

29-5000-012  
October 17, 2025

Mr. Luke Buttenweiser  
Transportation Planner  
Office of Operations  
Transportation, Traffic & Parking  
City of Stamford – Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901

Re: **Application #225-29**  
**120-C Long Ridge Road**  
**Toll Northeast V Corp**

Dear Mr. Buttenwieser:

Thank you for the opportunity to address your comments for the above-referenced project in the City of Stamford. The following summarizes the comments from 9-11-2025 memorandum in *italic* and our responses in **bold** text:

### **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.*

**Response: So noted.**

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.*

**Response: So noted.**

3. *Include the proposed developments at 800 and 900 Long Ridge Road in the background traffic volumes.*

**Response: The background growth rate incorporates the potential traffic in the vicinity of the 120 Long Ridge Road study area from the 800 and 900 Long Ridge Road developments.**

### **Civil Site Plan:**

1. *There shall be a permanent access easement over the property to 120-B to allow all guests and residents of 120-C to access the signalized intersection with Long Ridge Road. The access easement shall extend to those driving to park in the Publicly Accessible Amenity Space parking area.*

**Response: So noted.**



2. *The ADA parking space in the PAAS parking area shall have an ADA compliant pedestrian ramp.*

**Response: An ADA compliant ramp will be added to the sidewalk at the end of the painted crosshatch.**

3. *For uncontrolled crosswalks, crosswalk signs shall be added.*

**Response: Pedestrian crossing signs will be added for both directions of vehicle traffic at each crosswalk.**

4. *There shall be a receiving ADA compliant pedestrian ramp at the intersection of Road D and Road C.*

**Response: An ADA compliant pedestrian ramp will be added to the north side of Road C where it intersects Road D.**

5. *The applicant shall explore narrowing the existing 85-ft wide southern driveway at the intersection of Long Ridge Road.*

**Response: As requested, the applicant has explored narrowing the southern driveway and recommends providing a painted refuge area between the inbound and exiting entry lanes to improve pedestrian safety for the Long Ridge Road sidewalk crossing. This modification will be added to the proposed site plan.**

6. *The Department supports and encourages the 190 combined feet of sidewalk along the Barn Road North and Cold Spring Road to be paid via in lieu payment at the time of the Department's sign off on the Building Permit. The fee amount shall be subject to Section 12.K adjusted for ENR.*

**Response: So noted.**

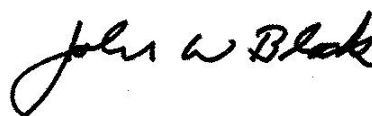
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

**TIGHE & BOND, INC.**



Erik W. Lindquist, P.E., LEED AP  
Senior Project Manager



John W. Block, P.E., L.S.  
Senior Vice President