

MAYOR  
Caroline Simmons



DIRECTOR OF OPERATIONS  
Matthew Quiñones

Land Use Bureau Chief  
Ralph Blessing

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

October 9, 2025  
*(REVISED OCTOBER 28, 2025)*

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

**RE: ZB APPLICATION #225-28 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing 120 LONG RIDGE, LLC - 120 LONG RIDGE 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, October 7, 2025, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to convert an existing office building into 196 apartments with 808 parking spaces and associated amenities.

Lisa Feinberg, Partner, Carmody Torrance Sandak & Hennessey LLP, made a presentation and answered questions from the Board.

After considerable discussion, by a vote of 3-1-1 (In Favor - Godzeno, Linder & Salit / Opposed - Levin / Abstain - Subramanian), the Planning Board recommended *approval* of *ZB Application #225-28* with the recommendation the applicant reclad/redesign the exterior so the building appears less commercial. Mr. Levin supports the project overall but voted in opposition due to a strong preference for a portion if not all of the Below Market Rate (BMR) units be onsite given the location of the development. The Board found this to be in general harmony with the Comprehensive Plan Category MU2 (Mixed-Use Community Campus).

Sincerely,

**STAMFORD PLANNING BOARD**

Jennifer Godzeno, Chair

JG/lac

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OCT 30 2025

ZONING BOARD

MAYOR  
**Caroline Simmons**



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Sincerely,

**STAMFORD PLANNING BOARD**

Jennifer Godzeno, Chair

JG/lac

RECEIVED

OCT 10 2025


ZONING BOARD



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

August 4, 2025

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

From: Robert Clausi, Executive Director 

Subject: ZB 225-28 / 120 Long Ridge Road LLC / 120 Long Ridge Road  
Site and Architectural Plans and/or Requested Uses and Special Permit  
Convert office building to residential use

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REFERENCES

- Plans entitled “120 Long Ridge Road, Stamford, Connecticut” prepared by Tighe & Bond – Cover Sheet – C-001, General Notes, Legends and Abbreviations – C-100, Overall Site Plan – C-101, Site Improvements Plan – C-103, Open Space Plan – C-201, Water Service Connection Plan and Profile – C-301, Details 1 – C-302, Details 2 – certified by Erik W. Lindquist, CT PE #22850 and John W. Block, CT PE & LS #8488 – dated July 11, 2025.
- Plan entitled “Zoning Location Survey – Parcel “B-R” – 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated July 15, 2025.
- Plan entitled “Property Survey Depicting Adjustment of Lot Line – Parcel “C” & Parcel “B-R” – 120 Long Ridge Road, Stamford CT” prepared by Redniss & Mead Inc. – certified by Jorge P. Pereira, CT LS #70179 – dated July 1, 2025.
- “120 Long Ridge Road Engineering Memorandum” prepared by Erik W. Lindquist, PE, and John W. Block, PE & LS, of Tighe & Bond – dated July 2025.

PROPOSAL

Convert an office to residential use and conduct some associated minor site work.

SITE CHARACTERISTICS

The subject property is located on the west side of Long Ridge Road and will be about 25 acres in area after a pending lot line revision. The site is developed with an office building, parking garage, power plant, and surface parking areas. The majority of the site, which includes the office building, slopes to the west from Long Ridge Road to the Rippowam River, while the southeast part of the site, which includes the parking garage, slopes toward wooded wetlands on the abutting property to the south. The Rippowam River flows to the south along the western property line and features a riparian wetland that supports both scrub-shrub and wooded vegetation. The wetlands were flagged by Bruce C. Laskey in 1995 and consist of undisturbed Pootatuck fine sandy loam and disturbed Udorthents soils.

This property is not located within the coastal management area or a Connecticut Natural Diversity Data Base area of concern. A relatively narrow FEMA-designated flood zone/floodway with a base flood elevation of 49.2-50.4 (FIRM 09001C0508F, 6/18/2010) extends over and adjacent to the river. A 20-foot wide river walk easement also runs parallel to the east side of the river.

### DISCUSSION

The vast majority of the proposed project activities will take place within the unaltered envelope of the existing office building. EPB has no comments or concerns about this interior work.

Exterior work associated with the residential conversion is limited to relocating the existing generator closer to the building, creating a 1,000 square foot playground to the northwest of the building, installing a new water service line, and installing a hydrodynamic separator in the existing storm drain system to improve the quality of the water that is discharged from the site. The basic erosion control measures called out on the plans should be sufficient to contain the disturbance created during the generator relocation and grading for the playground. The silt fencing and catch basin protection proposed in the vicinity of the water line and hydrodynamic separator installation sites should be supplemented with a means for the filtered dewatering of the excavations. EPB agrees with the proposal stated in the Construction Sequence list on Sheet C-302 that a preconstruction meeting be held to review site logistics.

The applicant's project and the improvements proposed or currently underway on the adjacent properties to the north and south would seem to provide an opportunity to develop the Riverwalk. EPB suggests the Zoning Board discuss this idea with the applicant. Improvement of the Riverwalk will likely require a permit from the Environmental Protection Board.

### RECOMMENDATIONS

In light of the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

1. Engineering Department approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
2. Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, drainage, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any site activity and issuance of a building permit.
3. The developer shall arrange a pre-construction site meeting to review the final development plans and project logistics. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau. The final plans shall include a means for the filtered dewatering of the excavations associated with the installation of the new water service line and the hydrodynamic separator.

4. Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other exterior site activity.
5. Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
6. All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
7. Submit a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.

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 *AMB*

**Subject: Application 225-28 - 120 Long Ridge, LLC, 120 Long Ridge 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 convert an existing office building into 196 apartment homes with 808 parking spaces and associated amenities and offers the following comments:

Sanitary Lateral

1. Please confirm if a connection (tie-in) to the Public Sanitary Sewer System is proposed.

Covered Parking Garage Drains

2. The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).
  - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1,500 gallon capacity and six-hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
  - b. Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e. H<sub>2</sub>O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
    - i. "The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design Engineer)".
3. If there is an existing oil/grit separator on site that is planned to be re-used for this development, please submit to SWPCA a site utility plan and plumbing plans detailing the existing garage drain treatment system and oil/grit separator. Additionally, please submit the log and inspection sheets for all pump outs and maintenance that are on file for the oil/grit separator.

#### Courtyards

4. The submitted plans show an interior courtyard that is open to the sky. All drainage from the courtyard shall not discharge to sanitary sewer.

#### 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 11  
Stamford, CT 06902

#### Connection Charges

1. 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)



**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:** Luke Buttenwieser  
Transportation Planner

**DATE:** September 11, 2025

**RE:** Zoning Board Application 225-28

*Luke Buttenwieser*

Application #225-28

120 Long Ridge Road  
120 Long Ridge, LLC

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

- Zoning Board application dated July 15, 2025;
- Traffic Impact Study prepared by Tighe and Bond dated July 14, 2025;
- Transportation Demand Management Plan prepared by Tighe and Bond dated August 28, 2025
- Zoning Location Survey prepared by Redniss and Mead dated July 15, 2025;
- Civil Site Plan prepared by Tighe and Bond dated July 11, 2025.

The applicant proposed converting an existing 302,000 square foot office building to 196 apartments with 808 parking spaces. This application, while separate, is occurring on a parallel track to Zoning Board Application 225-29 which seeks to construct 44 carriage style homes and 58 townhomes for a total of 102 housing units on currently vacant land. The Department has undertaken a wholistic review of potential traffic generation based on both applications.

### **Traffic Impact Study**

1. The applicant shall contribute \$150,000 for safety and operational updates to the traffic signal on Long Ridge Road. This check shall be made out to the City of Stamford and delivered prior to the Department's sign off on the building permit.
2. The application details an increase in pedestrian activity to the Bulls Head retail area. There are limited facilities in the Bulls Head area to accommodate increased pedestrian traffic. The applicant shall contribute \$50,000 to the Department for upgrades to the Bulls Head area prior to the Department's sign off on the building permit.
3. The application requires 287 parking spaces; however, the existing parking garage has 808 parking spaces which will remain. What will the extra parking spaces be used for?
4. Include the proposed developments at 800 and 900 Long Ridge Road in the background traffic volumes.

### **Civil Site Plan**

1. There shall be a permanent access easement over the property of 120-B to allow all guests and residents of 120-C to access the signalized intersection with Long Ridge Road. This access easement shall extend to those driving to park in the Publicly Accessible Amenity Space parking area.
2. Will there be any changes to the current site layout in terms of the flow and direction of vehicles?
3. There shall be a lit sidewalk from the building to the sidewalk on Long Ridge Road to allow pedestrian access to and from the site.

## Fahan, Courtney

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**From:** Repp, Christopher  
**Sent:** Wednesday, August 20, 2025 2:38 PM  
**To:** Fahan, Courtney  
**Cc:** Mathur, Vineeta  
**Subject:** Application 225-28

Hi Courtney,

The Fire Marshals Office has conducted a preliminary review of Application 225-28- 120 Long Ridge Rd, 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)



**CONFIDENTIALITY NOTICE:** This electronic transmission (and/or any attachments accompanying it) contains information from the Fire Marshal Office, City of Stamford, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named above. If you are not the intended recipient(s), you are hereby notified that any dissemination, disclosure, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message.

# 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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October 20, 2025

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**120 Long Ridge Road - 120 Long Ridge LLC  
Zoning Application No. 225-28**

The Engineering Department received Zoning documents proposing to convert an existing office building into 196 apartment homes with 808 parking spaces and associated amenities.

The following documents were reviewed:

-120 Long Ridge Road Engineering Memorandum by Tighe & Bond dated July, 2025

-Property Survey Depicting Adjustment of Lot Line Parcel "C" - Map 10292 S.L.R. & Parcel "B-R" - Map 11551 S.L.R. #120 Long Ridge Road Prepared for 120-C Long Ridge LLC by Redniss & Mead dated 7/1/25

-Zoning Location Survey Depicting Parcel "B-R" - Map 11551 S.L.R. #120 Long Ridge Road Prepared for 120 Long Ridge LLC by Redniss & Mead dated 7/15/25

-Drawing set 120 Long Ridge Road City Submission dated 7/11/25 consisting of sheets C-001, C-100, C-101, C-102, C-103, C-201, C-301 and C-302 by Tighe & Bond

The Engineering Department does not object to this application proceeding with the Zoning approval process; however, the following must be addressed by a CT Professional Engineer prior to Building Permit issuance:

- 1) Show all site improvements and details referenced in the Engineering Memorandum (e.g. sidewalks, patios, landscaped areas, etc..)
- 2) All existing storm pipes and structures to be reused must be video inspected and any items in disrepair must be repaired or replaced.
- 3) All catch basins must have 2 foot sumps and bell traps on the outlet pipes. If the existing catch basins have less than 2-foot sumps, they must be retrofitted with 2 ft sumps or replaced, accordingly.
- 4) Show elevations for CB grates, inverts and sumps.

- 5) Show the construction entrance.
- 6) Clearly show and identify all property lines.
- 7) Add a soil stockpile detail (with haybales).
- 8) The Engineer of Record must provide a signed and sealed drainage statement stating that there will not be any adverse drainage impacts to adjacent or downstream properties or City drainage facilities.
- 9) The minimum required TSS removal efficiency is 80% per the Stamford Drainage Manual. Revise the Engineering Memorandum, accordingly.
- 10) The pervious and impervious coefficients for the weighted CN calculation are too low and should be 0.61 and 0.98, respectively. Revise the Engineering Memorandum.
- 11) Add the City of Stamford Standard Notes.
- 12) The Engineering Department reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC:           Ralph Blessing  
               Lisa Feinberg  
               Courtney Fahan

Reg. No. 275