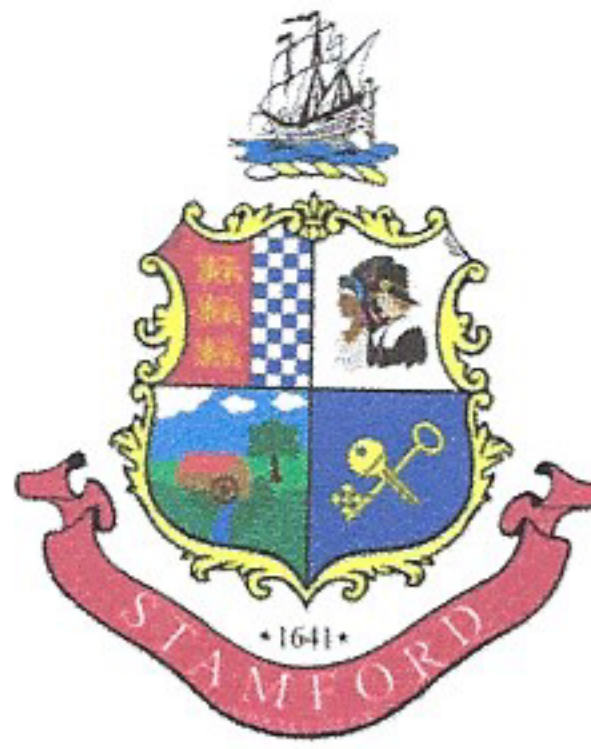


MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

September 8, 2025

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #225-27 - HORN & HOOFF PROPERTIES, LLC - 961 LONG  
RIDGE ROAD & 16 WIRE MILL ROAD - Site & Architectural Plans and/or  
Requested Uses and Special Permit**

---

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, September 2, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct nine (9) independent living three-bedroom dwelling units with parking, landscaping and other related improvements.

Joseph J. Capalbo II, Esq., made a presentation and answered questions from the Board.

After some discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #225-27** and found this to be in general harmony with Master Plan Category #2 (Residential - Low Density Single-Family).

Sincerely,

**STAMFORD PLANNING BOARD**

Jay Tepper, Vice Chair

JT/lac

RECEIVED

SEP - 8 2025

ZONING BOARD

Edward Kelly, Chairman  
SWPCA Board of Directors  
Stamford WPCA  
EKelly@StamfordCT.gov



William P. Brink, P.E. BCEE  
Executive Director  
Stamford WPCA  
WBrink@StamfordCT.gov

Date: 8/22/2025

To: Vineeta Mathur, Principal Planner

From: Ann Brown, P.E., Supervising Engineer 

**Subject: Application 225-27 - HORN & HOOF PROPERTIES, LLC,,961 Long Ridge Road & 16 Wire Mill Road Stamford, CT – Site & Architectural Plans and/or Requested uses and Special Permit**

The Stamford Water Pollution Control Authority (SWPCA) has reviewed the application submitted to construct nine (9) independent living three-bedroom dwelling units with parking, landscaping and other related improvements and offers the following comments:

Sanitary Lateral

1. The Development Plan shows both WPCA (new) sewer tie-in comments and stub lateral connection comments. The plans are not clear on the proposed tie-in method. Are you proposing to convey wastewater from the new 6” lateral into the existing lateral onsite? Please add a sanitary sewer connection detail showing the proposed sanitary tie-in connection.
2. The private lateral for each town house unit must have an outdoor clean-out. Please add to the Development Plan.
3. Please add the following language into the site plans:
  - a. MH structure’s exteriors must be waterproof and all penetrations on the outside and inside of the structure must be properly sealed. This activity must be scheduled at least 3-days in advance via email with WPCA’s Collection Systems Supervisor for WPCA personal to witness and photograph the work.
  - a. The newly installed sanitary sewer lines must be CCTV. A copy of the video must be provided to WPCA’s Collection Systems Supervisor for review and approval.

Dog Run

4. Any wastewater discharge from the outdoor/uncovered Dog Run shall not discharge to Sanitary.

### Construction Dewatering

5. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Keith May, Plant Supervisor at 203-977-5780 or by e-mail at [KMay@stamfordct.gov](mailto:KMay@stamfordct.gov) for the necessary forms and requirements.
6. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month's report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority  
Attn: Rhudean Bull  
111 Harbor View Avenue, Building 6A  
Stamford, CT 06902

### Connection Charges

7. A Connection Charge will be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy (CO) signals the completion of construction, and the CO is therefore the starting point of the Connection Charge process. Each year the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Please be aware that the connection charge can be substantial. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email [ABrown2@stamfordct.gov](mailto:ABrown2@stamfordct.gov) or phone 203-977-5896.

If you have any questions, please call me at 203-977-5896.

Cc: William Brink, P.E., Executive Director WPCA  
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA



MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**  
Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

## **INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, P.E.  
Transportation Bureau Chief

  
**Luke Bittenwieser**  
Transportation Planner

**DATE:** August 9, 2025

**RE:** Zoning Board Application 225-27

Application #225-27

16 Wire Mill Road  
Horn and Hoof Properties, LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application dated July 21, 2025;
- Project narrative;
- Traffic Study prepared by SLR dated April 28, 2023;
- Site Plan Review Set prepared by D'Andrea Surveying and Engineering dated June 11, 2025;
- Zoning Location Survey prepared by D'Andrea Surveying and Engineering dated June 11, 2025;
- Landscaping Plan prepared by Environmental Land Solutions dated February 18, 2025.

The proposed application does not appear to have an adverse impact on Traffic and Parking.

### **Site Development Plan**

1. Add a No Left Turn Sign at the Long Ridge Road driveway.
2. Add handicap parking for the commercial property.
3. The Department reserves the right to make additional comments during the Building Permit Phase.

## Fahan, Courtney

---

**From:** Repp, Christopher  
**Sent:** Wednesday, August 20, 2025 2:00 PM  
**To:** Fahan, Courtney  
**Subject:** RE: 225-27 - Long Ridge Road & Wire Mill

Hi Courtney,

The Fire Marshals Office has conducted a preliminary review of Application 225-27- Horn & Hoof Properties, LLC, and has no objections.

Thank you,  
Christopher Repp  
Fire Marshal

Stamford Fire Department  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901  
Desk: (203) 977-4827  
[crepp@stamfordct.gov](mailto:crepp@stamfordct.gov)



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**From:** Fahan, Courtney <CFahan@StamfordCT.gov>  
**Sent:** Wednesday, August 20, 2025 9:08 AM  
**To:** Repp, Christopher <CRepp@StamfordCT.gov>  
**Subject:** RE: 225-27 - Long Ridge Road & Wire Mill

Perfect thank you!

**Courtney Fahan**  
*Land Use Clerk*  
City of Stamford  
888 Washington Blvd, 7<sup>th</sup> Floor

Stamford, CT 06901  
(203) 977-4719

---

**From:** Repp, Christopher <[CREpp@StamfordCT.gov](mailto:CREpp@StamfordCT.gov)>  
**Sent:** Wednesday, August 20, 2025 9:07 AM  
**To:** Fahan, Courtney <[CFahan@StamfordCT.gov](mailto:CFahan@StamfordCT.gov)>  
**Subject:** RE: 225-27 - Long Ridge Road & Wire Mill

Yes, I'll address this today,  
Thank you, Courtney.

Christopher Repp  
Fire Marshal

Stamford Fire Department  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901  
Desk: (203) 977-4827  
[crepp@stamfordct.gov](mailto:crepp@stamfordct.gov)



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**From:** Fahan, Courtney <[CFahan@StamfordCT.gov](mailto:CFahan@StamfordCT.gov)>  
**Sent:** Wednesday, August 20, 2025 8:52 AM  
**To:** Repp, Christopher <[CREpp@StamfordCT.gov](mailto:CREpp@StamfordCT.gov)>  
**Subject:** 225-27 - Long Ridge Road & Wire Mill

Hi Chris!

Do you think you'll have your comments for the above application by the referral end date, which I believe is August 25<sup>th</sup>? Let me know I am planning on scheduling this for the sept 8th meeting.

Thanks

**Courtney Fahan**  
*Land Use Clerk*  
City of Stamford

888 Washington Blvd, 7<sup>th</sup> Floor  
Stamford, CT 06901  
(203) 977-4719



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

July 24, 2025

To: Vineeta Mathur, Principal Planner  
Land Use Bureau, Stamford

From: Jaclyn Chapman, Environmental Analyst

Subject: Zoning Board Application 225-27 / Application for Site & Architectural Plans  
and/or Requested Uses and Special Permit  
Horn & Hoof Properties LLC / 961 Long Ridge Road & 16 Wire Mill Road

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EPB staff has reviewed the above-referenced application for Site & Architectural Plans and/or Requested Uses and Special Permit approval to construct nine independent living dwelling units with parking, landscaping, and other related improvements. Environmental Protection Board permit 2025-05 for this development was approved on March 20, 2025. Following review of the revised site plans and landscaping plan, EPB has no objections to the proposed development. All conditions of permit 2025-05 are in full force and effect.

Thank you for the opportunity to comment.

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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July 23, 2025

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**961 Long Ridge Road - Horn & Hoof Properties LLC  
Zoning Application No. 225-27**

The Engineering Department of the City of Stamford has reviewed the following plans and documents associated with applications for Site & Architectural Plans and/or Requested Uses and Special Permit: (The Engineering Department previously reviewed EPB application 2025-05 to construct 9 single-family dwelling units at 961 Long Ridge Road and 16 Wire Mill Road:

- Zoning application package, dated 7/7/2025
- Zoning Location Survey depicting "Cottages at Wire Mill" Located At 961 Long Ridge Road and 16 Wire Mill Road in Stamford, Connecticut Prepared For Horn & Hoof Properties LLC
- Drainage Summary Report, dated 4/15/2025, prepared by D'Andrea Surveying & Engineering, PC
- Topographic Survey of 961 Long Ridge Road and 16 Wire Mill Road in Stamford, Connecticut Prepared For Horn & Hoof Properties LLC, dated 11/26/2024, prepared by D'Andrea Surveying & Engineering, PC
- Site Plan Review Set "Cottages at Wire Mill" Location 16 Wire Mill Road & 961 Long Ridge Road Stamford, Connecticut Prepared For Horn & Hoof Properties LLC, dated 6/11/2025, prepared by D'Andrea Surveying & Engineering, PC
- Landscape Plan, revised 6/15/2025, prepared by Environmental Land Solutions, LLC
- Traffic Study, dated 4/28/2025, prepared by SLR
- Architectural Drawings Set, dated 7/10/2025, prepared by Fishell Architecture

The engineer of record, Matthew M. Kivijarv, PE, has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Department DOES NOT OBJECT to this application proceeding with the approval process. Prior to the issuance of any Building permit, the following comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) There is an existing drainage outfall located in the southeasterly corner of the property. Stormwater discharge from this pipe will need to be managed so there is no adverse impacts on the proposed development. The site is flat and drains from the southerly to the northerly direction to a drainage ditch along the Merritt Parkway. Who will maintain this ditch?
- 2) The proposed curb cut on Long Ridge Road may need additional approval from the State CT DOT.
- 3) WPCA approval is required for connection to the sanitary sewer main in Wire Mill Road.
- 4) Clarify locations of all curbing.
- 5) Existing 12" pipe to remain shall be videotaped to determine if replacement is warranted.
- 6) Is riprap at the outfall warranted to minimize erosion?
- 7) Remove all debris and sediments from the existing wetland channel. The site had been used as a staging and stockpile area and as such sediments may have migrated into the wetland channel. Permission may be required from the CT DOT.
- 8) Footing drains shall be designed in accordance with the City of Stamford Stormwater Drainage Manual to minimize impact to adjoining properties and reduce potential increase in runoff.
- 9) Revised DCIA form as the existing catch basin is directly connected. Revisions to water quality volumes may be warranted. Has the existing DCIA been reduced?
- 10) Update LID plan.
- 11) Approval from the Health Department is required for well water system.
- 12) Approval from the City of Stamford Transportation, Traffic and Parking Bureau is required for curb cuts.
- 13) Outlet control elevations in report do not match plan.
- 14) The Engineering Department reserves the right to make additional comments.

Thank you for the opportunity to review this application and if you have any questions, please call me at (203)977-6165.

CC: Matthew Kivijarv, PE

Reg. No. 189

**Building Department, Summary Review** of Zoning Board approval of ZB Application #225-27 - Horn & Hoof Properties, LLC, 961 Long Ridge Road & 16 Wire Mill Road – Site & Architectural Plans and/or Requested Uses and Special Permit, letter dated 9.8.25.

**I. Define the use of terminology “ADA Accessibility” for this project.**

Stamford Zoning Regulations Section 4 – Use Regulations and Standards define **Independent Living Facility** (224-06) and includes the standard: (g.) **ADA Accessibility**. *One floor of all Dwelling Units in Independent Living Facilities must be fully ADA accessible and have the kitchen, one bedroom and a full bathroom on that level.*

“Must be fully ADA Accessible” when applied to the Connecticut State Building Code (CSBC) could follow two pathways either the CT International **Residential** Code (IRC) or the CT International **Building** Code (IBC). The choice of the code pathway is up to the Registered Design Professional, in this case Fishell Architecture.

The **IBC** prescribes accessibility as *buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1 (1102.1 Design)*

The **IRC** exempts accessibility to Detached one- and two-family dwellings. Attached multiple single-family dwellings (townhouses) shall comply with R320.2 for single-story townhouses. Where there are four or more townhouses in a single-story structure, each single-story townhouse shall be a Type B unit. This Accessibility section was entirely amended by CT statute.

Both codes send the design(er) to the ICC A-117.1-2017 Standard and Commentary for Accessible and Useable Buildings and Facilities. Each of these two building codes prescribe accessibility and exceptions to accessibility. ICC A117.1 defines accessible as a site, building, facility or portion thereof that complies with this standard.

Further legal definition of **ADA Accessibility** may be needed here and the intent of this zoning regulation.

The **Submitted drawings**, Architectural Drawing set titled Cottages at Wire Mill dated 7.10.2025 drawings A-1 through A-5, prepared by Fishell Architecture. Do not appear to conform to the ICC A117.1 and the “ADA” standards and there is conflicting information

presented for the first floor. However, these are not these are not Construction Documents (CDs), and a formal or complete review is not possible.

The CT ICC-A117.1 “evolution” began as the ANSI standards and is colloquially referred to as ADA for buildings.

## II. Building code classification.

The Dwelling Units and Dwellings are described by the zoning regulations under definitions: **Dwelling**, *Group*, or Townhouses and **Dwelling Units**. These definitions generally include...single buildings on one lot ...separated or grouped with not less than 3 and not more than 10 units. The definition goes on to prescribe separations and references the Building Code.

As noted above, both the 2021 International Building Code portion of the 2022 CSBC and the 2021 International Residential Code portion of the 2022 CSBC may be applied to this project. IBC - section Residential group R and the R-3 Occupancy. (310.4) and IRC - 1 & 2 Family dwellings and multiple single-family dwellings (townhouses.)

Both codes can be applied to the site plan depicting the 9 Dwelling units with a building separation of 5’-6” from exterior wall to exterior wall. Both codes include requirements for Exterior Walls. Using the IBC this code pathway is as follows. Shall conform to section 705 Exterior walls, section 705.5 Fire resistance rating for exterior walls no fire resistive construction is required when the building separation is 5’ or greater. The code prescribes that an “imaginary property” line be superimposed on the buildings when located on the same property to determine the separation distance. (705.3) For this review the property line will be assumed to be on one of the Dwellings exterior wall lines and therefore separate the other building by 5’-6”. The building with the zero-property line will require a 1-Hour fire rated exterior wall and should include the corresponding exterior wall type label, tested and listed on the CDs. The other Dwelling exterior wall is not required to be fire rate construction. The IRC takes a different code path and results in the same required 1-Hour fire rated construction of one of the two exterior walls.

IBC Section 705.8 **Openings** prescribes the allowable openings in the exterior wall. In this instance (non-sprinklered, unprotected) greater than 5 but less than 10’ allows 10% (IRC is 25%) of the exterior wall area. The building on the zero-property line with the 1-Hour fire rated exterior is not permitted to have any openings, windows, doors, vents, etc. The IRC takes a different code path and results in very similar required construction.

The Architectural documents should be revised to depict this code information and the corresponding design. There are other elements required for overhangs, projections etc. and these too should be included in the revised design.

### **III. Site Design and building code.**

The entry to and accessibility to the Dwelling units to/from the site shall meet the requirements of ICC A117.1.

The *exit discharge* for each Dwelling Unit shall provide a direct and unobstructed pathway to a public way. (1028.5)

As noted on Office of Operations memo dated 9.9.25 – item 2. “*Add handicap parking for the commercial property.*” CSBC amended the requirements for Van and Accessible parking as well as IBC 1106.6 Van Spaces and ICC A117 standard 502.2 Vehicle space size.

The Dwelling Units are within a gated fence and should include one Van Accessible parking space within the confines of the independent living fencing.

Further, it seems to make sense that an accessible transit vehicle should be able to access and maneuver with the confines of the fencing, however this is not directly a building code issue.

Please let me know if you have any questions or concerns, I can be reached by phone or email, thank you.

**John B. Ireland**

Building Official

**City of Stamford**

**[Building Department](#)**

888 Washington Boulevard, 7th Floor

Stamford CT 06901

Phone: 203-977-4181

[jireland@stamfordct.gov](mailto:jireland@stamfordct.gov).

09.26.2025