

October 31, 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: Supplemental Application Materials for ZB App. No. 225-28
120 Long Ridge Road (Parcel ID 003-8214)
120 Long Ridge, LLC**

Dear Ms. Mathur,

Our firm represents 120 Long Ridge LLC (the “Applicant”), the owner of the property located at 120 Long Ridge Road (the “Property”). As you know, on July 15, 2025, the Applicant submitted applications requesting Site Plan and Special Permit approval to facilitate the conversion of the existing 302,000± square foot office building on the Property to 196 residential apartments (the “Application”). Due to the length of the agenda, the public hearing for the Application was opened on October 20, 2025, and immediately continued to November 10, 2025 without presentation. However, the Applicant has received comments on the Application from your office and other City departments to which the Application was referred. The enclosed application materials are in response to these comments:

- Five (5) copies of the following:
 - Response to October 20, 2025 Engineering Department comments prepared by Tighe & Bond, dated October 31, 2025;
 - Response to September 11, 2025 Transportation, Traffic, & Parking Bureau comments prepared by Tighe & Bond, dated October 17, 2025;
 - Response to August 22, 2025 Water Pollution Control Authority comments prepared by Tighe & Bond, dated October 31, 2025; and
 - Response to August 4, 2025 Environmental Protection Board comments prepared by Tighe & Bond, dated October 31, 2025;

- Five (5) half-size copies of the following plans:

- Civil Plans prepared by Tighe & Bond, dated July 11, 2025, revised to October 31, 2025, titled:
 - “G-001: Cover Sheet;”
 - “C-001: General Notes, Legend and Abbreviations;”
 - “C-100: Overall Site Plan;”
 - “C-101: Site Improvement Plan;”
 - “C-102: Emergency Access Plan;”
 - “C-103: Open Space Plan;”
 - “C-201: Water Service Connection Plan and Profile;”
 - “C-301: Details – 1;”
 - “C-302: Details – 2;” and
 - “C-303: Details – 3;”
- Floor Plans prepared by Weber & Associates, dated October 30, 2025, titled¹:
 - “SK-4.0A: Proposed Typical Units – Studio Plan Options;” and
 - “SK-4.0B: Proposed Typical Units – 1 Bedroom & 2 Bedroom Plan Options;”
- Landscape Plan prepared by Environmental Land Solutions dated October 22, 2025, titled “Streetscape Landscape Plan;”
- Five (5) copies of a revised Zoning Data Chart²; and
- Five (5) copies of an Engineering Memorandum prepared by Tighe & Bond dated July 11, 2025, and revised to October 31, 2025.

Very truly yours,



Lisa L. Feinberg

Enclosures.

cc: Ralph Blessing
Zoning Board
Development Team

¹Unit configurations were rearranged to ensure compliance with light and air requirements.

²The Applicant has added a new sidewalk along Long Ridge Road in accordance with comments it received from the Transportation, Traffic, & Parking Bureau, which has increased site coverage by 0.2± percent. Additionally, upon further review, the Applicant has removed 10,465± square feet of area southeast of the building from its Open Space Plan. Although this space technically qualifies as Usable Open Space and will remain open, the Applicant does not deem it practical to designate this area as Usable Open Space. The Applicant has also removed 2,970± of Usable Open Space from the area to the north of the building that it has deemed impractical to include as such.