

**PLANNING BOARD MEETING  
MARCH 12, 2024**

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

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**Q&A COMMENTS**  
**Received During the Meeting**

PB Meeting Q&A Comments on 800 Long Ridge Road 3/12/2024

Anonymous Attendee 7:21 PM

apartment prices in stamford are not going to go down. wishful thinking.

paul arvoy (Guest) 7:22 PM

Where is the data that shows prices will drop with more apartments especially in fairfield county. We need to be shown an example of that and not just be told that

paul arvoy (Guest) 7:24 PM

After 15,000 apartments prices have not dropped whats the number that starts dropping prices

Patrick Kazley (Guest) 7:25 PM

There have been almost 100 letters of opposiiton from neighbors. This isn't "can't make everyone happy" this is a proposal to blatantly disregard the public's perspective. The master plan explicitly provisions for the compatibility with the surrounding residentail areas for repurposing of commercial parks for mutifamily use. There is clear evidence that the community doesn't find this compatible. Why are we being ignored?

Patrick Kazley (Guest) 7:26 PM

master plan section 1.3, 6A.1, 8 subections 1,2, and 8 to name a few all extend protections to existing residents

Patrick Kazley (Guest) 7:27 PM

townhomes are a better fit - as to sustianability, force the landowner to concentrate the footprint of their development to the original site. That would be less intensive and minimize the footprint

Patrick Kazley (Guest) 7:30 PM

on sustainability - this proposal received 52 points - the lowest possible score before "not rated" (aka failure). This isn't sustainable in the slightest

Patrick Kazley (Guest) 7:33 PM

this is so egregiously incompatible and you all know it. None of you live in this area. I'm raising a family on Vineyard that will be used as a cut through to High ridge as residents run errands. This will decimate our suburban setting and low density single faily zone. No one cares, and no one is listening

Patrick Kazley (Guest) 7:34 PM

it is NOT the job of planning to worry about the aplicant's finanical outcomes

Patrick Kazley (Guest) 7:35 PM

The truth is - this is a lower profit endeavour. They want to maximize profits. If you tell them its townhomes, they will build them.

paul arvoy (Guest) 7:37 PM

When homes are going for 30 to 40 thousand over asking price because of limited supply in this market how is it risky. We have a depleted home stock and townhouses would fly off the shelves

paul arvoy (Guest) 7:41 PM

That would look beautiful in the flatlands of New Jersey

Patrick Kazley (Guest) 7:42 PM

The whole proposal is out of character - not just the height

Patrick Kazley (Guest) 7:44 PM

Thank you Theresa, thank you

Patrick Kazley (Guest) 7:47 PM

I'm sorry, limited sorry how? We've built tens of thousands of units and we haven't put a dent in demand. That's because as we build we draw demand in. There are 6,300 units approved and coming online. Please let the city digest this and move way more slowly

paul arvoy (Guest) 7:47 PM

If thats true why did clinton avenue pull out that is where it should be

Patrick Kazley (Guest) 7:50 PM

If you build it they will come. So no planning, just reacting

Patrick Kazley (Guest) 7:51 PM

those text changes have not been approved by zoning jennifer

Patrick Kazley (Guest) 7:51 PM

so this is a lie

Patrick Kazley (Guest) 7:51 PM

incorrect

Patrick Kazley (Guest) 7:51 PM

and you know that

Patrick Kazley (Guest) 7:52 PM

and even still the master plan permits discretion

Patrick Kazley (Guest) 7:53 PM

what about RM1 Theresa

Patrick Kazley (Guest) 7:55 PM

Why is jennifer just outright promoting this?

Michael Kellick (Guest) 7:56 PM  
Why are the public comments being ignored in your discussions?

paul arvoy (Guest) 7:57 PM  
There is no partialiy when two sitting expired members discussed doing what the mayor wants.  
These two should recuse theirselves from this vote.

Patrick Kazley (Guest) 7:57 PM  
Jennifer you haven't said one thing this whole meeting that could be considered a rational thought. Justpure promotion of develper commercial interests

Michael Kellick (Guest) 7:59 PM  
How are people coming from downtown by bus going to SAFELY cross Long Ridge Rd

Patrick Kazley (Guest) 8:01 PM  
disgrace

Patrick Kazley (Guest) 8:01 PM  
you should be ashamed

Patrick Kazley (Guest) 8:01 PM  
we will stop this

paul arvoy (Guest) 8:02 PM  
shameful

paul arvoy (Guest) 9:20 PM  
why cant the public see the vo

paul arvoy (Guest) 9:20 PM  
vote

paul arvoy (Guest) 9:21 PM  
the presentationwas up

paul arvoy (Guest) 9:21 PM  
can we get back to in person meetings

paul arvoy (Guest) 9:22 PM  
buildings dont belong there

paul arvoy (Guest) 9:23 PM  
the vice chair has explaining to do

paul arvoy (Guest) 9:25 PM

They do not pay taxes homeowners pay. not even close