Proposal

Dear Stamford Land Use

I am writing regarding my **opposition** to the Development Proposal as 16 Wire Mill Road and 961 Long Ridge Road and my opposition to changing this area from Single Family Housing R-10 to Multiple Family Housing RM-1. (I wrote to you before, but am unsure if the email was received, so apologize if this has been read).

I live off of Cedar Heights Road at the top of the hill--midway between High Ridge and Long Ridge Road. In just the past two years I have seen a considerable increase in the amount of travelers and their rate of speed on Cedar Heights and Wire Mill pre bridge closure using Wire Mill as the cut across accessway. I consider myself an excellent driver and for me to say that turning left into my road at rush hour from High Ridge has become (pre bridge closing and soon to be again) a nightmare and certainly an accident waiting to happen. You have to do a Hail Mary to turn left in or left out of my road (pre and post bridge replacement) and pray you don't get slammed just to get to your driveway. There is NOTHING the city can do to control this because Cedar Heights has several steep hills and a turn on the incline, and has become, along with Wire Mill, a raceway for people to cut across to get to High Ridge or home especially from The Merritt exit 34. You cannot put a light or speed bumps there because you never can manage the hill with a light or speed bump in a snowstorm.) I can see the cars on the Merritt from the top of my road at night all backed up bumper-to-bumper, and once they reach that Long Ridge Exit #34, their pent-up energy releases and freedom to "fly" and speed across to Wire Mill/Cedar Heights is an understatement. The number of cars has reached nothing I could have ever imagined. Conversely, at rush hour, pre bridge closure, the High Ridge side backs all the way up to Shadow Ridge now. Turning into Shadow Ridge is also challenging at rush hour (pre/post bridge repair), albeit it is a straighter line of vision.

Knowing this Proposal in centric to The Merritt's Entrance and Exit 34 at Long Ridge--our Northern thoroughfare--in hub of a City of 136,309 residents, and inclusive of a secondary crossroad, built for single family homeowners, I don't feel that this proposal is a safe and sound decision. It is concerning for the City to even consider adding multifamily homes/office at one of the main and congested intersections nearest our City's second highway, the Merritt's entrance and exit. With that consideration, any number of units greater than one or two is too many for either road. You don't need a traffic study to see this.

Please consider:

- How do you think they are going to get in or out of these homes/offices on Wire Mill at a red light? or get out of their driveways on Wire Mill?
- Or Long Ridge when the Merritt is already jam packed both North and South. This development would be right there at the entrance and exit.
- And add in offices, workers and visitors? Even if you allowed this on smaller or reduced scale, the navigation is concerning. Wire Mill and Cedar Heights cannot handle one more car. Regardless of what the study says --we live here and this just doesn't feel comfortable. (Now the bridge is closed, any current data would be irrelevant and 2016 seems outdated. When

was the study done?) We have more people working from home and using the side roads since Covid, yet the Merritt is still always packed.

- Are you aware that residents from Barnes Road and Castlewood Park have vehement complaints that they currently cannot safely turn onto Long Ridge Road?

These particular crossroads cannot handle this amount of cars and trucks and delivery trucks. They are too narrow. There are homes directly on them that people need to get out of their driveways. Our First Responders cannot handle getting through any more congestion in this area and certainly there aren't even enough policeman to respond to the accidents that are about to happen. Note the Long Ridge Ambulance hub is a half mile down the street and they use Wire Mill and Cedar Heights as accessways and need to get through. Please make the responsible decision and say no to this development.

Thank you,

Carolyn Behre,
185 Clay Hill Road
Stamford CT 06905-1730

From: Lois Cavaliere <ldcavaliere@yahoo.com>

Date: June 26, 2023 at 7:02:49 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>

Subject: 961 Long Ridge and 16 Wire Mill Rd

We, Dominick and Lois Cavaliere Sr. of 37 Rapids Road are opposed to this Land Use change. Traffic is at its maximum already and fifty more cars would become an even bigger nightmare.

We DO NOT WANT THIS CHANGE.

Sent from my iPad

From: Susan Kellman <suengar@optonline.net>
Sent: Monday, June 26, 2023 7:34 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Opposition to development

We are currently residents at Heatherwood development off of Long Ridge Road. The proposed development at the intersection of wire mill and long ridge is a definite no. The congestion and traffic already is at a fever pitch. Building multi units there would only make that intersection more of a nightmare. Aside from that this area only has single family homes. Please vote no to this proposal.

Thank you

Susan and Gary Kellman

Sent from my iPhone

From: Karen Sheftell <ksheftell@wpsir.com>

Sent: Monday, June 26, 2023 10:17 PM

To: Capp, Lesley <LCapp@StamfordCT.gov>; Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Subject: MP-444 & ZB 223-29

Hi,

I am writing to you about the above referenced properties at 961 Long Ridge Rd and 16 Wire Mill Rd.

I am a resident of Stamford CT for 51 years. I have been actively selling real estate in Stamford and the surrounding communities since 1977 (46 years). To say I care about Stamford and what goes on here is stating it lightly.

I am against the change to the Master Plan that is being presented to the Land Use Board. The owner of this property is now operating it against present zoning. This property was grandfathered for use as a REAL ESTATE OFFICE ONLY. He has a construction office in there and an All State Insurance office among others.

I was a realtor at William Pitt Real Estate when this property was our office. I was there for over 20 years. The rear of this property was wetlands. They have now been filled in. This is what they want to build townhouses on? Where are our environmental rules - it seems no one cares. The property is also on septic - there are no sewers there. How are you going to have a 10,200 sq. ft. office building and 19 townhouses on septic? We have many other pieces of property to convert into housing. What about High Ridge Park? What about traffic?

Have you ever gotten off the Merritt or tried to get on the Merritt (which is next to this property) when the Merritt is backed up. By the way, this is almost every evening.

Dow zoning this property will be detrimental to Stamford. There is nothing good about this. No one gains except the owner - the community will suffer.

Thank you,
Karen Sheftell

From: ewestfahl <ewestfahl@aol.com>
Sent: Monday, June 26, 2023 10:10 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Master Plan Amendment #MP-444

I am writing in opposition to the rezoning of the parcel of land at Wire Mill Rd and Long Ridge Rd for the development of 19 town houses and 50 parking spaces. That intersection is already too congested. The Long Ridge exit ramp off of the Merritt Parkway coming northbound filters down toward that intersection. Drivers already are backed up at that intersection without more cars trying to pull in and out. Please oppose this rezoning at your meeting tomorrow.

Eileen Westfahl
52 E Ridge Rd
Stamford

From: Anne Zopfi <azopfi45@gmail.com>

Sent: Monday, June 26, 2023 10:19 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; ssperry@stamfordct.gov <ssperry@stamfordct.gov>

Subject: Proposed Development on Corner of Long Ridge Rd and Wire Mill Road

The proposed development on the corner of Long Ridge Road and Wire Mill Road of 19 units or 4 buildings with approximately 50 car spaces would dramatically increase the traffic congestion that already compromises the properties along Long Ridge Road but also dramatically impact the single-family neighborhood character.

1. Current traffic congestion from 3pm to 6pm on Long Ridge Road creates hazardous driving conditions/accidents while entering or leaving Long Ridge Road. If additional congestion is created at entrances and exits from the Merritt Parkway traffic congestion and accidents will bring traffic to a standstill. There are no alternate routes to avoid this congestion which will also dramatically change the nature of the single-family home environs. Additionally, the toxic fumes from hours of idling traffic will present a health hazard to those living alongside Long Ridge Road.
2. Riding a bicycle or walking along Long Ridge Road is already extremely hazardous -- with no shoulders, breakdown lanes, or bicycle lanes – and will become a killing field. Already bus stops have no safe place to stand. Will bicycles, walking and bus stops be prohibited on Long Ridge Road?
3. The impact of traffic on the Merritt Parkway will be significant. With this amount of added vehicles at rush hour, the traffic entering and exiting the Merritt will become congested and reduce speeds on the Merritt which are already crawling, especially between Long Ridge and High Ridge Roads.

The unintended consequences of approving a zoning change and the building of office space at already one of the most congested areas of Stamford will significantly change the quality of life in the neighboring single-family homes.

Respectfully,

Anne Zopfi
Emery Stephans
118 Barnes Road
Stamford, CT 06902

From: King, Justin <Justin.King@opco.com>

Sent: Tuesday, June 27, 2023 9:09:52 AM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; 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>; justin.king01@gmail.com <justin.king01@gmail.com>; Andrea King <amsokolik@gmail.com>

Subject: Proposed Development Horn & Hoof Properties - Wire Mill x High Ridge

Good Morning,

It's just been brought to my attention via the NextDoor App that there is a proposal to amend the zoning of the existing property to allow for RM-1 Zoning. I am a Cedar Heights Resident (217 Cedar Heights) and have spent a lot of time and energy on making improvements to our home, as we want this to be our forever home. As it is, the road is already the biggest issue in our eyes and already one of our largest concerns as a resident., as we have young children and pets and the flow of traffic and the pure disregard for posted speed limits on the road is a VERY DANGEROUS scenario for all of the local residents who reside on Wire Mill and Cedar Heights (both pass through to High and Long Ridge). I've personally been in an accident pulling out of my own driveway as someone was speeding around the blind curve and into my vehicle. As it is, we've asked for speed humps and mirrors to be added but the Town has expressed that they can't put in speed barriers because it's also a pass through for First Responders. In addition, the traffic over the years has gotten much worse on Wiremill x Long Ridge with the Merritt entrance etc. I could not fathom what this proposed project would do to the traffic in this area along with the impact to all of the local residents, it would be an atrocity. I don't understand why the Town would allow for a zone amendment in a R-10 neighborhood to a RM-1 zone... I certainly hope that this will be voted down sooner rather than later.

I am happy to discuss my concerns with anyone and would greatly appreciate if you please keep me apprised regarding this situation.

Thank you from a concerned resident.

Justin M. King

Executive Director – Institutional Sales

Oppenheimer & Co. Inc.

E-mail & AIM: justin.king@opco.com

Bloomberg: [jkingopco@bloomberg.net](https://www.bloomberg.com/profile/person/111111111)

From: Audrey Smith <Audrey_Smith@campbells.com>
Sent: Tuesday, June 27, 2023 10:19 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Opposition to Re-zoning of 961 Long Ridge Rd/16 Wire Mill Rd
Importance: High

To the Stamford Zoning Board:

I am reaching out regarding the hearing on the petition by Horn & Hoof Properties LLC to change the Master Plan Map from Category 2 Residential-Low Density Single Family to Category 3 Residential-Low Density Multifamily for the properties commonly known as 961 Long Ridge Road and 16 Wire Mill Road in Stamford.

For the past 15 years I have been a resident and homeowner in this immediate area, living less than a 1/8 of a mile from the sites just off of Wire Mill Rd. I want to voice my strong opposition to this proposed plan. After having reviewed H&H's application for map change of the Stamford Master Plan and their rationale in support of the re-zoning, I firmly believe that their arguments are ~~specious~~ (suspicious) and the proposed development plan would have a negative impact to our area and the surrounding community.

H&H's petition suggests that their plan would result in:

- (i) "Maintaining the community character of the Long Ridge Road and Wire Mill Road intersection". This proposed development would inherently *change* the community character of our area as it directly contravenes the existing zoning of single-family homes by putting up, potentially, as many as 18 multi-family townhomes. This would add significant congestion to the area, particularly in terms of traffic, in an already busy and sometime perilous intersection and what is, essentially, the north-bound on-ramp to the Merritt Parkway. Additionally, Wire Mill Road is used by many as a cut-through between Long Ridge Rd and High Ridge Rd so there is significant traffic already on this road (made even more so by the temporary closure of through-traffic on Cedar Heights Road due to the bridge improvements currently underway). We have seen a tremendous increase in traffic and speeding on Wire Mill and with such a large development this would only exacerbate this issue.
- (ii) "Supporting and buffering the residential single-family character of the area to the east". Their proposal is to build multi-family structures with an included parking garage which in no way supports and/or buffers the character of the single-family homes to the east. It is the exact opposite as it promises over-development of the area resulting in a potential negative impact to home-values, noise pollution, infrastructure supports and the wildlife in the area. There is already significant development of multi-family units in downtown Stamford which are aimed at providing additional housing options to our growing community. 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.

(iii) “By reinforcing the policy of preserving historic buildings. In addition, a change to Category 3 will result in aesthetic improvements to the landscape and streetscape”. While H&H’s proposed plan allows for maintaining the current structures (with some modifications) that already exist at these locations, it is a tenuous argument that the addition of a large, townhouse development would improve the aesthetics of the landscape and streetscape versus maintaining the trees and open land that currently exist.

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 that offers the best of both - 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.

For these reasons, I firmly believe that this petition for a change to the Master Plan Map to Category 3 should be denied. 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: Colleen Fanneron <cfanneron@gmail.com>
Sent: Tuesday, June 27, 2023 10:15 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 961 Long Ridge and Wire Mill

Hello.

As a single-family homeowner in this area, I am opposed to the proposed development.

The last thing we need at that corner is more traffic.

Colleen Hiranandani
19 Rapids Rd
Stamford, CT 06905

From: robert goldstein <rlgconsulting8@gmail.com>

Sent: Tuesday, June 27, 2023 10:51 AM

To: Dennis Hampton <dchampton@hhcnews.com>

Cc: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; John Sullivan <jsullivan@thepropertygroup.net>; Board of Representatives <bdreps@StamfordCT.gov>

Subject: Re: Proposed Zoning Change Long Ridge Road

Very well said.

On Mon, Jun 26, 2023 at 6:02 PM Dennis Hampton <dchampton@hhcnews.com> wrote:

This is to express my concern and opposition to the proposed development at the corner of Long Ridge Road and Wire Mill Road that would add a large number of new office units. I believe this proposal is inconsistent with the current zoning regulations and the principles of the Stamford Master Plan.

Long Ridge Road is already heavily traveled in this area, especially during commuter hours. Vehicles turning from the Merritt Parkway Long Ridge Road exit directly across from this location and vehicles turning into and from Wire Mill Rd already present traffic issues at this exact location.

As president of Heatherwood Condominium, a residential community of 43 homes a few hundred yards south of this location (on Barnes Rd), I can report that it is frequently a challenge entering and exiting our community already. Several accidents have occurred at the intersection of Barnes Road and Long Ridge Road. I believe a recent traffic study found that Long Ridge Road to Stillwater Road has been the site of repeated traffic incidents.

This is to urge the Zoning Board not to change current zoning regulations because of the adverse affect such a change would have on residents up and down Long Ridge Road and on Wire Mill and Cedar Heights Roads.

Respectfully,

Dennis Hampton
President, Heatherwood Association

--

ROBERT L. GOLDSTEIN
PRESIDENT
RLG CONSULTING SERVICES LTD.
86 BARNES ROAD
STAMFORD, CT 06902
E.rlgconsulting8@gmail.com

From: steve.dellolio@gmail.com <steve.dellolio@gmail.com>

Sent: Tuesday, June 27, 2023 11:33 AM

To: Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: Public Hearing 6.27.23 MASTER PLAN AMENDMENT #MP-444 and ZB APPLICATION #223-29

To: Theresa Dell and Lindsey Cohen

Re: Written testimony for Public Hearing 6.27.23 MASTER PLAN AMENDMENT #MP-444 and ZB APPLICATION #223-29

I hope this email finds you both well.

I am not a big public speaker, so if permissible I intend for this email to serve as my voice for the Stamford Planning Board public hearing on 6.27.23

I am against changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). Considering the ensuing ZB application #223-29, the requested changes are for nothing more than the monetary gain of the applicant by maximizing the number of dwelling units allowable on 2.58 acres.

Some serious thought should be given to how this applicant will protect and provide for single family dwellings and local street characteristics, as their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

I fear changing this Master Plan and zoning designation will set a dangerous precedent in terms of the potential for over development in similarly zoned parcels in North Stamford.

Thank you for your time and consideration.

Steve

Steve Dell'Olio
1 Cascade Road
Stamford, CT

From: Carol Terenzi <findmehereontheweb@gmail.com>

Sent: Tuesday, June 27, 2023 1:26 PM

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

Subject: WHAT'S THE POINT OF ZONING, IF ZONING CAN BE CHANGED!

Here's a solid **NO** to Long Ridge/Wire Mill multiunit proposal. **NO** to the change from single family to multi-density housing.

Carol Terenzi

276 Wire Mill Rd

Stamford, CT 06903

From: **robert haile** <robertdhaile@gmail.com>

Date: Tue, Jun 27, 2023 at 1:32 PM

Subject: Wire Mill and Long Ridge MP-444

Zoning Board Members,

In order to properly discuss the property, I will divide this letter into 3 sections; historical use of the site, use by the current owner, and proposed changes. In short, the property was accepted as a residential real estate office in residential zone for many years. This or another single office use was all that was to be allowed. The current owners have been using the site as a multi-tenant office building with multiple tenants as well as an industrial staging site for these tenants. In addition to this there are personally owned trailers as well as materials personally owned tenants/landlord that are not allowed in an office commercial zoned property. The proposed plan for a low-density mixed-use development is not an acceptable zoning change for the property but rather they are asking for a shift in zoning that would be appropriate to the current uses that are not acceptable as it is now zoned.

First, the site has been a grandfathered site for many years as a real estate office. In my work as a commercial broker, I have sat with zoning on several occasions to discuss proposed alternate uses and have been told that the site was grandfathered as a single office and that all other uses are not in line with the requirements of said Grandfather. Due to this it sat empty for several years after William Pitt vacated the site. As time went forward after William Pitt the new owners started to make not so subtle changes to the site. There was a connection between the original front house and the structure at 16 Wire Mill that was added to create a single office area. At the time this happened I questioned what was going on and was told there will be no use change "just property improvements". I have looked thru public records as well as requested from the building dept. any permits for the site during these changes and have been unable to find proper permitting for anything other than a sign permit.

Second, the property in question has been rapidly developed with no permits or anything to take it from a single office use grandfathered to a mixed-use industrial property with multiple tenants that it is being used as currently. In 2018 the site started to go through drastic changes to the site that included clear cutting of all of the fully mature wooded trees from the majority of the property as well as backfilling all of the property adjacent to the northbound entrance to the Merritt. According to elevations on Google Earth, the fill in some areas was more than 8 Feet in the runoff area for water from the Merritt. This has continued right up to the present day in order to create a large buildable lot. I have personally filled out zoning complaints as well requests for clarification on the site as it seems to be operating in a way that does not fit any zone other than industrial M-L/M-G. When asked, the owner told me last summer that they were operating as staging for Eversource as well as the state DOT. I spoke with the heads of both Eversource Project Management as well as the regional head of DOT projects to see if this was valid and was told by both that the site was not being used for their materials or as staging for any recent projects. Only very recently has the site been used for construction on Long Ridge Rd.

Finally, the proposed use change that is being asked for is not in line with the uses or zone on either Wire Mill Rd or anywhere on the Long Ridge corridor. The design-based zoning that we are striving for in Stamford in order to continue congruence as well as the growth and development of each and every neighborhood is in place to be sure that growth and development can continue throughout the city in every neighborhood that in a way that suits the density and design factors of each individual areas/neighborhood's development path. This ensures that the existing conditions do not shift to a use that is incongruent to any proposed site. With this in mind, my opinion is the current use of the site needs to be reined in as they are not operating as in a manner that is in agreement with the spirit of the Grandfathered commercial use in this single-family neighborhood. I understand that it may be in the best interest of the site and the neighborhood to allow the continuation of multiple office tenants such as the current tenants as the site was not easily leased as a single office. However, these tenants should not be allowed to use the site for staging as they have been in recent years.

In conclusion, I believe that the property should be allowed to continue as a multi-tenant office as it has been doing or as the owner has a right to develop the site into multiple residential units as is allowed in the current R-10 zoning. The changes they seek are asking too much. The office expansion the owner seeks would need to be in a commercial zone like C-N because said expansion would invalidate the grandfather that is now in place. Similarly, the development instead of a grandfathered office to multifamily property would require the subdivision away from the office use and could still put the grandfather in question. Either way, I do not believe the site is an acceptable change to a full mixed use type property that does not exist north of the Bull's Head intersection or anywhere near to this site to my knowledge. The site has been operating outside of the current acceptable use and should not be allowed to go further down this path. I ask for the Board to deny the request for rezoning or at the least extend the period of public review to allow myself and others to reach out to the neighbors as I believe for most of them this has gone unnoticed due to many other construction projects occurring in this area. There is already a lot of issues with congestion on Wire Mill and Cedar Heights due to ongoing municipal jobs.

Thank You

Robert D. Haile
robertdhaile@gmail.com

From: Helen Koven <hlkoven@aol.com>

Sent: Tuesday, June 27, 2023 12:29 PM

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>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

Cc: info@northstamfordassoc.org; Helen Koven <hlkoven@aol.com>; Rich Koven <richardkoven@gmail.com>

Subject: Opposition to Proposed development at 961 Long Ridge Road & 16 Wire Mill 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 the request to amend the Master Plan Map from Master Plan Category 2 to Master Plan Category 3.

This is a travesty on numerous levels and will set a precedent unparalleled for our community. For your consideration, the traffic at the entrance to the Merritt Exit 34 is congested and dicey without the additional 19 families that would reside in the community Horn & Hoof has planned; the egress and access on Wire Mill Road which is already deemed an emergency through road would be unjustifiably impacted and the precedent this would set for multifamily residents in an area already deemed as low density in the Master Plan is completely counterintuitive.

There is a plethora of opposition by the neighbors and we need you to truly consider why. We live here and are closely aware of the pitfalls that would permanently change the nature of our community.

We urge you to dismiss this proposal.

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
HLKoven@aol.com

From: Joanne Mangione <joannemi@gmail.com>

Date: June 27, 2023 at 3:37:07 PM EDT

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

Cc: BOR_AllReps <BOR_AllReps@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

Subject: PB Meeting June 27th - OPPOSITION to MASTER PLAN AMENDMENT #MP-444

Dear STAMFORD PLANNING BOARD/LAND USE MEMBERS,

My name is Joanne Mangione. I live at 50 Loughran Avenue, off Long Ridge by Wire Mill Road.

I am writing to you to let you know of my **OPPOSITION to MASTER PLAN AMENDMENT #MP-444** attached below.

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 to rezone the land in the proposed amendment adjacent to our home at Long Ridge and Wire Mill Roads goes against the very reason why my family and many other families have moved to this area of Stamford. Multi-family properties 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 multi-family dwellings would bring.

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

Sincerely,

Joanne Mangione
50 Loughran Ave

MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD: Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). The following Zoning Board Application will be heard only if the Planning Board approves Master Plan Amendment #MP-444. COMPANION ZONING BOARD REFERRAL: ZB APPLICATION #223-29 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD - Map Change: Applicant is proposing to rezone 961 Long Ridge Road and 16 Wire Mill Road from the present R-10 (Single-Family, Low Density) to the proposed RM-1 (Multiple Family, Low Density Design District).

From: lhumphrey@optonline.net <lhumphrey@optonline.net>

Sent: Tuesday, June 27, 2023 3:51 PM

To: Capp, Lesley <LCapp@StamfordCT.gov>; Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Cc: Weinberg, Carl <CWeinberg@StamfordCT.gov>; Ley, Ashley <ALey@StamfordCT.gov>

Subject: MP444 and ZB223-29

Hello Lesley and Tracy

With regard to the above captioned I would like to state my concerns. The portion of that property that abuts the on -ramp to The Merritt Parkway was wetlands. For the past few years, I have been watching it be filled in and don't understand how or why this was able to be accomplished. I was always under the assumption that wetlands were protected - not to be touched. That being said, and now that it's done, I am concerned how a multiunit (19) development on that property will have proper infrastructure, i.e. septic and well. I would request that this be a concern of both the planning and zoning boards before any changes be made.

Laurelle Humphrey
69 Redmont Rd. 06903

From: Lois Anderson <lbalaw@gmail.com>
Sent: Tuesday, June 27, 2023 4:05 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: development 961 Long Ridge & 16 Wire Mill Road

I very strongly oppose the development at Long Ridge Road and Wire Mill due to the traffic problems it will increase in the area.

In order for me to go anywhere from my home, I need to go on Wire Mill Road. I suggest that the Planning Board members and others involved the evaluation this proposal take travel both ways every day for 2 weeks and go from Turn of River up High Ridge Road to Wire Mill Road, stay on Wire Mill road to Long Ridge Road and get on Long Ridge Road at the hours of 8 am, 9 am going toward center city and 2 PM, 3PM, 4 PM and 5PM and 6 PM going North and south and look at the traffic from the Merritt and the local roads.

The only persons who would benefit are the landowners.

I might be more inclined to support this plan if 10 of the units were below market rate subsidized housing which is in short supply in Stamford and 30% of the commercial space was for not for profit use.

Lois B. Anderson

--

From: Thimio Sotos <thimio2001@gmail.com>

Sent: Tuesday, June 27, 2023 3:17 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; allreps@stamfordct.gov

Cc: tdell@stmfordct.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: NO to 961 Long Ridge Rd & 16 Wire Mill Road Zoning modification

Greetings.

I'm the homeowner at 484 Wire Mill Road.

I want to express that I cannot support the change as it relates to modifying the zoning to permit multi-unit low density housing (RM-1) in single family neighborhoods (RM-10).

Please do not approve.

Thank you.

Thimio.

196 Clay Hill Rd
Stamford CT 06905-1730

Stamford Land Use Bureau
888 Washington Blvd 5th fl
Stamford CT 06901

June 20, 2023

Dear Stamford Land Use Bureau:

Hello. My name is Marsha Bartram. I am writing to you to express my opposition to the Proposed 19 Unit Townhouse Office Building at 16 Wire Mill & 961 Long Ridge Road and want to express my deep concern as I cannot attend the meeting next Tuesday evening. I live on Clay Hill Road, about a half mile up and off of Cedar Heights. First, I am strongly against changing the Master Plan from Single Family R-10 to Multi-Family RM-1. Stamford invites people to come live in this great town because of welcoming neighborhoods like ours. We offer yards for the kids to play in, a backyard for a barbeque, some nice views (I love the woods), trees, and enough space for privacy - yet we are close enough to good restaurants and shopping and have the best of both worlds. That was the Stamford that drew me here. The ongoing, as of late, proposals to strip these neighborhoods of their character and CONGEST them up like areas of the Cove, for example, is quite concerning. Our roads weren't built for this. We didn't choose to live in these beautiful neighborhoods of "The Ridges" for them to be overdeveloped and our quality of life diminished. Nevertheless, this surprising proposal for a Multi-Unit Extravaganza, right in our backyards, is just dangerous and irresponsible. Wire Mill has become a raceway for people who exit off the Merritt Parkway at Long Ridge and cut over to High Ridge. The amount of cars has significantly increased over the past few years up until the bridge shut down and frankly has become unsafe considering the hill and at the point where the road curves and my road begins. How fair is it to add more cars? That is 19-38 potential more vehicles and more coming in and out, to an already backed up intersection OFF a two-laned highway that is usually not moving at all at rush hour, and the angst is at its highest as the drivers finally fly off of that ramp and across Wire Mill. (A study done by a company hired by the developer has no interest to me especially as we live this as our daily lives and they have an inside interest.) That was 2016 and now the bridge has altered the traffic flow, but just you wait. People from nearby Castlewood and Barnes Road cannot even get out of their roads because of the traffic build up and someone thought letting a developer squeeze in anything more than a single-family home or office right at the Parkway entrance was a good idea? Do you have any idea what the ends of Cedar Heights at High Ridge and Wire Mill at Long Ridge are like at Rush Hour? It is not so much the numbers, but how do we safely get back into our homes? How do emergency vehicles get in? How do people get on and off the parkway? How can you allow this? I am against this proposal in its entirety.



Marsha Bartram
(203) 588-0727

From: Frank Berglas <fberglas@optonline.net>

Sent: Thursday, June 29, 2023 12:50 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdrEPS@StamfordCT.gov>; allreps@stamfordct.gov; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; matotillo@stamfordct.gov; wmlevin@stamfordct.gov

Subject: Proposed development at 961 Long Ridge Road

Ladies/Gentlemen:

I live in the Heatherwood community, on Long Ridge Road just south of the Merritt Parkway.

I wish to record my strong opposition to the proposed development at the corner of Long Ridge Road and Wire Mill Road.

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: Gaye Berglas <gberglas@optonline.net>

Sent: Thursday, June 29, 2023 12:54 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; Board of Representatives <bdreps@StamfordCT.gov>; allreps@stamfordct.gov; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; matotillo@stamfordct.gov; wmlevin@stamfordct.gov

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

Thank you

Gaye L. Berglas
63 Barnes Rd
Stamford CT 06902-1201

Uta Gonet
195 Cedar Heights Rd Stamford
CT 06905

Stamford Land Use Bureau Committee 888
Washington Blvd-Floor 5 Stamford CT
06905

Dear Stamford Land Use Bureau and Planning:

My name is Uta Gonet and I am writing with deep concern about the building proposal and the intersection at 16 Wire Mill and 961 Long Ridge Road to be discussed at your meeting Tuesday evening. As a resident who lives on Cedar Heights Road, and a Senior citizen, I am firmly against changing the Master Plan from Single Family R-10 to Multi Family RM-1. Regardless of the outcome of any study of traffic done, the number of cars that come across Cedar Heights and Wire Mill as the main cut-across from The Merritt and Long Ridge has become more than concerning. This road is dangerous! I live at the top of the hill and I cannot get out of my driveway anymore headed towards High Ridge without fear of being struck by another vehicle. Allowing any multifamily housing in this vicinity let alone one of the most busy intersections would be intrusive to the homeowners and almost lock us in from safely travelling to and from Long Ridge and High Ridge Road(s). It doesn't seem logical that our officials would even consider allowing any multi housing or office space so close to the Merritt entrance and exit and this main thoroughfare! What happens at rush hour when Wire Mill is backed up and people from this proposed vicinity need to get leave? How will they get out? It will jam up our roads and make getting in and out of our own driveways impossible and very unsafe! It is hard to imagine such a consideration has gotten this far without the input of the nearby neighborhoods and the safety of your residents. We have invested in our single-family homes and do not want the unbearable congestion that is being forced upon us. We are tired of asking you to stop the destruction of our beautiful neighborhoods! Please NO! Thank you.

Uta Gonet



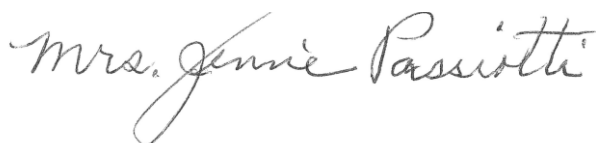
96 Clay Hill Rd Stamford
CT 06905

STAMFORD LAND USE BUREAU -5th Floor
Attn Board Members 888
Washington Blvd
Stamford CT 06901

Dear Stamford Land Use Bureau Mr. Ralph Blessing and Team:

My name is Mrs. John Passiotti. I am writing to you with regard to your meeting Tuesday night. First, I am strongly against changing the Master Plan from Single Family to Multi Family Homes. We as single-family homeowners do not want the congestion multifamily housing in our neighborhoods. My husband and I chose to live this very pretty middle part of Stamford as it has the best of everything. The beauty of the river and woods and peacefulness of our yard, while being near nice shopping, doctors offices and close enough to downtown to see a movie. I don't want to see this change and the wonderful feeling of what joy my neighborhood brings me by adding more congestion and people living on top of each other. That is what you want to take away from us. Next, we cannot have a building of 19 units and offices so close to here! I still drive and Cedar Heights and Wire Mill have too many cars on them already. How will I be able to get in and out of my street? How can I walk down my street? I don't think you should allow this and Long Ridge and Wire Mill should remain Single Family or Single office. No to any multi housing. It would be ugly and unsafe. Thank you,

Warm regards,

A handwritten signature in cursive script that reads "Mrs. Jennie Passiotti". The signature is written in black ink and is positioned below the typed name.

Mrs. John (Jenny) Passiotti

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

Sent: Tuesday, August 22, 2023 8:34 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>

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: Objection to Zoning change & development at 16 Wire Mill Road / 961 Long Ridge Road

Dear Members of the Zoning Board,

I am writing to express serious concerns about the proposed development and zoning changes at 16 Wire Mill @961 Long Ridge, which includes 19 units with office and possible retail.

My primary concern is the inevitable increase in traffic that would result from this development. As it stands, the area is already burdened with heavy traffic congestion and causes people to take shortcuts through countryside roads further jeopardizing the safety of pedestrians, especially elderly and children. A man already died due to a fast car on Wire Mill Road.

In addition, the proposed development will result in a further traffic increase to Cedar Heights, particularly at the juncture where I live at Clay Hill Road. This section of Cedar Heights is absolutely treacherous on the blind curve (marked by flashing lights). Making turns into my street is so dangerous as cars fly up that blind curve. It will only get worse with this added development of the surrounding area.

At a recent meeting, Joseph Capalbo, Esq. mentioned that a "traffic study" would be done. The people that live in this area are the best source to report what traffic is like in this area. We LIVE it every day. It is already too congested for one lane country roads. Furthermore, how can an accurate traffic study be conducted while the Wire Mill Bridge is under construction? You will never get a true picture of all the cars that use Cedar Heights/Wire Mill to cut across Long Ridge to High Ridge. A meaningful study cannot be done while the bridge is closed and should not be relied upon to force through this project.

Finally, changing the zoning use of this property would set a terrible precedent in this area. Rather than preserving the country-like feel of the area, you will make it a mere extension of downtown Stamford creating noise, congestion, unsafe roads and putting undue stress on our infrastructure.

In conclusion, I urge you to prioritize the safety and well-being of our residents by refusing the zoning change at this location. 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: Paul Arvoy <ifyouseekstamford@gmail.com>

Sent: Wednesday, August 30, 2023 7:00:46 PM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>

Subject: (916 Long Ridge Rd/16 Wire Mill Rd.) Traffic concerns regarding an overabundance of proposed housing that does not reflect the neighbor that will affect the Wire Mill Cedar heights corridor between Long Ridge and High Ridge

I would like to get out ahead of the September 26, 2023 meeting 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 Hoof's representation felt that this project was exclusive to his traffic study which doesn't tell the whole story. Everyone in the room disagreed with Horn and Hoof's 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 than 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 than 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 is 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 overabundance 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. Capalbo's 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 cannot 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 Long Ridge Road, 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 cannot 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/Wire Mill 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 City's 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 the 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 share with all members of Planning and Zoning. Thank you.

Paul Arvoy
Stamford Ct.
Lancer Lane

September 22, 2023

John Lasko, CPA

945 Long Ridge Rd
Stamford, CT 06902

Land Use Bureau Zoning
Planning Board City of
Stamford
888 Washington Blvd, Stamford, CT 06901

RE: DEVELOPMENT OF THE PROPERTY AT 16 WIRE MILL RD

Dear Board Members:

I previously supported the development of this property as the owners have tastefully restored the old Sotheby building. After hearing more about the adjacent lot development plans and the recent accident and death on Wire Mill Rd, I am withdrawing my support.

My family owns the building on the adjacent corner of Wire Mill and Long Ridge Rd, directly across from 16 Wire Mill Rd. My son, Stephen, operates his real estate business on the first floor. My desk is on the second floor, and I directly overlook the stoplight that controls the intersection, including traffic to/from the Merritt Parkway. I have responded to and witnessed many accidents from my second- floor window. I have called ambulances and assisted the wounded.

This is one of the busiest traffic hubs in Stamford. The traffic flow from Wire Mill through this intersection is extremely heavy in the AM and bottled-necked with drivers waiting 2+ light changes. In the afternoon to evening, traffic is again bottle-necked as workers head home. Autos headed north on Long Ridge accelerate over the speed limit under the intersection stoplight and past the front of the Long Ridge side of 16 Wire Mill and onto the Merritt Parkway ramp. The egress from the Long Ridge side of 16 Wire Mill is headed directly into these cars racing towards the Merritt Parkway entrance. Autos headed from Wire Mill are involved in most of the accidents I have witnessed. The proposed exit from the development and resulting traffic flow will cause more congestion, delays and increase risk.

In my opinion, the intersection will become more dangerous if the planned development is allowed. The nearby residents are most at risk. I urge you to find another solution for this property, so I do not find myself and realtors aiding more accident victims and witnessing fatalities.

Sincerely,



John Lasko

From: Michael Kellick <kellickm@optonline.net>

Date: September 23, 2023 at 8:57:09 PM EDT

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

Cc: "Berns, Philip" <PBerns@stamfordct.gov>, "Pierre-Louis, Fred" <FPierreLouis@stamfordct.gov>, "Weinberg, Carl" <CWeinberg@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, jJGodzeno@stamfordct.gov, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, Lori Tamburro <blazrwmn@aol.com>, Adele Langie <langie4468@hotmail.com>, Barbara Remondino <btrem@optonline.net>, Amy Benjamin <afishkow@optonline.net>

Subject: Opposition Letter to ZB Application #223-29

Sept. 23, 2023

To: Zoning Board Members, Planning Board Members, Board of Representatives, and other interested parties

Subject: **Letter of Opposition**

Re: ZB Application #223-29 of 961 Long Ridge Rd and 16 Wire Mill Rd

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.

We disagree with Page 3 of the Master Plan Application which states the following:

- Provide a buffer to help maintain the residential neighborhood character of Wire Mill. (Policy 6A) **Comment: The buffer will not aid the residential character.**
- Supporting residential development while maintaining and preserving existing residential developments. (Policy 6A.1) **Comment: Multifamily development does not preserve the existing residences.**
- Providing increased density along the transit corridors. (Policy 6C.5) **Comment: Increased density is not needed along this transit corridor.**
- Reinforcing the policy of preserving historic buildings. (Policy 6D) **Comment: The existing 100+ year old building does not seem to qualify as historic.**
- Encouraging appropriate multifamily density standards. (Policy 7G.2) **Comment: No need to add multifamily density to a residential area.**
- Encouraging infill development. (Policy 7H) **Comment: Not needed.**
- In addition, a change to Category 3 will result in aesthetic improvements to the landscape and streetscape, a policy encouraged by the Long Ridge/High Ridge Corridor study. **Comment: The alleged aesthetic improvements to the landscape and streetscape is only the opinion of the developer, not of this resident.**

I would rather see the staging area for equipment than the proposed residential units. I'm sure that those who are using the area for staging are paying rent, thus the owners are getting income for use of the land.

The drawing on page 13 depicts 19 units, whereas the description of the project states 18 units. Where is the updated drawing?

In reviewing the traffic study, dated April 28, 2023, included in the proposal, I believe it to be an underestimate of additional trips in and out. With 19 units and commercial usage, I would expect there to be up to 2 vehicles per unit. With respect to the commercial parking spaces (28 are indicated on the site map, for a total of 66 spaces including town homes). There will be a constant flow of traffic of both residential and commercial traffic. I would double the estimates of in an out traffic. The traffic survey taken only on a single morning and afternoon peak period, is not representative of the traffic flow. When there is a backup on the northbound Merritt Parkway, traffic exits the Parkway at Exits 33 and 34 and flood the area with vehicles, including using Vineyard and Hunting Lane as a cut-through.

What is the nature of the commercial usage of the site. Is it retail? If the commercial usage is retail, traffic could increase even more.

Regarding the speed data, with a posted speed limit of 25 mph on Wire Mill, I know that vehicles do exceed this limit quite frequently, and generally, do not fully stop at the intersection at Cedar Heights Rd, even before the bridge was closed for rebuilding. For the speed limit of 40 mph on Long Ridge Rd, it is only followed during heavy traffic.

The line-of-sight data on Wire Mill is not sufficient to accommodate the minimal increase in traffic as stated by the developer. The Wire Mill driveway is in line with vehicles stopping at the traffic light. The recommended signage to "Do Not Block Driveway" will not have any effect, no one will pay attention and there will be no enforcement.

From the planning board website materials, I note that all 12 letters in support of the proposal are a form letter, dated Sept 6, 2022. I cannot believe that these individuals had the benefit of being able to read the application for zoning change, which is dated June 6, 2023, and then make an informed decision. How were these residents afforded the knowledge into signing a document that benefits the developer and not the residents back in 2022, when the rest of the area residents only recently learned about the proposal. On the contrary, all 5 of the posted letters in opposition are not form letters but are individual statements.

What is the effect of the development on the wetlands adjacent to the Merritt Parkway and the neighboring property to the east? Is there approval for developing next to the wet land area?

What will be the impact on schools?

Our fire service would have difficulty accessing the site during periods of heavy traffic, thus wasting precious life-saving time.

If this is approved will the change apply to other lots in this neighborhood?

Please vote NO on the proposed zoning change.

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

Thank you in advance,

Michael and Madge Kellick
4 Hunting Lane
Stamford, CT
kellickm@optonline.net

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Sunday, September 24, 2023 8:27 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: Fwd: 916 Long Ridge Rd. and 16 Wire Mill Rd. MP-444 & ZB 223-29

----- Forwarded message -----

From: **Paul Arvoy** <ifyouseekstamford@gmail.com>
Date: Sun, Sep 24, 2023 at 8:25 AM
Subject: 916 Long Ridge Rd. and 16 Wire Mill Rd. MP-444 & ZB 223-29
To: Mathur, Vineeta <vmathur@stamfordct.gov>

In regard to ZB application 223-29, MP- 444, I have a question that needs to be addressed. How much of the wetlands on this property were illegally filled in to attain the square footage to construct this project that can only come to fruition through a spot map change. This end around of zone changing must stop with this project. The only construction currently allowed there is single family homes which would reflect the neighborhood it is adjacent to. We have a vested interest in this area as homeowners and we find this intrusion disrespectful. We are mostly longtime residents who have purchased here and stayed here because of the zone we live in. A spot map change to this one small parcel is not conducive to the neighborhood and is a direct attempt at changing our districts quaint and family-oriented way of life. Like I said we are residents with a vested interest who should take precedence over contractors that only have a short-term vested self-interest without taking into account the irreparable and permanent restructuring of our neighborhood by allowing one spot map change after another. Each project comes in front of the board with an MP number and a ZB. This is not responsible growth. I demand a wetlands investigation into this property before going any further. Vineeta, please enter this letter into the file of MP-444 and ZB application 223-29. As well please share with all members of the land use, planning and zoning boards. Please be sure this letter is entered as I send many letters and during one of the last planning board meetings that I attempted to file a letter, in that meeting it was stated there were no letters on file. Thank you.

Paul Arvoy
Stamford, Ct.

From: KJ Fisher <fisherperson@earthlink.net>

Sent: Sunday, September 24, 2023 9:01 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>; Stein, David <DStein@StamfordCT.gov>; McManus, Rosanne <RMcManus@StamfordCT.gov>; Raquel Smith-Anderson <RSmith-Anderson@stamfordct.gov>; Bosak Jr., Gerald <GBosak@StamfordCT.gov>

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

Subject: 901 Long Ridge Rd / 16 Wire Mill Rd Proposals

I am writing to you in preparation for your public hearing on the 901 Long Ridge Rd/16 Wire Mill Rd Proposals this coming Tuesday, September 26.

These are my very personal reasons for ***opposing these 2 proposals and for urging you to reject these projects.***

I live on Arden Lane, accessed via Clay Hill off Cedar Heights, at a blind curve in the road. You may know it from the flashing yellow lights that mark the spot going in either direction on Cedar Heights. It has been a challenge to both enter Clay Hall and to exit Clay Hill.

The addition of the estimated 500+ additional cars to the area will turn the challenge into a danger.

Where my house is located, I can also hear the traffic on Cedar Heights, as well as on the Merritt. Thus, this will also affect my personal quality of life during more hours than just driving in and out of the area.

My more general reasons are the added traffic on High Ridge and Long Ridge. Long Ridge is already almost impassable during many hours of the day. I had avoided it until the Cedar Heights bridge reconstruction, which has been a major inconvenience. With these proposed units right at the exit, the Merritt Parkway will also become more congested. It is already not a Parkway but a parking lot, and not just at traditional rush hours.

The above will also add to air pollution. As will the removal of additional trees. Therefore, impacting the entire area.

The units will also place additional stress on our infrastructure, water, sewer, etc. I fear this will be an excuse to raise the already EXCESSIVE real estate taxes I pay to Stamford.

Please save the quality of life that has been an asset to this part of Stamford. Reject these proposals.

Sincerely,

Karen Fisher

Conforming is BORING

The reward for conformity is that everyone likes you except yourself

From: glenn lu <glenn_lu@yahoo.com>

Sent: Monday, September 25, 2023 11:51 AM

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

Subject: retraction

Hello

My name is Glenn Lu and I reside at 49 Wire Mill Road Stamford CT.

I was unable to attend either of the sessions held by the attorneys for the 16 Wire Mill Road condo proposal. I was informed that my name was included as a resident who approves the proposal. I would like to retract my name as a resident approving such a plan.

The owner of the property came to my door a very long time ago and promised the world and I signed the document. That man has done nothing but lie to my face from the day he purchased the property. He initially told me that his "girlfriend bought the property and you will be very happy that we will be returning the building to residential" telling me they planned to live in the building. An obvious lie.

I do not approve of the project as it is proposed. The entry points on both Long Ridge and Wire Mill will be extremely problematic on traffic patterns. The area is also single homes and such a development will be out of character to the surrounding area.

I do not object to his want to make the property residential, however the volume must be brought down from the proposal. The reason I agreed to sign his paper is that I am even more objecting to his current use for the land. It is currently being used for a staging ground for dept of transportation road projects. The noise that comes from that property now is staggering. I live directly across the street. Dump trucks come and go all day long, with no regard for residential noise. The BANG from the dumptruck gates is so loud that my entire house vibrates and I have jumped out of my skin on many occasions from the shock of the noise. In a previous project the majority of work was performed at night; the property was lit up as if it was daylight shining directly into my master bedroom.

There has to be some kind of low impact solution found for that land.

Regards,

Glenn Lu
49 Wire Mill Road

From: Adele Langie <langie4468@hotmail.com>

Sent: Tuesday, September 26, 2023 6:16 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

Subject: Opposition - Development of 16 Wire Mill/961 Long Ridge Road - #MP-444

Good morning, Lindsey and Theresa.

Before the Planning Board Zoom meeting this evening, I wanted to share my sincere reservations, opposition to and concerns about the development of 16 Wire Mill/961 Long Ridge Road MP-444 to you, the Planning Board Members, Board of Representatives and other interested parties:

I reside at 16 Hunting Lane - one house in from Wire Mill Road and would like to voice my serious opposition to the development listed above based on three serious safety factors:

1. Loss of life
2. Threat to families, pets and elders
3. Loss of security/property value
4. Inability of ER vehicles to get thru

As a daily commuter to NYC from my house to Stamford train station since 2004, the traffic at the corner of Wire Mill and Long Ridge has become intolerable. It is hazardous, treacherous, and unsafe.

The corner of Wire Mill and Long Ridge is already a traffic nightmare. What used to take 10 minutes now takes 20-25 minutes. I know - as I've missed my train several times. The cars are already backed up going North to the Merritt well *before and after* rush hours during the week. It's a wall of stopped cars.

Drivers are getting angry and threatening other drivers. School buses that are trying to stop and pick up kids are being sped by. Children crossing for the bus fear for their lives and may get run over - all because people are stuck in traffic at Wire Mill/Long Ridge and speeding after the intersection to make up lost time.

Isn't losing one life - the dear Reverend on Wire Mill - enough?

Just last week a driver in an SUV passed my car - this was over a **double yellow line** - on Wire Mill almost striking another elder pedestrian walking their dog. When I honked at the driver, the man yelled obscenities at me. The truck and commercial traffic on this road has escalated and the speeds they drive are scary. Even landscapers are tearing down the road with equipment falling out of their trucks. This has to stop!

The development you're planning will make this perilous situation even more unsafe.

What's the purpose here? To have the development landowner make money? Perhaps to get more taxes from residents? This development will make property values go down, not up. Am I missing the purpose here...where is the logic?

How many human lives is the city willing to lose? How many more lawsuits will the city face (for loss of life or injury)? Is it really worth it to give the developer a "green light"? I say NO! Let's RED LIGHT this now!!

Even Emergency vehicles are having a tough time getting through to rescue people in a timely fashion.

This development area was NEVER meant to be low density multifamily buildings for a GOOD REASON. But somehow the city, the town and the developer have lost sight of this.

Listen to your people, the neighbors who live here every day. We KNOW what it's like. We're pleading for you to TAKE NOTICE.

Suggestion: Let the landowner/developer take the hit and put the money to work elsewhere in Stamford. I am sure their real estate "portfolio" allows for losses and another location would offer more gains. (No buyer wants to live on Merritt parkway entry anyway. Where's the logic here?). The developer should find another place to build and ADD value to the city and community. Don't add more congestion to an area where people are telling you it's already DANGEROUS AND UNSAFE.

My experience at 16 Hunting Lane:

Drivers are already trying to avoid the corner of Wire Mill and Long Ridge. More cars are trying to cut thru Hunting to Vineyard to reach Long Ridge instead. It's been causing dangerous close calls with pedestrians and neighbors walking their dogs on OUR street - a cul-de-sac has turned into a superhighway. If I had known this, I would have taken my two dogs and moved elsewhere. It's just not worth it.

We've had several close calls on my street. Even the speed bumps and stop signs the city installed are ignored. The speeds at which cars travel is unreal. I personally saw that young 24-year-old cop who killed the Reverend speed by my house before taking a right on Wire Mill - and he ended up killing the Reverend. To what end?!

With the proposed development, more cars will be traveling on Wire Mill to Long Ridge intersection will try to take my street as a potential "short cut" - thru Hunting and Vineyard - only to realize the traffic is too busy on Long Ridge to take a left and go downtown.

The result? - they turn right on Long Ridge toward the Merritt and add EVEN MORE chaos at that corner where the development is taking place. What type of insanity is this? Let's work together and do the right thing - stop this NOW!

Alternative Use Suggestions for This Area - This area would be good as an area for salt storage, another EMT station, ER commercial vehicle parking or even a Park-and- Ride lot. If used as Park-and-ride, it could LOWER the traffic on the Merritt and give easy access on and off. Result - No increase in residential traffic during the day.

Sincerely,
Adele Langie
16 Hunting Lane
Stamford CT 06902

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

Sent: Monday, September 25, 2023 11:14 PM

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

Cc: Berns, Philip <PBerns@StamfordCT.gov>; Pierre-Louis, Fred <FPierreLouis@StamfordCT.gov>; BOR_AllReps <BOR_AllReps@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>; Tepper, Jay <JTepper@StamfordCT.gov>; Levin, William <WLevin@StamfordCT.gov>; Perry, Stephen <SPerry@StamfordCT.gov>; Weinberg, Carl <CWeinberg@StamfordCT.gov>; Buccino, Michael <MBuccino@StamfordCT.gov>; Godzeno, Jennifer <JGodzeno@StamfordCT.gov>; Totilo, Michael <MTotilo@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: 16 Wire Mill/ 961 Long Ridge Road Development

September 25, 2023

Dear Planning Board,

I've attended two informational meetings hosted by the attorney that represents the development at the corner of Long Ridge and Wire Mill Roads. As a full-time working mom it is not an easy task to make it to a 6 pm meeting on a weeknight, but I have made it a priority to gather as much information as possible about this project to make an informed decision before reaching out to you.

After gathering information, I am at a loss as to why the City of Stamford would consider changing the zoning of this property from a single-family residential zone to a multi-family residential zone. When the developer purchased this property, they clearly knew that this property was zoned for single-family homes. They also purchased this property knowing that it backed onto the Merritt Parkway. Now instead of building the 7 or 8 houses that could fit on this 2.5 acres, they are trying to get the area rezoned to build 18 townhomes. This is pure greed on the developer's part. The developer even without building on the site is making a profit by the commercial property that is grandfathered into this site and by renting parking space to the Burns Construction Company that is doing work on Long Ridge Road. Furthermore, it is not a secret that the developer wishes to get the city to rezone the property and then sell the land for an even larger profit. This could open the door to a different developer building more than the proposed 18 townhomes that are being presented to you this evening. Additionally, this would set a precedent that other developers could purchase single-family homes and start asking for these neighborhoods to be re-zoned so they could profit off developing multi-family homes on this land.

In addition to the concern about the precedent being set, the lack of adequate information presented at these community meetings is troubling. There was no data about traffic, no information about the potential environmental impacts to the surrounding wetlands and no plan on how to protect the well water used by the neighboring properties. One major red flag is the developer's proposal for shortening the driveway exit on Long Ridge Road. According to the attorney, cars that exit this driveway and turn right onto Long Ridge Road will only have 100 feet to merge left if they do not wish to enter the northbound Merritt Parkway. How many cars will be cut off in order to allow these cars to move over and bail out before the entrance ramp? I understand that the developer was not required to share this information at these meetings. But by not sharing this information the developer has made it clear that they have no regard for the residents that will be directly impacted by this development.

My husband and I relocated to Stamford from Long Island. We were drawn to Stamford because of its proximity to New York City, while having the feel of the New England countryside. We bought our home in the Ridges so we could have space in between our neighbors and a yard for our son to play in. With the passing of the apartments on 900 Long Ridge Road, the floodgates have been opened for the same to happen at 800 Long Ridge Road. The justification at your last meeting is that turning empty commercial property to apartments fits within the master plan of the city. For that same reason, the change of zoning at the corner of Long Ridge Road and Wire Mill Road should be denied. The master plan states, "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." No compelling reason has been shared why the change of zoning should be allowed other than the developer wants to maximize their profit. The proposed development will significantly alter the single-family home Vineyard Lane neighborhood and, therefore, the zoning change to multi-family homes should not be allowed.

Thank you,
Joanna Savino
70 Vineyard Lane

Stamford, CT 06902

From: Carolyn Behre <aklabear@aol.com>

Date: September 25, 2023 at 11:34:13 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>, "Jean-Louis, Francise" <FJeanLouis@stamfordct.gov>, "Berns, Philip" <PBerns@stamfordct.gov>

Subject: MP-444 16 WIRE MILL/961 LONG RIDGE

Dear Ms. Dell and The Stamford Planning Board:

Attached please find my letter concerning the Planning Meeting on Tuesday Night 9/26 for MP-444: 16 Wire Mill Road and 961 Long Ridge Road. (Following 3 pages)

Thank you for your time and consideration.

Carolyn Behre

September 25, 2023

FROM: CAROLYN BEHRE
185 CLAY HILL ROAD STAMFORD CT

TO: THE CITY OF STAMFORD PLANNING BOARD

RE: MP-444 16 WIRE MILL RD AND 961 LONG RIDGE ROAD

I am a 58 year resident of Clay Hill Road, less than a mile from 16 Wire Mill and 961 Long Ridge Road. I would like to share why I feel this proposed development is not suited for the mid Ridges.

I am sure that you hear traffic as the number one reason that people oppose development. Currently under consideration, MP-444 is 18 Low Density Multi Family Units/Office to be placed at the intersection of the Merritt entrance, across from Exit 34—an insanely congested thoroughfare—at the corner of Wire Mill—where both Wire Mill Rd and at a “Y”, Cedar Heights Rd are the “crossroads of choice” to the shopping district of High Ridge. My road sits over the bridge at the top of the hill at Cedar Heights. At the top of my road at Rush Hour, you can see cars on the Merritt bumper to bumper, moving at a snail’s pace. Every night, same picture. I worked in NY State for several years and the worst part of my commute home was always that stretch between Greenwich and Stamford where exit #34 was. People were hungry, tired, etc., and I would see them accelerate so fast down that ramp to get the hell out of that traffic congestion-- and if they caught the green light—they could fly through even faster straight across to Wire Mill. The regulars, if the light was red, would “right-on-red” and turn into Vineyard, then quick over to Wire Mill, hell bent to continue moving for the rest of their trip. They would fly to and across these crossroads of Wire Mill and Cedar Heights to High Ridge. It felt like some of the cars were headed to High Ridge anyway when on The Merritt, but couldn’t stand one more second of not moving, so would get off at Long Ridge and use Wire Mill/Cedar Heights to cut across. The Merritt is our City of 130,000 people’s second State Accessway and the thought of further jamming that well-travelled Long Ridge Hub intersection is more than concerning.

At the top of my street, despite numerous people not travelling to the city post covid, the traffic on the Merritt has surprisingly not digressed; while even moreso, people (prior to the bridgework) have been using Wire Mill and Cedar Heights as a cut through. I can see on the Merritt, the same bumper to bumper plague that it was a few years back, BUT ALL OF IT FEELS

WORSE. The number of cars. The speed. Before the bridge on Cedar Heights was closed we could not turn safely in our road as the oncoming traffic whips up the hill on Cedar Heights—which is narrow, steep and curved—to cut through. You have to keep both eyes dead on the oncoming traffic as you cut across the lane to enter my road and pray not to get creamed. It is almost a skill to cock your head right to keep guard and simultaneously turn left. We all are enjoying the break now with the bridge closed, but once it opens, I fear it will be worse than it was before.

I am going to now reflect back to my words to you on the last planning meeting June 27th:

“I drove up Wire Mill the other day, Saturday, the *off* work day, and I saw people trying to go to their mailboxes and it felt like something bad was going to happen. Add in the landscapers, the delivery trucks, the big rocks, the narrow passageways, the cross over traffic and now we are considering adding multi-family housing right at the head of it all.”

How very sad, one month to the day, a life was lost on that very road doing exactly what I feared. No matter how the package is presented, these are still neighborhoods where we live: where children play, where people step off the curb when raking their lawns, where we need to exit from our driveways and safely return-or get our mail.

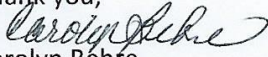
I will add in just a few more words. We are sold these developments under a promise of how it is going to benefit the rest of us. The sewers on my street were put in, I am guessing, 20 years ago. At first, when Heatherwood was developed, (in the woods to the end of my road) my neighbor said that we were promised to be hooked into their sewer lines. That never happened. Now, with our own lines, every time it rains or there is a storm, City trucks show up and have to turn the generators on. They are loud and well sometimes we get the other side effects from sewers that aren't pumping correctly. Recently, something wasn't right with the storm drainage and the pond (which was dredged out—our former swampland) and more trees were removed and more dug up to get it right and who knows if it is. Shouldn't we fix what we have before adding in the new? Can our city really handle all of this?

In 2022, Aquarion sent out a letter (*which one of our politicians told me was not happening for now—but should we be leery that it may happen again in the near future?*) that in essence, said to expect our water bill “for single family homeowners” to increase 27.3% as they needed to upgrade/support our infrastructure. It also noted that the average family of 4 used about 6000 gallons of water a month. Yet, every summer we are asked to abide water rationing (again) because Aquarion says we are in short supply. And that is just water. Yet all of this building, and building and more building? Where is the water going to come from? *Who is going to pay for it?*

I read that we have over 30 buildings in Stamford with 5600 apartments that are approved and in some stage of development not including the 526 proposed on Long Ridge in the Merritt hub alone (with the BLT property soon to follow and I think I saw the Yale building is for sale but I won't get ahead of myself and then the 200 senior living at the old Olin). How many more cars will this put on our roads? There are 55 garages/parking spaces for 16 Wire Mill alone. How will it impact our air? What is going to happen when that bumper to bumper we see on the Merritt becomes our way of life on Long Ridge and High Ridge and our crossroads? What will it do to the neighborhoods sandwiched inbetween? Will that chain of endless cars become my daily life to exit my road?

We need to pause and take care of those of us who are here, before putting those who are not here yet ahead of us. Someone said the traffic shouldn't be a reason for not doing these developments—but I think it is the #1 reason not to.

Thank you,


Carolyn Behre

185 Clay Hill Road

From: Carolyn Behre <aklabear@aol.com>

Date: September 26, 2023 at 7:58:32 AM EDT

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

Subject: MP444 16 WIRE MILL/961 LONG RIDGE

And just an addendum for clarification. When I said “the Yale building”, I was referring to the Yale a health building on lower Long Ridge Rd—NOT the Yale and Town Building. Sorry for the confusion.

From: Amy Fishkow <amyfishkow@gmail.com>

Date: September 26, 2023 at 7:54:57 AM EDT

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

Subject: Development at 961 Long Ridge Road and 16 Wire Mill Road

Theresa, I am writing because I strongly oppose the development planned for the above property. Per the master plan, this is a single-family zoned neighborhood and I believe it should remain that way. Wire Mill Road is already a heavily trafficked road with many curves, blind spots and no sidewalks. Adding more cars entering and exiting this road is extremely dangerous for people, pets and cars as shown by the number of accidents and unfortunately a death that have already occurred. The back up at the light will be terrible and extremely disruptive for those of us living here and traveling back and forth to work. Additionally, trying to exit and enter onto Long Ridge Road onto the northbound on-ramp seems very ill advised. There is the likely potential for many accidents merging onto Long Ridge Road at that juncture. In addition to traffic and safety concerns, I am worried about the infrastructure of the city. Adding additional multifamily units (along with the 900 Long Ridge Road plan) will overtax the roads, water and sewer capacities of this part of our city. Will we have enough fire and police to service all these additional units? The master plan was designed for a reason - to provide Stamford the opportunity to grow in a planned and safe manner. Consistently voting to amend these plans in single family neighborhoods that cannot handle the density is not working for the general good of the city of Stamford. Please do not approve this proposal.

Amy Fishkow
17 Hunting Lane

From: Enza Scaturchio <turchio@hotmail.com>
Sent: Tuesday, September 26, 2023 8:41 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: 16 Wire Mill Road

Good morning

There are so many reasons not to pass this project.

One is the traffic it will be dangerous to get out of 16 Wire Mill or to drive past the exit
The last traffic story was done was in 2011 need a new one only when the bridge on Cedar Heights is open

The other is the water and sewer we have problems on Clay Hill Road with the sewers, it's really bad it smells in the house all the times because the pipes can't handle the flow
The wetlands on the property is being covered with rocks and dirt, we are destroying wetlands, what will happen when you start building on them? The land will not support the building
I worked too hard to move to a single-family area to be changed to multifamily

This is so wrong

Please do not pass this project

Thank you

Enza Scaturchio

From: robert haile <robertdhaile@gmail.com>

Sent: Tuesday, September 26, 2023 10:47 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; tdell@stamfordct.org <tdell@stamfordct.org>

Subject: argument against rm-1 at 961 Long Ridge

An argument against RM-1 with this mixed-use design

It seems clear that the current plan is not suited for RM-1 in this location. First, this design is for a mixed-use development that does not exist in any other rm-1 in the city of Stamford. Second, this type of townhouse multi-family that is not built as single-family type dwellings should not be in a neighborhood that does not have full sidewalk coverage and on street parking etc.

First and foremost, this mixed-use design is not suitable for designation as RM-1. As the name implies, RM-1 is in many parts of the City and comes in many different types of designs. There is everything from single-family style homes, town homes and condo-types similar to this, and some even have larger multifamily structures. I researched and there are none with a commercial element built into the site. If there are existing structures that are existing on the site, they have always been demolished in order to create the new RM-1 zone. This project should not set a precedent for this type of mixed-use application. The projects should be all inclusive of the property in question and should be congruent with the rest of the neighborhood's density.

This leads directly to my second point of contention with this design. I spent several hours reviewing existing RM-1 zones all over the City and all of them follow the density that is already in the existing area surrounding the RM-1 zone. For example, several RM-1 developments that are in neighborhoods that are primarily single-family homes follow suit and are populated with single-family style dwellings. RM-1 zones that are built in a single-family style are the only RM-1 zones that currently exist in any neighborhood that does not have full sidewalk coverage. In all current existing RM-1 projects that are built in a townhouse style multi-unit building or higher density are in neighborhoods with full sidewalk coverage.

I believe to pass this design RM-1 zone would be setting several precedents that are in direct conflict with the purpose of the zone designation. This site should either clean up the site and continue as office as exists today without the non-conforming "staging area" or redesign the site as an RM-1 with single-family style structures.

Thank You,
Robert D. Haile
robertdhaile@gmail.com

From: robert haile <robertdhaile@gmail.com>

Sent: Tuesday, September 26, 2023 11:07 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>;
poojatuli77@gmail.com <poojatuli77@gmail.com>

Subject: support letter analysis and 2 more opposition letters from previous supporters

Please add these to the materials for the board. (Following 3 pgs.) This breakdown shows clear lack of support for the project.

Thank you

--

Robert D. Haile

robertdhaile@gmail.com

Verification of support for project located at 16 Wire Mill.

According to public record, a letter of support for the project located at 16 Wire Mill was presented to the city planning board in your name. It has come to our attention that the project information package that was presented for support letters may not have been the same as what was presented to the planning board. Please verify or deny your support below and check any discrepancies in the information that you were given in 2022.

Project as it is being presented to the planning board

The project as presented to the planning board includes the development of 19 Residential units and approximately 7,000 square feet to be added to the existing 3000 square feet already on the property for commercial use (Proposed site plan attached). The site will be rezoned as RM-1 which will also allow for retail uses on site. This project's completion will also will affect no changes in the city services available to neighboring residents such as access to city water etc.

I continue to support the project as it is represented to the planning board as described above.

I no longer support the project as is being presented in the attached proposed plan. (if applicable)Please check any misrepresentations below that apply to the project as it was presented to you


Overall number of units was represented as less than 10 units

Promised city water will come to wire mill neighbors with development

told reason office must stay because address is in historic registry

development will stop current legal zoned use as a staging yard and so it will "settle the activities affecting the site"

other _____

Name: Puneet Gupta Address: 46, Wire Mill, Rd, CT, 06903
Signature: 

Verification of support for project located at 16 Wire Mill.

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other _____

Name: Hemant Syjan

Address: 53 wire mill Rd
Stanford, CT 06903

Signature: 

Breakdown of support letters

This breakdown is meant to illustrate the lack of support from Residential neighbors thru an analysis and clarification of the letters and their origins.

Out of the 14 support letters submitted by the developer that were said to be “neighbors in close proximity” supporting the project breakdown as follows:

- Six (6) letters are from commercial uses, and three (3) of them are tenants not owners, one of which is a tenant in the subject address at 16 Wire Mill. Three (3) are north of Merritt as well.

-Carolyn Kagen	16 Wire Mill	tenant	Alliance Therapy
-Eduardo Ortiz	1036 Long Ridge	tenant	manager dry cleaners
-Lisa Denicola	1034 Long Ridge	tenant	Mish Mosh Deli
-non legible	1095 Long Ridge	unknown	Gulf gas station
-Brian Kriftcher	925 Long Ridge	owner	Stamford Peace org.
-John Lasko	945 High Ridge	owner	Lasko Realty

- Two (2) residential supporters from north of the Merritt not in close proximity.

-Antonio Calero	1020 Long Ridge	N. of Merritt behind Holt’s Pond
-Richard Thomas	64 Webbs Hill	across from Wagon Wheel Liquor

- Three (3) residential neighbors that have rescinded their support due to misinformation

-Glenn Lea	49 Wire Mill	across street wrote separate letter
-Hement Sujan	53 Wire Mill	across the street see attached letter
-Puneet Gupta	46 Wire Mill	1st Neighbor see attached letter

- Three (3) residential neighbors still in support of the project and in close proximity

-Opal Naiburg	13 Wire Mill	directly across street
-Elizabeth Metcalf	82 Wire Mill	approx. 5 houses from project
-Victor Terenzio	233 Wire Mill	at Cedar Heights intersection

Helen and Richard Koven
56 Wire Mill Road
Stamford, CT 06903
September 26, 2023

Planning Board
City of Stamford
Washington Blvd.
Stamford, CT

RE: OPPOSITION to #MP-444

Thank you so much for giving us the opportunity to voice our strong opposition for the project request #MP-444 and ZB Application #223-29.

After listening to the presentation at the Planning Board meeting in June 2023 and attending two meetings with the developer's representatives, attorney Joseph Capalbo and his planner Len D'Andrea, I am more convinced now that I am better informed to oppose this plan than I was prior to the initial meeting when I wrote and spoke in opposition to this change to the Master Plan.

Unequivocally, this project is counterproductive to the values set forth for the surrounding neighborhood and would leave a permanent stain on our community and open the potential for other developers to use this as an example to site in their quest to wrongly develop other land by setting a precedence.

The developer, Ralph Di'Arinzo, who claimed he was the owner/developer of the property at 16 Wire Mill Road and Long Ridge Road, came door to door throughout our neighborhood to speak with homeowners about this project about a year ago. He claimed that by developing this property and building a 55+ senior living community with 8-10 townhouses he would also be bring city water to us and our neighborhood by investing \$500,000 of his own money. City water as you know is a very coveted commodity in this area.

Mr. Di'Arinzo did not have any project renderings with him and said they were in the office. He urged us to sign the support letter that did not contain any details about the project. He said many of our neighbors had already done so he could start the process to get city water to us. He would not tell us who had already signed the letter. He made no mention about expanding the commercial footprint and presence in addition to building multifamily residential at any time during our conversation. We did not sign the support letter. We have never supported a mixed use, much less a nonconforming commercial use for this property and could not honestly figure out how he was able to fill the commercial property with multiple tenants, and make changes to the existing wetlands to use them as a staging area for roadway projects for Eversource and the Department of Transportation as he stated those were his tenants for the staging.

Thank you for posting the letters of support that are dated over a year ago, so we now know who signed them. Many of those who signed are not property owners, not even tenants, but workers inside the commercial establishments who live elsewhere. One of the signers lives in Naugatuck and only manages the business. Throughout this process we as a neighborhood have gotten to know each other well and have come together to question what each of us was told by the developer. Some of those letters of support, especially by those residing homeowners living closest to the project, have been rescinded in writing.

At the initial planning board meeting in June 2023, I told you that I felt blindsided and gaslighted by the current proposal. This proposal was never presented until that meeting to our neighborhood. We then had a meeting with the developer's representatives about six weeks after the planning board meeting. We were told the developer was Mary Case, Horn and Hoof, not Mr. Di'Arinzo by the representatives. At that meeting there were over 50 neighbors in attendance and not one person present favored the proposal. A second meeting was held last week and we were told the developer reduced the number of townhouses to 18 from 19, eliminated 10 commercial parking spaces and would no longer seek to expand the

commercial property presence and footprint. We had a discussion, voiced our disappointment and left. Then we see that what we were told at that meeting was rescinded and we are back to the original plan as no changes are reflected in tonight's proposal.

As you heard during the public speaking portion of the meeting in June, our neighborhood is amazing stable. Many of the speakers noted how long they have resided in the homes neighboring this property with the newest members residing for thirteen years and the oldest over four decades or more. By the turnout in opposition of this project and that lack of presence and credibility for support, we urge you to vote no to mixed use and multifamily for this parcel of land. There has to be a better solution like what it is actually zoned for - single family residences - R-10.

Thank you for your consideration and your service to our community.

Sincerely,
Helen and Richard Koven

From: S D <steve.dellolio@gmail.com>

Sent: Tuesday, September 26, 2023 11:45 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

Subject: MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD

My name is Steve Dell'Olio. I live at 1 Cascade Road in Stamford CT.
Thank you for the opportunity to write in.

In regard to the request to amend the Master Plan, please ask Mr. Capalbo how this amendment specifically will benefit the City of Stamford and the surrounding property owners, and further support the vision of the Master Plan. How does his request support the greater good?

It seems to me that any time a request comes forward to alter the Master Plan, the first question asked should be how does this proposal benefit the greater public good and protect the vision of the Master Plan. If the amendment enriches one group while putting others in peril, it should be disallowed without further consideration.

Steve Dell'Olio

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

Sent: Tuesday, September 26, 2023 12:16 PM

To: Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: Opposed to proposed zoning change at 16 Wire Mill/961 Long Ridge Road

I am writing this short note to reiterate my opposition to the proposed zoning change from single family to multifamily (condo) development at this location. When faced with a zoning change, there should be a compelling reason that benefits the community. Having attended both developer meetings, the only compelling reason given was the financial gain to the developer with zero benefit to the community. In fact, all residents in the surrounding areas cited safety reasons (heightened traffic at a very congested intersection, entrance/exit too close to the oncoming Merritt North ramp, cut through traffic on one lane roads such as Wire Mill/Cedar Heights and side roads such as Vineyard Lane to name a few...) infrastructure and resource pressures (fire, water, police, education, sewage, etc.) and lack of sidewalks in the surrounding area to ensure safe pedestrian crossings and walkways.

In short, I implore you to reject this zoning change application. The developer has other alternatives to develop the land that is within the current zoning allowed. There is simply no compelling reason to alter the current zoning purely to financially benefit one developer at the expense of all surrounding residents and citizens. This zoning change would also set a very dangerous precedent to allow for similar changes in other areas of the City.

Sincerely,

Anne Marie Guglielmo
142 Clay Hill Road
Stamford, CT 06905

From: Joanne Mangione <joannemi@gmail.com>

Sent: Tuesday, September 26, 2023 2:32 PM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>

Cc: Weinberg, Carl <CWeinberg@StamfordCT.gov>

Subject: Re: PB Meeting Sep 26, 203 - OPPOSITION to MASTER PLAN AMENDMENT #MP-444

Dear STAMFORD PLANNING BOARD MEMBERS,

My name is Joanne Mangione. I live at 50 Loughran Avenue, off Long Ridge by Wire Mill Road.

I am writing to you to let you know of my **OPPOSITION** to **MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD** to be discussed at the September 26th, 2023 Planning Board meeting (attached below).

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 friend's house for an afternoon of play. The proposal to rezone the land in the proposed amendment adjacent to our home at Long Ridge and Wire Mill Roads goes against the very reason why my family and many other families have moved to this area of Stamford. I fear our quality of life will be negatively affected if the amendment were to be approved. How would the development improve Stamford? What's in it for the residents of this neighborhood? The only apparent benefit would be to the current owner of the property to increase their profit. This is a single-family residential neighborhood that deserves the peace and quiet we moved here for, not the safety concerns, traffic, air pollution and overcrowding this change in zoning and subsequent multi-family dwellings would bring.

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

Sincerely,
Joanne Mangione

Re:

MASTER PLAN AMENDMENT #MP-444 - JOSEPH J. CAPALBO II, ESQ. representing HORN & HOOFF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD (Continued from the June 27, 2023 & August 29, 2023 Meetings): Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 961 Long Ridge Road (Tax Assessor No. 001-8187) and 16 Wire Mill Road (Tax Assessor No. 001-8189) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

From: Lorri Tamburro <lorry63@gmail.com>

Date: September 26, 2023 at 12:38:24 PM 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 MP-444

Dear Constituents:

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 and parallel to Wire Mill Road, there was traffic but not the amount 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 by Horn & Hoff Properties at 961 Long Ridge Road and 16 Wire Mill Road. I have always said that someone will get killed one day with the speeding that takes place and it recently did.

While traffic plays a very important part in this opposition, the dynamics of this proposal concerns me in regard to the water situation. Collectively as a neighborhood, we fear that the digging and blasting that will be taking place will have an adverse effect on our wells. Being that Vineyard Lane is more than 250 feet from the construction site, the City holds no liability to reimburse us for any damage or contamination to our wells.

There are sewage pumping stations in the neighborhood. Will this development wreak havoc on the sewage control in the surrounding neighborhoods?

Most importantly, if this proposal changes the Master Plan Map from Category 2 Residential - Low Density Single Family to Category 3 Residential - Low Density Multifamily will deteriorate the integrity of our all the R-10 areas within the City.

There is no good that can come from this proposed development, and we implore you all to **VOTE NO TO AMENDING STAMFORD'S MASTER PLAN AND ZONING MAP** for the benefit of this horrific project.

Respectfully,

Renato & Lorri Tamburro

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

Date: September 26, 2023 at 12:03:00 PM EDT

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

Subject: Master Plan Amendment MP-444 and ZB Application #223-29

Dear Chairperson Dell and Esteemed Members of the Planning Board,

I am writing in stern opposition to the above-captioned application. Sound planning and zoning principles dictate that this and any future Master Plan changes be postponed and considered in conjunction with the upcoming Master Plan review. Moreover, inserting multi-family housing in a predominantly single-family zone depresses home values. The surrounding community DOES not want this project in their neighborhood. Traffic considerations and the recent tragic death of Reverend Jackson should negate this application.

I implore the Board to return a negative recommendation to the Zoning Board.

Thank you for your consideration,
Shelley Michelson
111 Idlewood Drive

From: Sharon Tappe <kbtsat@aol.com>

Date: September 26, 2023 at 3:26:16 PM EDT

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

Subject: Construction on Wire Mill and Long Ridge

My name is Sharon Tappe. I live on Evergreens Court and have for 70 years. I am totally against this and all the other construction that builders are coming up with for Long Ridge Road. My parents bought this house with no roads or trees. I have watched all the changes being made from the beginning. The traffic on Long Ridge now is impossible. Bulls Head is a total nightmare.

The entrance and exit to this project is going to be impossible to navigate for do many people. I have been involved with the emergency services since 1973 and that exit onto Long Ridge Road for turning right is going to have so many motorists get hurt or killed.

I just found out about all this. I have been in my house recovering for the last four months. I am totally against this development.

Sharon Tappe

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Wednesday, September 27, 2023 7:02:17 AM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Subject: 900 Long Ridge Road

I am writing this in regard to 900 Long Road. This project must not move forward. After watching last night's Board of Representatives meeting on September 26, 2023, that was an informational meeting addressing the affordable housing BMR program, there is a stark contrast with this project addressing affordable housing and at the same time a conflict with intruding on Stamford residents vested interests. For over a decade the City of Stamford had the land and the proper zoning areas to address deeply affordable housing but only lined the pockets of contractors with a program that included "fee in lieu" which never created the needed housing for over a decade. This only kicked the can down the road and now this program that didn't produce affordable housing is now being forced on single family residential neighborhoods. This is a failure perpetrated by the City of Stamford, Land Use, Planning, and Zoning. I have lived in my home on Lancer Lane for over 50 years and have always known without being an official that the market rate of homes was always higher than most being in Fairfield County and within such close proximity to New York City. The BMR program was a failure from the start because it's based around the market rate. I can tell you because of that alone it would be impossible to create deeply affordable housing based on market value anywhere in Stamford, ever. The market rate for homes at 900 Long Ridge Road could never address affordable housing with Ralph Blessing's explanation of the BMR program. This was a failing program out of the gate. In the meantime over a decade of luxury apartment building created approximately 9,000 luxury apartments to 800 BMR apartments that are not affordable and over a decade of this program with plenty of time to assess and correct we continue to have people living on the streets and Stamford residents that grew up here who had to leave because after destroying the south end and displacing Stamford residents the program has proven to be a failure, knowingly or unknowingly. "I" could have told you this would happen. Now that the City of Stamford has ruined the opportunity in the South End, they want to bring this failed program north. No way buddy. You had your chance for a decade to get this right and didn't. It's not about "not in my back yard" it's about the valid concerns of homeowners vested interests being intruded on by a program that City leadership created that failed from the start. There is so much more that could have been done in the South End that would have addressed residents' needs for affordability and the option to stay in the City they grew up in. Instead, the City and Ted Ferrone of BLT and others lined their pockets and the pockets of their companies while displacing a whole community of Stamford residents. We need fresh blood in Zoning and Planning from the top to bottom. Last night's meeting was an eye opener and proves when you have no plan you shout down the elected officials of the residents who are saying enough of this failure and time for new ideas. My neighborhood spans diversity so once again it's not about, "not in my back yard" it's about our lifetime vested interest being intruded on by a failed plan rolled out by City officials. Please share with all Boards and put a stop to this irreversible, permanent destruction of that beautiful piece of property at 900 Long Ridge Road. We need corporations in Stamford to ease the tax base and invest in the community possibly to address deeply affordable housing that contrary to what Rick Redniss says will not be solved by rentals. Unaffordable apartment buildings do not belong there. I yield back!

Paul Arvoy
Stamford Ct.
59 Lancer Lane

From: Weinberg, Carl <CWeinberg@StamfordCT.gov>
Sent: Tuesday, October 3, 2023 8:15 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Cc: nataliya.kozlova777@gmail.com <nataliya.kozlova777@gmail.com>
Subject: Fw: 961 Long Ridge Road / 16 Wire Mill Road project

To the Planning Board,

At the request of a District 20 constituent whom I met yesterday, I am forwarding her email concerning the proposal for 961 Long Ridge Road / 16 Wire Mill Road. Please include her email in the public record for this item before the Planning Board and, of course, consider her views (as you do the views of other public participants) in your decision-making.

Thank you.

Carl Weinberg
Board of Representatives, District 20

From: Nataliya K <nataliya.kozlova777@gmail.com>
Sent: Monday, October 2, 2023 5:38 PM
To: Weinberg, Carl
Subject: 961 Long Ridge Road / 16 Wire Mill Road project

10/02/2023

Hi Carl,

I, Nataliya Kozlova, of 51 Briar Brae Rd, Stamford, CT am writing to let you know I oppose 961 Long Ridge Road/16 Wire Mill Road project.

It can cause increased traffic in the northbound entrance ramp to the Merritt Parkway.

Also there are potential risks to residential wells in the area from construction activity, and the potential impact that the extension of sewer lines to the project would have elsewhere in the neighborhood. The area was built as a single family one, and new development in the area affects the comfort and well-being of people in the area.

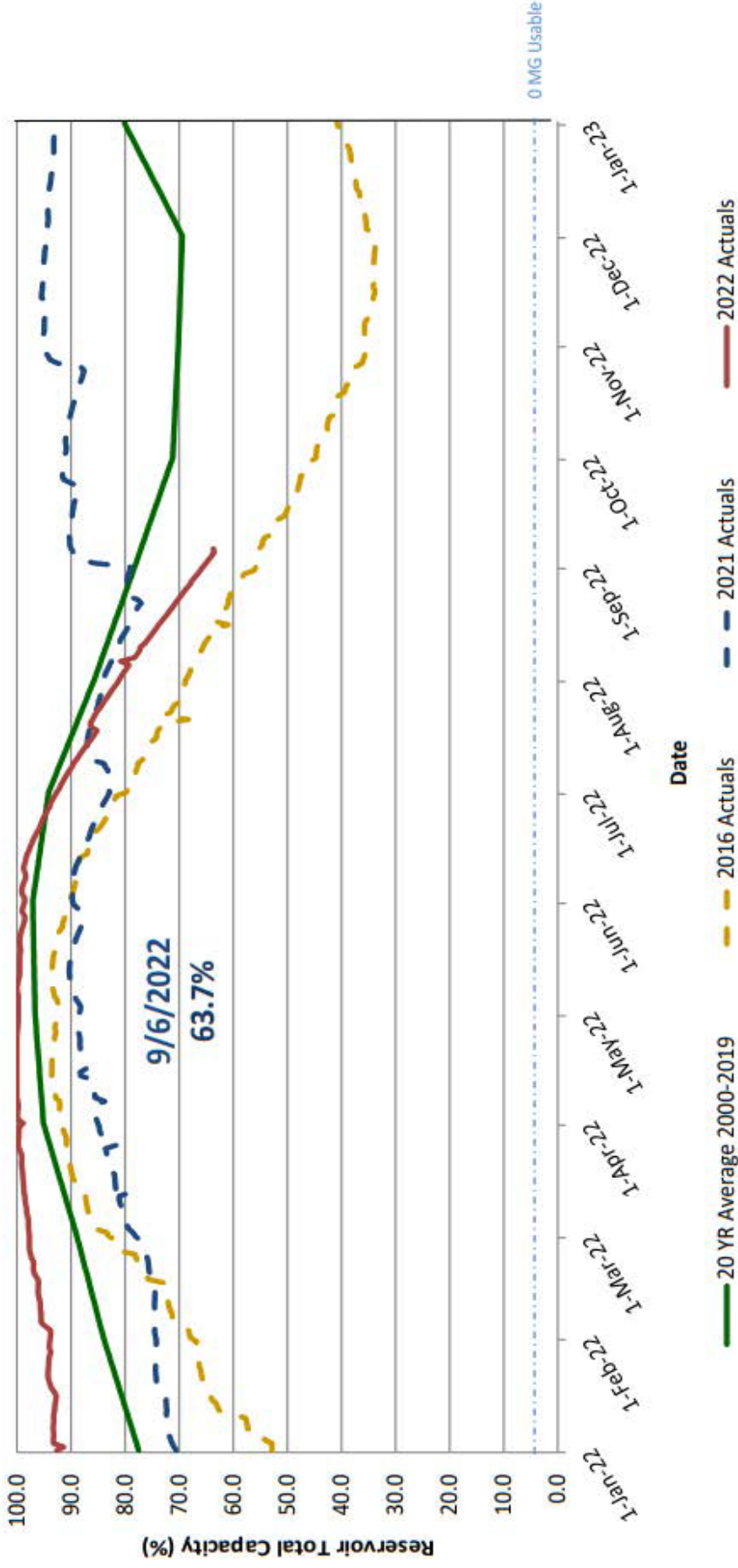
There are very limited water resources in the city.

There were already problems with Stamford water resources from 2016 to 2022 due to increased Stamford population and drought, Stamford reservoir storage was lower than 20 years Average as 63.7% of capacity for 9/6/2022, the graph is in the attached file. We had a rainy summer in 2023, but next year we may get the same decrease in water level, especially with uncontrolled apartment development downtown Stamford. We still have a single reservoir for the entire Stamford population.

Please feel free to forward my letter to whom it may concern at the Zoning Committee.

Regards,
Nataliya Kozlova
Senior Data Scientist

2022 Stamford System Reservoir Status (Usable Storage: 4,692 MG)



From: Jim Moore <jgmoore@optonline.net>
Sent: Sunday, November 26, 2023 5:55 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: November 28, 2023 meeting: #MP-444

I am not sure if I will be able to attend the Tuesday 6:30 meeting; however, I want to register my opinion against the Master Plan change being proposed. I feel that single family homes can be built on this property with a single entrance from Wire Mill Road. With proper landscaping, the area would be desirable and isolated from the commercial space. There are many million-dollar appraised homes* in the area on .25 or less properties. Keeping the Master Plan as it is will keep the property consistent with the neighboring homes.

*reference the following homes: 53 and 57 Wire Mill Road; 19 and 23 Vineyard Lane.

If the MP-444 is approved, then I have many objections to the proposed multi-family project.

1. Too many units
2. Too much traffic for Wire Mill to handle at rush hour
3. There should be no exit onto Long Ridge Road as you would have to pass through the Parkway entrance lane (very dangerous)
4. The drawings of the town houses were not attractive
5. Too much concrete and parking and not enough green space
6. They did not present any drawing of the proposed increase in commercial space; should be compatible with existing house structure
7. Not sure why there is a need for more commercial space (there is empty space all over the City!)
8. Wetlands on two sides of the property

Thank you for your consideration on these matters.

James Moore
76 Rockridge Lane

From: Richard Palombo <Richard@paragoncoffee.com>
Sent: Monday, November 27, 2023 8:30 AM
To: Capp, Lesley <LCapp@StamfordCT.gov>
Subject: 916 Long Ridge Rd 16 Wire Mill - 900 Long Ridge

Please STOP the overdevelopment of Stamford and the indiscriminate changing of zoning to satisfy an unpopular agenda. You are driving homeowners out of Stamford. Enough is enough...

Richard Palombo

From: Peter Sachs <peter.sachs@me.com>
Sent: Monday, November 27, 2023 5:20 PM
To: Capp, Lesley <LCapp@StamfordCT.gov>
Subject: Application 223-29

For the Stamford Planning Board:

My name is Peter Sachs. We live on Webbs Hill Road and members of my family have lived there for over 90 years. I wish to set out my strong opposition to the above proposed change from single family to multi-family zoning for the parcel at Long Ridge and wire Mill Roads.

In addition to the objections voiced by other residents of the area in their communications with the Planning Board, I wish to point out that for a number of years it appears that the owners of this parcel have been filling in wetlands so as to create an area where the proposed construction could take place. Their activity is not new. Trying to fill in those wetlands which lie between the subject parcel and the Merritt Parkway has been tried and defeated previously. I raise the question whether de facto violation of environmental regulations has been taking place.

We have also objected to the proposed development at 900 Long Ridge Road which suffers from the many of the same objections to changing the nature of development as does this application.

The increases in traffic in close relation to the Merritt Parkway on and off ramps by itself should be disqualifying for the subject application.

Please vote against this application.

Peter Sachs

From: Joanna R. Savino <joannar.savino@gmail.com>
Sent: Monday, November 27, 2023 8:20 PM
To: Capp, Lesley <LCapp@StamfordCT.gov>
Subject: Development on Long Ridge Road

November 27, 2023

To Whom It May Concern:

An article in today's *Stamford Advocate* 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. The land at the corner of Long Ridge and Wire Mill Road is zoned for single family homes. Single family homes are EXACTLY what the City of Stamford needs!

Furthermore, 900 Long Ridge Road should be developed into single family homes. This property 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.

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 a generation of people ready to own their first home.

Sincerely,

Joanna Savino
70 Vineyard Lane

From: Adele Langie <langie4468@hotmail.com>

Sent: Tuesday, November 28, 2023 7:03 AM

To: Capp, Lesley <LCapp@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>

Cc: PBerns@StamfordCT.com; Jean-Louis, Francise <FJeanLouis@StamfordCT.gov>; Michael Kellick <kellickm@optonline.net>

Subject: Grave Concern/Opposition - ZB Application #223-29 961 Long Ridge Rd & 16 Wire Mill Rd

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

I am a resident of Stamford for over 30 years and currently reside at 16 Hunting Lane next to Wire Mill Road and would like to voice my serious concerns and opposition to the development listed above based on two factors - **SAFETY** and **SUSTAINABILITY**.

Please note: I am not against some type of development. I am in full support of responsible, **SMART** development. And want to be proactive – two suggestions upfront for you:

TWO SMART DEVELOPMENT SUGGESTIONS:

- Why not use this property to develop a **new beautiful EMS station** -- one that will be able to support the community on Long Ridge once further developed? The current EMS Long Ridge is much too small if we are planning to develop the commercial property along Long Ridge. The EMS will have extremely easy access to Merritt parkway, Long Ridge and surrounding areas as they are built up?
- Why not use this area as a **Park and Ride**? If used as Park-and-ride, it could LOWER the traffic on the Merritt and give easy access on and off. Result - No increase in residential traffic during the day. This is a perfect location for either of these and I think the surrounding community would support it. Let's face it – the developer made an unwise investment. Let them hand this property back to the city and take the hit/deduction so the city can develop in a SMART way.

More detail on my two concerns:

Safety

- Dangerous intersection -- Will have to be totally reconfigured....do we more construction?
- Inability of EMS vehicles, police, snow removal/salt, garbage, school buses, to move around - even now.
- Road rage is already happening -- I have experienced it.
- Parents and children are already scared to try to get on/off the bus. No sidewalks. Mail picked up across the street. Is the city going to have to redo this too?
- Cut through traffic is extremely very dangerous - through Vineyard and Hunting Lanes
 - Increased speed of traffic -- I personally saw the police officer in the SUV who killed the Reverend on Wire Mill pass my home on Hunting Lane at an incredible high rate of speed -- over 30 mph in 15 mph area. He - and others - take this cut through when the Merritt intersection is backed up. They have no regard for the speed bumps that are there. It's like a raceway.
 - It is currently unsafe for homeowners to walk on the street (no sidewalks) and I've had close calls walking my own dogs -- as landscapers and trucks, UPS drivers, Amazon, etc. use Vineyard and Hunting Lane as a "convenient" cut through.

Sustainability

- Construction vehicles have been allowed to be stored on the property without proper permits. There is a concern of diesel fuel and hydraulic fluid contamination on this property and the soil needs to be studied and remediated if any contamination has been incurred which can lead to the possibility of contamination of the soil that could effect surrounding ecosystems.

- Wetlands on this property have been filled in (???) to accommodate the size of this proposed project. This is a valid concern with possible natural and ecological damage to surrounding properties from the filling in of wetlands. All filled in wetlands must be remediated with the cost incurred on the landowner to correct the problem. There are already complaints by neighbors consisting of ecological issues currently being unaddressed by the EPA
- We have deer, fox and wildlife who make this area their home -- Where are they to go? Will more be killed on the roads with the increase in traffic or be driven to try and cross the Merritt to face an untimely death crossing a highway?

I love Stamford. I love my neighborhood. Let's be SMART about this!

Thank you for your attention and consideration in this matter. Looking forward to the call this evening.

Sincerely,
Adele Langie
16 Hunting Lane
Stamford CT 06902

From: robert haile <robertdhaile@gmail.com>

Sent: Monday, November 27, 2023 12:53 PM

To: Dell, Theresa <TDell@StamfordCT.gov>; Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject:

To Stamford Zoning Board

This letter is meant to simply point out that this property and project is being based on an understanding that this existing use is a nonconforming "legal" use and it is clear from section 10 of the zoning regulations. This project is relying on section 10 in its design to allow for the existing office to stay on the property while rezoning for multifamily use on the remaining site. As this is the basis of their argument, section 10D (Below) clearly makes the existing use of the property an expired grandfather as the site was vacant for several years prior to the 2018 purchase and did not continue use as required.

10.D. [EXPIRATION OF GRANDFATHERED NON-CONFORMING USES] A Building Structure or portion thereof, non-conforming as to use, which is, or hereafter becomes vacant or remains unoccupied for a continuous period of one (1) year shall not thereafter be occupied except by a use which conforms to the use regulations of the district in which it is located.

As I have written in a letter to zoning in 2018 and 2017, this is no longer a legal nonconforming use as is clearly outlined in the zoning regulations. This property was "unoccupied for a continuous period of one year" on several periods from 2010-2018 and according to section 10D this means the property's nonconforming legal use as an office has expired and the property "shall not thereafter be occupied except by a use which conforms to the use regulations" where it is located.

In short, this property is not occupied by a legal use by current zoning regulations as shown above. As a nonconforming non legal use, the property does not fall under the section 10 guidelines for redevelopment. The entire rezone and design is based on the current use as nonconforming Legal grandfathered use that has not been the case since the first 1 year period of vacancy after the William Pitt (the last legal grandfathered use according to regulation).

To let a nonconforming illegal use apply and for changes to zoning based on provisions created for properties with Nonconforming legal uses sets a precedent that any means to an end are acceptable to the zoning board. The process and path the current owner used to get to this point is rife with actions that are illegal and inconsistent with zoning regulations, environmental required processes, building dept. required permitting, and inconsistent and erroneous information to the public.

Thank you for your consideration.

Robert D. Haile
robertdhaile@gmail.com

From: Myra Kreiman <mkreiman@gmail.com>
Sent: Tuesday, November 28, 2023 1:29 PM
To: Capp, Lesley <LCapp@StamfordCT.gov>
Cc: Don Mays <donald.l.mays@gmail.com>
Subject: 961 Application comments

To the Planning Board members,

My husband and I, both longtime Realtors and residents of North Stamford, stand in opposition to the application for a zoning change to low density multifamily at 961 Long Ridge Road and Wire Mill Road to allow a development of 18 townhouses by a developer.

Couples come to us looking for a house when they plan to start a family or when they are looking for more room for a growing family. When they see North Stamford it fits the bill. They love the privacy, low density and quiet of North Stamford. Most of all it's the character of the area, unlike the hustle and bustle of downtown that is reminiscent of a big city environment. It's a very special area that developers, seeing dollar signs, want to turn into a very different thing.

Besides the overpowering scale of townhouses in a single-family setting there are other considerations: increased traffic in this already heavily trafficked section of Long Ridge Road, the twin burdens on the area's septic and water table (most home have septic and wells) and most of all setting a precedent there will be no backing away from.

Why not build single family homes with ADUs to create more housing and keep the character of this area from disappearing.

Respectfully,

Myra Kreiman Kijek

From: Paul Arvoy <ifyouseekstamford@gmail.com>

Sent: Tuesday, November 28, 2023 11:54 AM

To: Cohen, Lindsey <LCohen@StamfordCT.gov>

Subject: Opposition to MP-444 & ZB 223-29, property at 961 Long Ridge Rd./16 Wire Mill Rd.

Please share with all planning board members for the June 28th meeting regarding MP-444 and ZB 223-29

Good morning. My name is Paul Arvoy. I am a lifelong resident of Stamford. I reside off Cedar Heights Rd. I am writing the Planning Board to express my opposition to Master Plan Amendment #MP-444 and ZB application #223-29 regarding the property at 961 Long Ridge Road and 16 Wire Mill Rd. The Master Plan as written does not encourage spot zone changes for non-conforming development of a proposed project. The property is currently zoned as an R-10 zone for development and an amendment to this property does not reflect the surrounding neighborhood consisting of R-10 and R-20 zones with development of single-family homes. It is not zoned for mixed-use and or multifamily development and for this reason MP-444 and ZB 223-29 should be denied according to the Master Plan as it is written. The traffic here is highly congested and this will only make traffic worse at this busy intersection. If any development is to move forward in the future, there should be a state traffic study with a state reconfiguration of this intersection to accept entering and exiting this piece of property. One entrance and exit from the property crosses an entrance ramp getting on to the Merritt Parkway to travel east and there is a divider separating the North and South bound lanes of Long Ridge Road, restricting access to this property encouraging traffic to enter and exit from an already congested Wire Mill Road that is a dangerous cut through for speeders. No more spot zone changing to benefit developers causing overcrowding in a residential zoned district. Thank you.

Paul Arvoy
Stamford, Ct.

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Tuesday, November 28, 2023 1:55 PM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: Fwd: 916 LRR/16 Wire Mill Rd. (Bullet points)

----- Forwarded message -----

From: **Paul Arvoy** <ifyouseekstamford@gmail.com>
Date: Wed, Nov 22, 2023 at 10:59 AM
Subject: 916 LRR/16 Wire Mill Rd. (Bullet points)
To: <hkoven@aol.com>

1) We are not against development. We are for responsible development, excluding a spot zone change that does comply with following the direction of the Master Plan as written. The proposed project should ensure to reflect the history of the Long Ridge Rd. area, with construction to be compatible with its history, including early century homes, farmland and the historical Chimney Corner Inn. Overcrowding this property with living spaces over commercial development is not reflective of the area. Stand-alone condos or homes reflecting the character of this area should be mandatory as it will be a first impression to any commuter exiting the parkway ramp entering Stamford traveling down the long Exit 34 ramp. The structures should have a strict design approval as this project will represent our community entering Stamford. The board should address this project with these concerns in mind with compromise and rational decision making as this project will be representative of Stamford and the surrounding neighborhoods.

2) We need a thorough investigation into the concern that wetlands have been filled in to accommodate the size of this proposed project. This is a valid concern with possible natural and ecological damage to surrounding properties from the filling in of wetlands. All filled in wetlands must be remediated with the cost incurred on the landowner to correct the problem. There are already complaints by neighbors consisting of ecological issues currently being unaddressed by the EPA.

3) A true current traffic study must be taken and reviewed prior to construction along with a state review concerning the possibility of that important and congested intersection having a complete reconfiguration by the state before allowing any project to move forward. This should address congestion and safety ensuring a smooth flow of traffic. Currently the residents would exit and enter on Long Ridge Rd. having to cross a state entrance ramp to the Merritt Parkway and a median divider that separates the north and south bound lanes of Long Ridge Rd. The current configuration and street light design are totally inadequate to absorb the proposed development.

4) Currently there is an illegal apartment and work being performed on the property without proper permits. This must be addressed for compliant building standards regarding any work being performed without a permit. No approval should be given until these issues are addressed.

5) Construction vehicles have been allowed to be stored on the property without proper permits. There is a concern of diesel fuel and hydraulic fluid contamination on this property and the soil needs to be studied and remediated if any contamination has been incurred which can lead to the possibility of contamination of the soil that could affect surrounding ecosystems.

6) Spot zone changing doesn't conform with the Master Plan and must be refused as stipulation to develop this property.

7) The traffic in this area is currently a huge problem. Entering Long Ridge Rd. from Wire Mill Rd. is challenging without this proposed project in its current form. This project will enhance the difficulty of this situation without a review to reconfigure the intersection with a state review.

8) Cedar Heights and Wire Mill Rd. and the surrounding area have evolved into an inundation of illegal ADU's creating rent sharing to afford the expensive rentals homes that are not reflective of our neighborhoods. This includes single family homes that are housing single tenants renting rooms in our single-family neighborhood which is unacceptable and a pathway to the decline in the evaluation of our vested interests. There are 4 to 5 cars per household parked in driveways and increasing on street parking that does not reflect our neighborhood where we choose to live out side of urbanized areas that contain on street parking. This on street parking is creating hazards and the increase in rent sharing is enhancing the traffic situation that is not being addressed but is a contributing factor.

9) Blasting and the disruption of the property to install foundations are a concern in regard to the underground water table with valid concerns of possible contamination of the well systems that supply surrounding neighbors. This project must come with a guarantee of absolutely no chance of contaminating existing wells and if contamination inadvertently takes place the burden of an uncontaminated water supply system must be supplied to surrounding neighborhoods. This expense should fall directly on the builder with liability also falling on the city of Stamford building an zoning departments.

10) This property is currently non-conforming and situated behind a state entrance ramp to the Merritt Parkway that residents would have to navigate, bringing the concern back to a state traffic review and complete reconfiguration of the Long Ridge Rd./ Wire Mill Rd. Intersection before any development of this property is slated for an approval. This concern must be addressed by the state prior to any approval.