



**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, PRINCIPAL PLANNER  
**SUBJECT:** ZB #225-29 Special Permit & Site & Architectural Plan and Requested Uses  
**APPLICANTS:** 120-C Long Ridge LLC (Owner) and Toll Northeast V. Corp. (Contract Purchaser)  
**DATE:** December 1, 2025  
**MASTER PLAN:** Master Plan Category 8 (Mixed Use - Campus)  
**ZONING:** C-D (Commercial Design), R-6, R 7 ½

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**REQUESTED ACTIONS:**

225-29	Site and Architectural Plan and Requested Uses	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.
	Special Permit	Special Permit Approval pursuant to §§ 2.C and 5.E.3. of the Zoning Regulations to permit the multifamily residential use of the Property.  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.

## **Introduction**

120-C Long Ridge LLC (Owner) and Toll Northeast V. Corp. aka “Toll” (Contract Purchaser) are requesting approval of the related Special Permit and Final Site and Architectural Plan Requested Uses application to facilitate the construction of 102 residential units along with landscaping and parking spaces at 120-C Long Ridge Road. The site is approximately 19.45 acres in size.

## **Site and Surroundings**

The 19.45 acre site is located to the south of the office building and garage at 120 Long Ridge Road. The lot has 282’ of frontage along Long Ridge Road, 100’ of frontage along Cold Spring Road and 90’ of frontage along Old Barnes Road. The property is primarily in the C-D zoning district with 18.89 acres being the C-D zoning district, 0.42 acre in the R-6 zoning district and 0.14 acre in the R-7 ½ zoning district. The property has wetlands on its south-east portion. The property is undeveloped and vegetated.

The Rippowam river is located to the west, and single-family homes line the property to the south and east. The office building 60 Long Ridge Road is located to the south-east of the property. The zoning district to the north of the property is C-D, to the south is R-7 ½ and to the east is R-6 and C-N. The homes across the Rippowam river are in the R-20 single family zoning district.

## **Final Site and Architectural Plan & Requested Uses**

The proposed development will be entirely on the C-D district portion of the property. Compliance with the C-D Zoning District standards is given in the chart below. The applicant submitted revised material on November 25, 2025 which included a revised Zoning Location Survey and an updated property boundary along the north side. The revised Zoning Data Chart dated December 1, 2025 shows the zoning compliance pursuant to the updated property boundary.

**Schedule E  
Zoning Data Charts**

<b>C-D Zone</b>			
<b>Standard*</b>	<b>Residential Buildings Permitted/ Required</b>	<b>Existing/Proposed</b>	<b>Notes</b>
<b>Lot Area</b>	15 acres	19.4599± acres <sup>1</sup> C-D – 18.8965± acres R-6 – 0.4245± acres R-7.5 – 0.1389± acres	Complies
<b>Building Coverage</b>	25%	19.5± %	Complies
<b>Lot Coverage</b>	40%	38.6± %	Complies
<b>Density</b>	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	102 units 58- townhomes 44-carriage homes (5.2 units / acre)	Complies
<b>BMR</b>	N/A	Onsite or Fee-in-Lieu Payment for up to 10.2 units <sup>2</sup>	Complies
<b>Building Height</b>	Lesser of 3 stories or 35'	Carriage Homes: 2 stories Townhomes: 3 stories < 35'	Complies
<b>Street Line Setback</b>	50'	>350'±	Complies
<b>All Other Setbacks</b>	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	Northern Boundary - 60'± Southern Boundary – 51'± Western Boundary – 50.4'± <sup>3</sup>	Complies
<b>Usable Open Space</b>	7,650± SF	91,255 SF±	Complies
<b>Parking</b>	2 spaces per unit plus 1 space for every 4 units for visitors (230 spaces)	371 spaces <sup>4</sup>	Complies
<b>EV Parking</b>	1 space per unit 10% of guest spaces	104	Complies

<sup>1</sup> Pursuant to proposed lot line revision.

<sup>2</sup> The Applicant will decide how the BMR requirement will be satisfied prior to issuance of a building permit.

<sup>3</sup> Measured from portion of retaining wall exceeding 8' in height. Portions less than 8' are a permitted obstruction.

<sup>4</sup> 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. Each driveway can accommodate up to two (2) vehicles and there are an additional twenty-one (21) surface spaces.

## **Site Design**

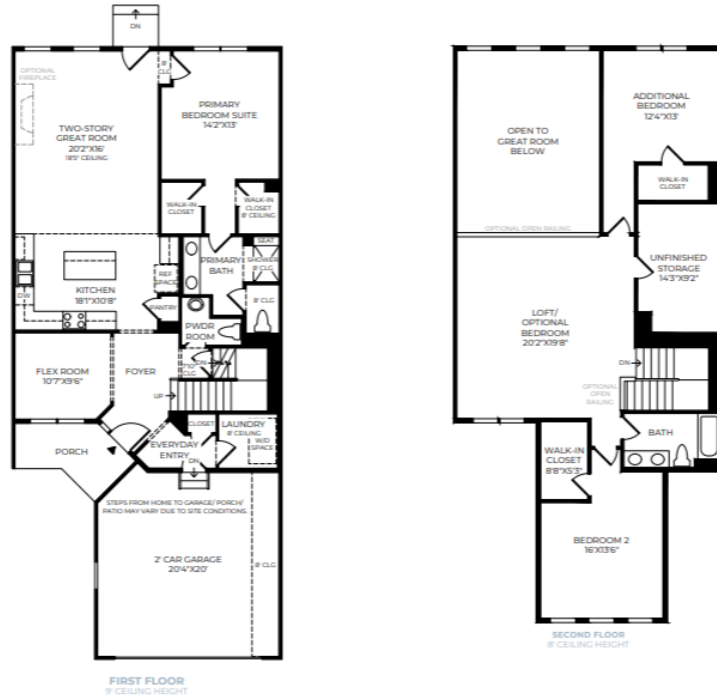
The Applicant proposes two styles of units including carriage homes (44 units) and townhomes (58 units). The carriage homes are two story units with the primary bedroom suite on the first floor. The townhome units are three stories and have the primary bedroom at the third level.

The units would be oriented towards internal driveways. Each unit would have either a deck or patio in the rear based on the site grade. The exterior will be clad in Hardie siding and panel.

The prospective owners would be provided a variety of carriage home plans to select from (Hawthorne, Mohonk & Albrecht). The townhome plans include 'Elite' and 'Modern Farmhouse'. The carriage home materials include Hardie siding and trim and metal roofs. The townhomes will have similar Hardie panel or plank siding and metal or shingle roof.



**Typical Carriage Home front rendering**

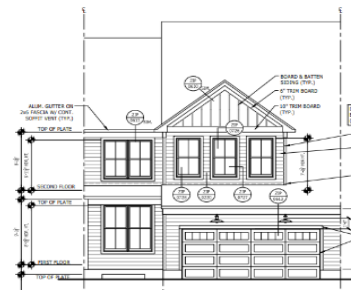


HAWTHORNE

**Typical Carriage Home floor plan**



(Rear)



(Front)

HAWTHORNE

\*\*Building Elevations are intended to demonstrate compliance with zoning codes and building height regulations. See renderings for materiality, color, and style

TYPICAL CARRIAGE HOME | ELEVATION

ARCHITECTURE



**Typical Townhome rendering**

**Special Permit**

The applicant has submitted a statement of findings related to the Special Permit requests.

1. Special Permit Approval pursuant to §§ 2.C and 5.E.3. of the Zoning Regulations to permit the multifamily residential use of the Property.

Staff recommends approval of the multifamily residential use which adds to the housing stock while also diversifying the housing typology.

2. 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.

Staff recommends approval of the Special Permit to exempt the construction of sidewalk along the 90' stretch of frontage along Old Barn Road North. Sidewalk on this small section is impractical given that it does not connect to any other sidewalk, and this road is fairly narrow.

**Landscaping**

Extensive planting is proposed throughout the site including areas along the periphery of the development, along the main drives, around the clubhouse and in the planted areas in front of carriage and townhomes. A total of 184 trees are proposed to be removed and 525 trees are proposed to be added.

Foundation planting comprising of a variety of shrubs is proposed around the clubhouse, playground and the residential units. A Pollinator garden has also been proposed. Staff recommends expanding the pollinator garden to other common areas of the site.



**Publicly Accessible Amenity Space**

Section 6 requires that 5% of the lot area be dedicated to Publicly Accessible Amenity Space. Given the total C-D district area of 18.89 acres, the required PAAS area is 44,143 sf. The applicant has proposed a trail spanning 59,740 sf. The proposed trail meets the requirements in Section 6.C.7 as follows:

a.	<b>Eligibility.</b> Trails only permitted if required PAAS is greater than 30,000 sf	<b>Complies.</b> Required PAAS area is 44,143 sf
b.	<b>Delineation.</b> The Trail Area shall be determined by Property Lines.	<b>Complies.</b> PAAS area follows property line and excludes conservation areas excludes rocky terrain.
c.	<b>Parking.</b> 1 parking space required per 10,000 sf of PAAS area for the first 40,000 sf	<b>Complies.</b> Total 4 PAAS parking proposed including a HC parking space 9' x 18'

d.	<b>Trailhead shelter.</b> A shelter measuring 100sf required.	<b>Complies.</b> A 100 sf shelter with required amenities (e.g. trash receptacle, dog station, bench) and signage is proposed.
e.	<b>Connection to public sidewalk.</b> Pedestrian connection required to public sidewalk	<b>Complies.</b> The trail connects directly to the Long Road sidewalk.
f.	<b>Trail tread and clearing.</b> All Trails shall have a tread width of at least three feet. There shall be clearing of at least 24” in width on either side of the trail tread. The clearing height shall be no less than 10’ and clearing areas shall be regularly cleaned and maintained.	<b>Complies.</b> Notes provided on PAAS plan.
g.	<b>Material.</b> The Trail surface shall consist of either paving, compacted aggregate or wood chips.	<b>Complies.</b> A compacted stone dust surface is proposed.
h.	<b>Signage.</b> All Trails shall be well marked. Signage shall be provided at least at every intersection or crossing	<b>Complies.</b> Total of 18 signs proposed (1 every 60 ft).
i.	<b>Accessibility.</b> At least 30% of trail to be at an incline less than 8.33%.	<b>Complies.</b>
j.	<b>Benches.</b> One six-foot wide bench shall be provided for every 500 feet of Trail length. Benches may be grouped at overlooks or similar areas.	<b>Complies.</b> A total of 4 benches are proposed.
k.	<b>Dog waste station.</b> This is to be provided at the trailhead.	<b>Complies.</b> See note on PAAS plan.
l.	<b>Lighting.</b> All trails shall be unlit to protect the natural environment. Limited lighting at the trail head may be permitted for safety and security reasons.	<b>Complies.</b>

### **Usable Open Space**

The project includes 91,255 sf of usable open space where 7,650 sf of open space is required for the 102 units (75 sf per unit). In addition to the common landscaped area around the clubhouse and each unit will have a private patio/deck which gets partially counted towards the open space requirement.

### **Below Market Rate Housing**

The applicant is subject to a 10% BMR requirement per Section 7.C Table 1. The project includes 102 townhomes generating a BMR requirement of 10.2 BMR units. The applicant has submitted an affordability plan complying with the requirements of Section 7.C.5 designating a total of 10 units as ownership BMR units. Of the total units, 5 BMR units shall be made available for sale to Eligible Households earning 65% or less of the AMI, and 5 BMR units to Eligible Households earning 80% or less of the AMI. The fractional 0.2 BMR requirement will be made through fee-in-lieu. The applicant also notes that they may elect to satisfy the entire BMR requirement through a fee-in-lieu with a final determination to be made prior to a request for Building Permit.

### **Parking & Access**

The project is within Parking Category 3. The parking requirement for three-bedroom market rate units is 2.0 per unit for each unit and 1 space per 4 units is required as visitor parking for a total requirement of 230 parking spaces.

Each of the carriage home will have a two-car garage and two parking spaces in the driveway. The townhome garages will accommodate 1 car in the garage (given the garage width of 17') with two additional parking space in the driveway. A total of 21 open parking spaces are located in three separate lots. A total of 371 parking spaces are proposed including all garage, tandem and surface lot parking spaces.

### **Electric Vehicle Charging Spaces**

Where designated parking is separately provided for each unit, then one Parking Space per Unit is required to be wired to receive at least a Level 2 wall box for Electric Vehicle charging. Each of the 102 garages are proposed to be wired for a Level 2 wall box. The visitor parking lots contains a total of 21 parking. Based on a 10% requirement, 2.1 EV spaces are required. The applicant proposes 2 EV parking spaces. These should be demarcated on the site plan.

### **Bike Parking**

Given that each unit has a designated garage, no separate bike parking is required. Bike racks are proposed close to the clubhouse/tot-lot.

### **Sidewalk and Street Trees**

The property has frontage along Long Ridge Road (282'), Old Barn Road North (90') and Cold Spring Road (100'). The sidewalk was recently constructed along the Long Ridge Road frontage. Given that Old Barn Road North and Cold Spring Road do not have sidewalks, are narrow residential streets and no disturbance is proposed at those frontages, the applicant proposes to meet the requirement for those two frontages through a fee in lieu payment. The landscape plan (Sheet LP.4) includes street tree calculation for all three frontages. Three new street trees are proposed in addition to the ten existing trees along Long Ridge Road. The applicant proposes to pay a fee in

lieu of the four trees required along the Old Barn Road North. The frontage along Cold Spring Road is already wooded and has eight trees in place which is four more than the required number of trees.

## **Referral Comments**

### **Planning Board**

During its regularly scheduled meeting held on Tuesday October 7, 2025 the Planning Board reviewed the Special Permit application and recommended approval of the application. The Planning Board found the request to be in general harmony with Comprehensive Plan Category MU2 (Mixed Use Community Campus).

### **Water Pollution Control Agency**

Ann Brown, P.E. Supervising Engineer in a letter dated August 26, 2025 provided technical comments on the subject applications related to the sanitary lateral tie, the amenity/food service area, swimming pool and comments regarding construction dewatering and connection charges. The applicant provided a response to these comments in a letter dated October 31, 2025.

### **Transportation Traffic and Parking Bureau**

Luke Bittenweiser, in a letter dated September 11, 2025 provided comments on the site development plan. It was recommended that a permanent access easement be provided over the 120-B driveway to allow vehicular and pedestrian access on 120-C for both residents and PAAS users. TTP recommended that the applicant contribute \$150,000 for safety and operational updates to the traffic signal on Long Ridge Road and contribute \$50,000 towards pedestrian improvements in the Bull's Head area. The department recommended that the applicant pay a fee-in-lieu of the 190 ft of combined frontage along Cold Spring Road and Old Barns Road. The applicant provided a response to these comments in a letter dated October 31, 2025.

### **Environmental Protection Board**

Bob Clausi, Director, Environmental Protection Board provided comments in a memo dated August 25, 2025 and noted that EPB has no objections with the Zoning Board approving the proposed development and provided comments on the sediment and erosion control plan and included standard conditions. He noted that all the proposed activity is outside the FEMA flood zone and the 50 foot-wide wetland upland review area except for the work to connect to the sanitary sewer main. A separate EPB application made for the work and received approval on August 7, 2025. Mr. Clausi provided a clarification regarding the riverwalk recommendation in a letter dated October 28, 2025. It is noted that the lot lines have since been adjusted and the riverfront is no longer a part of the subject property.

### **Fire Marshal**

In an email dated August 20, 2025, Fire Marshall Christopher Repp noted that the Fire Marshal's office has conducted a preliminary review of the application and has no objections.

### **Engineering Bureau**

Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspection in a memo dated October 20, 2025 provided technical comments on the application including details and notes to be added on to the civil plans prior to the Building Permit, comments on the sediment and erosion control plan and maps and documents to be finalized. The applicant provided a response to these comments in a letter dated October 31, 2025.

### **Summary**

Staff believes that the proposed project is a positive addition to Stamford because it adds new ownership townhomes to the housing stock, improves streetscape, increases tree count and adds Below Market Rate housing. Approximately 44,000sf publicly accessible trail area will be asset to the city as well. Staff recommends approval of the related Special Permit and Site and Architectural Plan and Requested Uses application.