

July 15, 2025

VIA HAND & ELECTRONIC DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@StamfordCT.gov

**Re: Site Plan and Special Permit Application
120-C Long Ridge Road, Stamford, CT (Parcel ID 003-1154)
120-C Long Ridge LLC & Toll Northeast V. Corp.**

Dear Ms. Mathur:

Our firm represents 120-C Long Ridge LLC, the owner, and Toll Northeast V. Corp., the contract purchaser, (collectively, the “Applicants”), of property known as 120-C Long Ridge Road (the “Property”). As proposed, the Property will be 20.2678± acres.¹ It is located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone. It is generally bounded by commercial uses to the east, Rippowam River to the west and residential homes to the south. The existing office building to the north is currently proposed for conversion to residential dwellings. Today, the Property is vacant.

The Applicant requests Site Plan and Special Permit approvals to facilitate the redevelopment of the Property with a for-sale condominium community consisting of 102 townhomes and carriage houses.

In connection with the attached application, enclosed please find:

- Letters of Authority from:

¹ A related application has been filed on the property directly to the north known as 120 Long Ridge Road (aka Parcel B-R). If both proposals are approved, the two impacted lots will be revised by administrative lot line revision and the Property will be 20.2678± acres. For purposes of zoning compliance, the anticipated lot line revision has been assumed. Today, before the lot line revision, the Property is 19.1505± acres.

- 120-C Long Ridge LLC
 - Toll Northeast V. Corp
- Application fees in the amount of \$5,967.48 (\$4,967.48 Special Permit/Site Plan application fee and \$1,000 Public Hearing fee);
- “Will-Serve” Letters from Stamford Water Pollution Control Authority and Eversource.
- Twenty-two (22) copies of the following application forms and associated schedules:
 - Application for Site Plan Approval;
 - Application for Special Permit Approval;
 - Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D – Description of Property;
 - Schedule E – Zoning Data Chart; and
 - Schedule F – Existing Zoning Map and Aerial Photo of Property;
- Thirteen (13) full-size and nine (9) half-size copies of the following plans:
 - Architectural Plans prepared by Toll Brothers, dated July 3, 2025, with the plan titles listed on Schedule A;
 - Surveys prepared by Redniss & Mead, with the plan titles and dates listed on Schedule A;
 - Civil Plans prepared by Tighe & Bond, dated July 11, 2025, with the plan titles listed on Schedule A; and
 - Landscape Plan prepared by Environmental Land Solutions, LLC, dated July 11, 2025, with the plan titles listed on Schedule A;

- Nine (9) copies of the following reports and materials:
 - Engineering Report prepared by Tighe & Bond, dated July 2025, titled “120-C Long Ridge Road Engineering Report”;
 - Traffic Study prepared by Tighe & Bond, dated July 14, 2025 titled “102-Townhouse Development Traffic Impact Study”;
 - The report prepared by Goman + York dated July 10, 2025, and titled “Stamford Municipal Fiscal Impact: Cold Spring Road”;
 - Draft Affordability Plan²; and
 - Stamford Sustainability Scorecard.

We look forward to advice as to when the Zoning Board will consider this proposal. Please contact me should you have any questions. As always, thank you for your time and attention regarding this matter.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: R. Blessing
Development Team

² A decision on whether to construct the Below Market Rate units onsite or pay a fee-in-lieu will be made prior to issuance of a building permit.