

November 25, 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. 225-29
120-C Long Ridge Road (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 you know, on July 15, 2025, the Applicants submitted applications requesting Site Plan and Special Permit Approval to facilitate the redevelopment of the Property with a for-sale condominium community consisting of 102 townhomes and carriage houses. The public hearing for the Application was opened on October 20, 2025, and immediately continued to November 10, 2025, November 24, 2025, and December 1, 2025, without presentation by the Applicants. The Applicants have received comments on the Application from your office and other City departments to which the Application was referred.

The Applicants have made the following changes in response to the comments they have received:

- The Applicants have modified the lot line along the Property’s northern and western borders with 120 Long Ridge Road. As a result, the Property no longer borders the Rippowam River.
- The proposed lot coverage has increased from 35.8± percent to 38.6± percent due to the lot line revision. Pursuant to § 6.B.14. of the Zoning Regulations, the Applicants request that the proposed Publicly Accessible Amenity Space be exempt from coverage calculations in order to provide flexibility for future homeowners.

Enclosed please find the following revised and new application materials:

- Six (6) 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 TTP comments prepared by Tighe & Bond, dated October 17, 2025; and

- Response to August 26, 2025 WPCA comments prepared by Tighe & Bond, dated October 31, 2025;
- Three (3) full-size and four (4) half-size copies of the following plans:
 - Civil Plans prepared by Tighe & Bond, dated July 11, 2025, and revised to November 21, 2025;¹
 - Survey Depicting the Lot Line Adjustment prepared by Redniss & Mead, dated July 1, 2025, and revised to November 21, 2025;
 - Zoning Location Survey prepared by Redniss & Mead, dated July 15, 2025, and revised to November 21, 2025;
 - Landscape Plan prepared by Environmental Land Solutions dated July 11, 2025, revised to November 24, 2025;
 - Landscape Rendering prepared by Environmental Land Solutions dated September 1, 2025, and revised to November 24, 2025; and
 - Publicly Accessible Amenity Space Plan prepared by Environmental Land Solutions dated July 11, 2025, and revised to November 24, 2025.

Very truly yours,



Lisa L. Feinberg

Enclosures.

cc: Ralph Blessing
Zoning Board
Development Team

¹At the direction of staff, due to the size of these plans, the Applicants are only submitting four (4) half size copies of the plan sheets related to sediment and erosion control.