



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 120-C Long Ridge LLC (owner) and Toll Northeast V. Corp. (contract purchaser)

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd. Stamford, CT

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes - 120-C Long Ridge LLC

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120-C Long Ridge Road

ADDRESS OF SUBJECT PROPERTY: 120-C Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: See Schedule B and Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Block 247 - See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
120-C Long Ridge LLC 100 Washington Blvd, Suite 200 Stamford, CT 06902	120 Long Ridge Road Stamford, CT

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF July 2025

SIGNED: [Signature]
 Lisa L. Feinberg

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD July 15 2025

Personally appeared Lisa Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me:

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. # _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

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LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120-C Long Ridge Road, Stamford, CT

ADDRESS OF SUBJECT PROPERTY: 120-C Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Schedule B and Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Block 247 - See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
<u>120-C Long Ridge LLC</u>	<u>120 Long Ridge Road</u>
<u>100 Washington Blvd,</u>	<u>Stamford, CT</u>
<u>Suite 200</u>	
<u>Stamford, CT 06902</u>	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

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DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF July 2025

SIGNED: [Signature]
 Lisa L. Keinberg

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 ss STAMFORD July 15 2025
 COUNTY OF FAIRFIELD

Personally appeared Lisa Ferry, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A
List of Plans & Reports

- Architectural Plans prepared by Toll Brothers, dated July 3, 2025, titled:
 - Carriage Home Building – Front Rendering
 - Carriage Home Building – Side Rendering (Typical)
 - Carriage Home Building – Rear Rendering
 - Typical Carriage Home – Floor Plans (Mohonk)
 - Typical Carriage Home – Floor Plans (Hawthorne)
 - Typical Carriage Home – Floor Plans (Albrecht)
 - Typical Carriage Home - Elevation (Mohonk)
 - Typical Carriage Home – Elevation (Hawthorne)
 - Typical Carriage Home – Elevation (Albrecht)
 - Typical Carriage Home - Building Sections
 - Townhome Building – Front Rendering
 - Townhome Building – Side Rendering (Typical)
 - Townhome Building – Rear Rendering
 - Typical Townhome – Floor Plans
 - Typical Townhome – Elevations
 - Typical Townhome – Building Section
 - Conceptual Architecture – Front Elevations
 - Conceptual Architecture – Front Elevations
 - Conceptual Architecture – Materials – Carriage Homes
 - Conceptual Architecture – Materials - Townhomes
 - Images - Interior Finishes
 - Clubhouse – Front Rendering
 - Clubhouse – Rear Rendering
 - Clubhouse – Floor Plan

- Surveys prepared by Redniss & Mead and titled:
 - Property & Topographic Survey Depicting Parcel ‘C’, Map 10292 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For Toll Brothers, dated December 11, 2024;
 - 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 Stamford, CT Prepared For 120-C Long Ridge LLC, dated July 1, 2025; and
 - Zoning Location Survey Depicting New Improvements Parcel “C” – Map 10292 S.L.R. #120 Long Ridge Road Stamford, Connecticut Prepared For Toll Brothers dated July 15, 2025.

- Civil Plans prepared by Tighe & Bond, dated July 11, 2025, titled:
 - Cover Sheet
 - C-001 General Notes, Legend and Abbreviations
 - C-100 Overall Site Plan
 - C-101 Site Plan – 1
 - C-102 Site Plan – 2
 - C-103 Site Plan – 3
 - C-104 Site Plan – 4
 - C-105 Road “A” Plan and Profile
 - C-106 Road “B” & “C” Plan and Profile
 - C-107 Road “D” Plan and Profile
 - C-108 Road “E” Plan and Profile
 - C-109 Emergency Access Plan
 - C-110 Open Space Plan
 - C-201 Grading Plan – 1
 - C-202 Grading Plan – 2
 - C-203 Grading Plan - 3
 - C-301 Stormwater Management Plan – 1
 - C-302 Stormwater Management Plan – 2
 - C-303 Stormwater Management Plan - 3
 - C-302 Drainage Plan Enlargement
 - C-401 Utility Plan – 1
 - C-402 Utility Plan – 2
 - C-403 Utility Plan – 3
 - C-404 Utility Plan – 4
 - C-501 Water Main Plan and Profile – Main Driveway
 - C-502 Water Main Plan and Profile – Main Driveway – 2
 - C-503 Water Main Plan and Profile – Road “A”
 - C-504 Water Main Plan and Profile – Road “B, C &D”
 - C-505 Water Main Plan and Profile – Road “E”
 - C-601 Sanitary Sewer Plans and Profile - Road “A”
 - C-602 Sanitary Sewer Plans and Profile – Road “B & C”
 - C-603 Sanitary Sewer Plans and Profile – Road “D & E” -1
 - C-606 Sanitary Sewer Plans and Profile – Road “E” -2
 - C-701 Soil Erosion and Sediment Control Plan Initial Phase
 - C-702 Soil Erosion and Sediment Control Plan Initial Phase 2
 - C-703 Soil Erosion and Sediment Control Plan Initial Phase 3
 - C-704 Soil Erosion and Sediment Control Plan Final Phase 1
 - C-705 Soil Erosion and Sediment Control Plan Final Phase 2
 - C-706 Soil Erosion and Sediment Control Plan Final Phase 3
 - C-707 Soil Erosion and Sediment Control Notes and Narrative
 - C-708 Soil Erosion and Sediment Control Details

- C-801 Details – 1
 - C-802 Details – 2
 - C-803 Details – 3
 - C-804 Details – 4
 - C-805 Details – 5
 - C-806 Details – 6
 - C-807 Details – 7
 - C-808 Details – 8
 - C-809 Details – 9
 - C-810 City of Stamford Details
- Landscape Plans prepared by Environmental Land Solutions, LLC (included in civil set), dated July 11, 2025, titled:
 - LP.1 Landscape Plan
 - LP.2 Landscape Plan
 - LP.3 Landscape Plan
 - LP.4 Landscape Plan
 - LP.5 Landscape Notes and Details
 - PAAS.1 Publicly Accessible Amenity Space Plan
- Engineering Report prepared by Tighe & Bond and dated July 2025.
 - Traffic Study prepared by Tighe & Bond titled “102-Townhouse Development Traffic Impact Study” and dated July 14, 2025.
 - “Stamford Municipal Fiscal Impact: Cold Spring Road” prepared by Goman + York dated June 16, 2025.

Schedule B **Project Narrative**

120-C Long Ridge LLC, the owner, and Toll Northeast V. Corp. (“Toll”), the contract purchaser, (collectively, the “Applicant”) request site plan and special permit approval pursuant to Sections 1.B.6, 2.C, 2.D, 5.E.3 and 5.E.5 of the Stamford Zoning Regulations (the “Regulations”) to facilitate the construction of a for-sale common interest community at 120-C Long Ridge Road (the “Property”).

Toll is a luxury home builder with a national footprint in over sixty (60) markets and twenty-four (24) states. Over the last thirty (30) years, Toll has constructed over 2,500 owner-occupied homes in Connecticut alone. Toll’s Apartment Living arm recently completed the Julius at 777 Summer Street, and a proposal for a new townhome community at 700 Fairfield Avenue is currently pending before the Zoning Board. The Toll team is excited to offer an additional for-sale product to the Stamford community with this proposal.

I. The Property & Existing Uses

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 bordered by commercial uses to the east, Rippowam River to the west and single-family homes to the south. The commercial office building on the property to the north is currently proposed to be converted to multifamily housing in connection with a separate application.

The Property was originally part of a much larger parcel comprised of approximately sixty (60) acres that served as home to the Stamford Hall, a sanitarium, and later, Olin Mathieson Chemical Corporation (“Olin”). Olin purchased the Property in 1968 and moved approximately 800 of its executive and administrative employees to the campus in 1969.² The original tract was subdivided into three (3) lots in 1979, with subsequent lot line revisions thereafter. While the piece directly north of the Property went on to serve as headquarters for General Electric Capital Corp and then GenRe, the Property has remained undeveloped.

II. Revision of C-D Regulations

Although the Property was never developed for commercial office purposes, it has been effectively designated for this purpose since Olin purchased the larger site in 1968. However, the demand for suburban office space has continued to dwindle, and today, the market for office space outside the central business district is almost nonexistent. The City has long acknowledged this trend and expressed a preference for office space to be concentrated Downtown.³

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, 19.7045± acres of which is located in the C-D zone. 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.

² New York Times, August 9, 1966.

³See Master Plan page 69, Policy 3B.2.

During this same period, the demand for housing has continued to increase in Stamford and throughout the region at a rate that far outpaces supply. The City has recognized that market conditions favor the conversion of suburban office parks to other more desirable uses, such as multifamily housing. In 2021, the Stamford Zoning Regulations (the “Regulations”) for the C-D zone were amended to allow, via special permit approval, residential uses in large C-D districts. Then in April 2025, the Zoning Board revised the Regulations to allow residential uses on all C-D zoned properties. These text changes served the dual purpose of facilitating the development of much-needed housing while allowing for the redevelopment of office parks that do not have a viable use in their current state.

III. Description of Proposed Development

a. Design & Materials

Toll proposes to construct a for-sale common interest community including forty-four (44) two-story carriage homes and fifty-eight (58) three-story townhomes. The carriage homes will be two (2) stories, and the townhomes will be three (3) stories. All of these homes will include three (3) to four (4) bedrooms and incorporate garages. As required by the Zoning Regulations, ten percent (10%) of the homes will either be designated as Below Market Rate (BMR) housing or a fee-in-lieu payment will be provided to satisfy all or a portion of the BMR requirement. A determination will be made prior to issuance of a building permit.

Each home may be customized by individual buyers with numerous internal and external design features and finishes to ensure every home is unique. The list of available options is extensive, but examples include fireplaces, extended living rooms, covered decks, and finished basements as well as kitchen and bathroom upgrades. To appeal to the projected demographic, each carriage home unit includes an option for a primary bedroom on the first floor.

The proposed architecture incorporates a simple and elegant modern farmhouse aesthetic with a neutral color palette to align with current market preferences. The transitional motif integrates a variety of material treatments and differentiation in fenestrations and rooflines for visual interest, while the color palette promotes a cohesive community character and identity. Building materials will include plank and panel fiber cement siding in subtly different colors, which will be affixed both vertically and horizontally to further the textural and visual interest. Metal roof accents and awnings will also be incorporated. A complete list of materials is provided in the architectural package submitted herewith.

The community will also include a clubhouse with a fitness center, club room, flex space, bike rack, tot lot, and restrooms as well as an outdoor pool.

b. Parking, Electric Vehicles and Bicycles

Each home will include a two-car garage and a dedicated eighteen-foot (18’) driveway to accommodate up to two (2) additional vehicles. Twenty-one (21) additional visitor spaces are also scattered around the site. Each individual home will be wired to receive at least a Level 2 Electric Vehicle Charger and two (2) of the visitor spaces will be improved with Electric Vehicle charging

stations. Bicycle parking is not required for homes with private garages, but a bike rack will be provided for convenience at the clubhouse.

c. Landscaping, Open Space and Publicly Accessible Amenity Space

Homeowners in this community will enjoy the benefit of a combination of private and community open space. More than sixty percent (60%) of the Property will be maintained in its natural state, improved with landscaping or used for open space purposes. Each home will include a patio or deck (with option to be covered), depending on the unit type and private lawn space will also be included as a limited common element, although from a practical perspective, this space will not be separately fenced and will likely function as common space. The clubhouse, pool and child play area (tot lot) will also be available for the entire community to enjoy.

Furthermore, in compliance with the Section 6.A.2 of the Regulations, 59,740± square feet (seven percent (7%) of the total Property⁴) will be dedicated as publicly accessible open space (“PAAS”) via a network of trails along the eastern side of the Property. The PAAS will be designed in accordance with Section 6.C.7 of the Regulations.

For further details regarding the landscaping, proposed open space and publicly accessible amenity space, please refer to the plans prepared by Tighe & Bond and Environmental Land Solutions and included herewith.

d. Vehicular and Pedestrian Circulation

The Property has technical frontage on Long Ridge Road, Cold Spring Road and Old Barn Road North; however, it has never included a separate curb cut for access. Today, there is one (1) signalized curb cut and a secondary, unsignalized entrance and exit on the property to the north. This secondary entrance is now anticipated to be shared with the Property to serve as the primary entrance for the redevelopment proposal. The signalized entrance will also be available for use.

Direct vehicular access will be provided to each home in the community and a network of sidewalks with connecting crosswalks will allow for safe pedestrian circulation.

New sidewalks and other pedestrian improvements are currently under construction along the Property frontage on Long Ridge Road.⁵ These improvements will safely connect the residents of the Property with the numerous new retail options across the street at Bulls Head. Special Permit approval of a sidewalk fee-in-lieu payment for the 90’± of technical street frontage on Old Barn Road North has also been requested. The Applicant submits that constructing new sidewalks for on Old Barn Road North in the middle of a small single-family neighborhood without any sidewalks would not serve the goal of providing a pedestrian network or safer pedestrian travel.⁶ Cold Spring Road is under the jurisdiction of the State of Connecticut, and the Property’s frontage

⁴ Only the portion of the Property located in the C-D zone was used for this calculation.

⁵ Pursuant to Section 12.K.4.a(5) of the Regulations, the Applicant is not required to provide sidewalks when “there is an existing sidewalk of at least five (5) feet in width in a state of good repair meeting all ADA requirements.”

⁶ Pursuant to Section 12.K.4.a.4 of the Regulations, a sidewalk may not be required. The Applicant has made the special permit request in the avoidance of doubt.

abuts a retaining wall. Thus, pursuant to Section 12.K.4.b of the Regulations, an additional fee-in-lieu payment will be made for the 100'± of frontage on Cold Spring Road.

Conformance of Site Plan with Stamford Master Plan

The proposed development is in line with the goals of Stamford's Master Plan and the City's vision when it amended the C-D regulations. Master Plan Category 8 provides in relevant part: "This category is intended to provide for and protect low-density office parks . . . by allowing limited expansion and adaptive reuse of compatible office, research and development, *residential*, government, educational and medical uses Such development may be permitted to locate on sites 'suburban' in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines...."

The proposed development is consistent with Master Plan Category 8, as it will repurpose land previously designated for office space in a suburban neighborhood as much needed housing. Because the Property is effectively tucked behind the existing office building and parking garage to the north, it will have no visual impact from Long Ridge Road. Moreover, the majority of the perimeter will be improved with two-story carriage homes or the "tuckunder" model of the townhomes", both of which are completely compatible with the adjacent residential neighborhoods.

The expansive site is enhanced by robust, mature landscaping along the edges and the Rippowam River flows along the perimeter to the west offering a wide natural buffer between the proposed development and the single-family homes in the R-20 zone to the west. Notably, this is a considerably larger setback than the fifty feet (50') that would be required in the R-20 zone. A significant number of trees and shrubs are also proposed along the perimeter of the site to further enhance the buffer between properties.

The Property is located on Long Ridge Road, a main arterial north-south connection in Stamford, and no new curb cuts are proposed. Moreover, Long Ridge Road continues to transition from the site of several large corporate headquarters to more housing. It is well-settled that residential uses produce fewer peak-hour vehicular trips than office uses. As a point of comparison, the office building to the north was previously occupied by anywhere from 800-1,100 employees during its peak. Thus, the Applicant submits that the surrounding roadways will easily accommodate the vehicle trips generated by the proposed residential development.

The Master Plan's first enumerated goal for growth management states: "Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use."⁷ As discussed above, the City implemented this policy when it amended the C-D regulations to make the development of housing in office parks more attainable. The proposed development is consistent with this goal, and the following Master Plan strategies and policies are also forwarded:

⁷Master Plan Policy 1.3B.1, page 4.

- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.
- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

IV. Requested Approvals

To facilitate this proposal, the Applicant requests the following approvals:

- (1) Final Site Plan Approval (“FSP”) pursuant to §§ 1.B.6, 2.D, and 5.E.5 of the Zoning Regulations to construct 102 residential homes, a clubhouse and associated site improvements on the Property.
- (2) Special Permit Approval pursuant to §§ 2.C and 5.E.3. of the Zoning Regulations to permit the multifamily residential use of the Property.
- (3) Special Permit Approval pursuant to § 12.K.4.a.6 of the Zoning Regulations to exempt the 90’ of technical street frontage on Old Barn Road North from the sidewalk requirements and permit a fee-in-lieu payment related to same. An additional fee-in-lieu payment will be made for the 100’ of street frontage on Cold Spring Road, pursuant to § 12.K.4.b.

V. Conclusion

The Applicant seeks to construct a for-sale common interest community with 102 residential homes on the Property. The proposal is consistent with the City’s goal of replacing underperforming office sites with uses that are in much higher demand and offers a housing product that has long been considered desirable in the City.

Schedule C
Statement of Findings

The Applicant submits the proposal is consistent with the Site Plan standards (§ 2.D.4.) and Special Permit standards (§ 2.C.2.) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, and handicapped access conform to the standards of the C-D Zone and applicable provisions of Section 12 of the Zoning Regulations. The proposed development makes use of the existing curb cut and access drive on the property to the north and provides convenient vehicular and pedestrian circulation on the Property. The existing signalized access point will also be available to the new community.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

Vehicles will enter and exit the Property utilizing the existing curb cut on the Property to the north. No changes are proposed to this intersection.

(c) Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.

As previously noted, the Property was previously part of a larger, 60-acre parcel that served as the headquarters to Olin. While the Property has remained vacant over the

years, it has long been designated for office use. The transition from a potential office use to a residential use will significantly reduce potential peak hour traffic volumes associated with the site. Long Ridge Road is a main arterial roadway in Stamford and is equipped to accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by Tighe & Bond.

(2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

(a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The proposed plantings have been strategically chosen to ensure seasonal interest, and a pollinator garden with native wildflowers has been included near the entrance to the PAAS trail. No invasive species have been included in the planting plan, and all of the proposed larger growing shade trees are native.

A new retaining wall ranging in height between 6-11' is proposed along the western edge of the development. This wall will be screened with evergreen trees that will be between 5-8' at planting and grow to be 25-60', depending on the species, at maturity. Similar screening is proposed on the southern boundary. The new community will not be visible from Long Ridge Road, and the remainder of the site will be improved with numerous new plantings elegantly placed to enhance the community.

Trash will be privately collected in the same manner as a single-family neighborhood with private roll-out bins for each home.

(b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board.... In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

More than sixty percent (60%) of the Property will remain undeveloped. The proposal includes 91,255± square feet of usable open space and more than an acre of publicly accessible trails. The community will also include a 2,200± square foot clubhouse and outdoor pool as well as indoor and outdoor child play areas. For additional details regarding the proposed landscaping improvements, please refer to the landscaping plans prepared by Environmental Land Solutions, LLC and included herewith.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section [9-C].*

Enclosed are comprehensive Soil Erosion and Sediment Control Plans prepared by Tighe & Bond which will ensure the standards and procedures of § 9.C. of the Zoning Regulations are satisfied.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

In order to accommodate development on the Property, the removal of some existing foliage is necessary, but trees were preserved wherever possible. In addition, no known historic structures or significant natural features are proposed from the site. Moreover, the development team has worked to ensure the sensitive environmental features on the Property, including the river, inland wetlands and upland review areas, will be properly protected and preserved.

- (e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The proposed lighting will be appropriate for a residential community and conforms to the City of Stamford Lighting Ordinance. All lighting will be downward directed, warm tone and pedestrian scale.

- (f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The Property is currently served by all required utilities. Will-serve letters from the Stamford Water Pollution Control Authority and Eversource (electric and gas) are also included in the application materials.

- (g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to access the Property safely and conveniently. Please refer to the plan prepared by Tighe & Bond titled “C-109, Emergency Access Plan” for additional details.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed common interest community has been designed to seamlessly blend in with the neighborhood. All residential homes will be between two (2) and three (3) stories, with the majority of the taller units located in the site’s interior. The modern farmhouse aesthetic and neutral color palette will be attractive and generally compatible with the surroundings.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The Property will feature 91,255± square feet of usable open space. However, more than sixty percent (60%) of the Property will remain undeveloped. Notably, the proposed setbacks from the R-7.5 neighborhood to the south and R-20 neighborhood to the west are significantly greater than would otherwise be required in each of those neighborhoods.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated. Construction activity will be mainly limited to the interior of the building.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be*

made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.

The Applicant is amenable to a condition of approval requiring the Property to be maintained in good repair.

b. Special Permit Standards

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

As proposed, the Property will be 20.2678± acres, 19.7045± acres of which will be located in the C-D zone. With 102 residential homes, this is a density of just over five (5) units per acre, well below the fourteen (14) units per acre permitted in the C-D zone. The proposed carriage homes along the river are separated from the western property boundary by a significant wooded buffer and the homes on the southern portion of the Property are a minimum of fifty feet (50') from the property line. Notably, the homes in the adjacent R.7.5 neighborhood may be up to two and one-half (2 ½) stories with a minimum setback of only thirty feet (30'). As proposed, the community will not be visible from Long Ridge Road.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

This neighborhood is comprised of a variety of residential, commercial and institutional uses. However, the City has long maintained a desire for less commercial office space outside of the central business district and more diversity of housing. This proposal fulfills both of these objectives. The elimination of a potential commercial office site in favor of for-sale attached residential homes will result in a reduction in the possible intensity of the Property and the overall enhancement of the neighborhood. Accordingly, the Applicant submits that the proposed development is compatible with the neighborhood and in harmony with the intent of the Regulations.

(3) the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

As detailed in the enclosed Traffic Impact Study prepared by Tighe & Bond, the proposed development will not have a significant impact on traffic operations. The Property is located on Long Ridge Road, a main arterial north-south connection in Stamford, and no new curb cuts are proposed. Each home will include a private, two-car garage with additional parking capacity on each driveway and another twenty-one (21) parking spaces will be provided on the site for visitors. Thus, the Applicant submits that the existing streets and proposed off-street parking can easily accommodate the proposed residential development.

(4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.

The proposed residential development will not impair the present or future development of the surrounding area. The proposed attached homes are a natural fit with the proposed apartments and approved senior housing to the north. Redeveloping this long-vacant site with a luxury, for-sale common interest community will also enhance the value of the Property and related tax base. Moreover, the retail complex to the east will benefit from the patronage of these new residents.

(5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The proposed development satisfies the goals of Master Plan Category 8, which provides for the “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses[.]” It also complies with the following Master Plan Policy goals, policies and strategies:

- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.

- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

Additionally, the proposed development complies with the intent of the C-D regulations, which recently were amended to permit multifamily residential use via special permit on a greater number of parcels in the C-D Zone. This amendment was made in accordance with the Master Plan’s first enumerated goal for growth management, which states: “Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use.”⁸

⁸Master Plan Policy 1.3B.1, page 4.

Schedule D
Description of Property

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, known as Parcel "C" as shown on a map titled 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 Stamford, CT Prepared For 120-C Long Ridge LLC, dated DRAFT July 1, 2025*

*This description relates to the proposed 20.2678 acre parcel.

Schedule E
Zoning Data Charts

C-D Zone			
Standard*	Residential Buildings Permitted/ Required	Existing/Proposed	Notes
Lot Area	15 acres	20.2678± acres C-D – 19.7044± acres R-6 – 0.4245± acres R-7.5 – 0.1389± acres	Complies
Building Coverage	25%	18.2± %	Complies
Lot Coverage	40%	35.8± %	Complies
Density	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	102 units (5.1 units / acre)	Complies
BMR	N/A	Onsite or Fee-in-Lieu Payment for up to 10.2 units ⁹	Complies
Building Height	Lesser of 3 stories or 35'	Carriage Homes: 2 stories Townhomes: 3 stories < 35'	Complies
Street Line Setback	50'	>350'±	Complies
All Other Setbacks	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	Northern Boundary - 56'± Southern Boundary – 51.6'±	Complies
Usable Open Space	7,650± SF	91,255 SF±	Complies
Parking	2 spaces per unit plus 1 space for every 4 units for visitors (230 spaces)	371 spaces ¹⁰	Complies
EV Parking	1 space per unit	102	Complies

⁹ The Applicant will decide how the BMR requirement will be satisfied prior to issuance of a building permit.

¹⁰ All homes include two-car garages; however, the garages with the townhomes really function as one and one-half car garages. To be conservative, a maximum of three (3) spaces per townhome has been assumed.

