

# **Letters and E-Mails from the Public**

*Daniel Stein*

*April 10, 2018*

## Zoning Board Members

His is to inform you of the proposed TEXT changes in Stamford ,and over development in our town of Stamford

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At this point in time, the building in Stamford has gotten "out of hand. It was a great 'Corporate City".There were jobs,happy families, activities, nice homes, good schools, corporations, which made Stamford the place to live. Now there are single family homes with attached apartments and condos . Some streets are practically impassable with cars parked on both sides of narrow roads.

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and no more building at Harbor Point before you ruin Stamford for an eternity. Instead have the Mayor get more corporations to come back to the "Corporate City"

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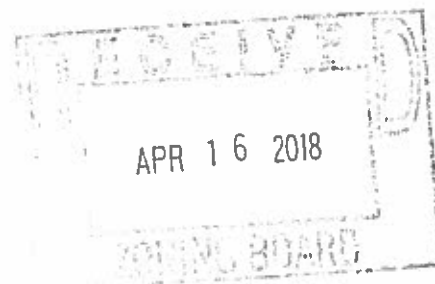
Think seriously about his latest act. Too many out -siders trying to come in, make money and then leave..

Thank you for your consideration and time for volunteering.

*Rosemarie M. Blasia*  
*Samuel Blasia*  
*22 Hampshire Lane*  
*Stamford, Ct. 06905*

*Rosemarieblasia@gmail.com*

*GreatBlaz@aol.com*



Roseann McManus

April 10, 2018

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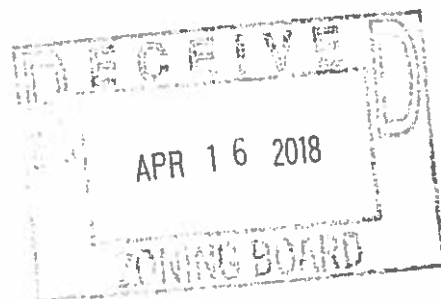
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Emanuel Bloz  
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Rosemarieblozio@gmail.com

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*Shelley Morris*

*April 10, 2018*

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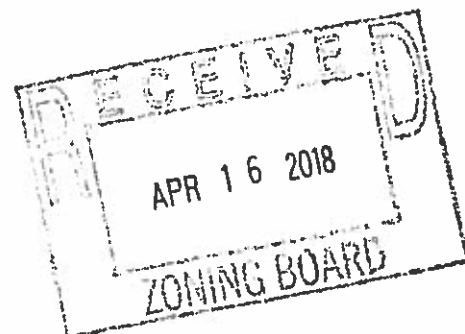
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Joanna Guzdzienko

April 10, 2018

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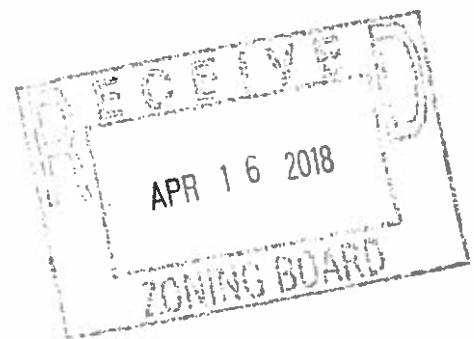
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-----Original Message-----

From: Roger Nicholson [mailto:[rjnicholson@optonline.net](mailto:rjnicholson@optonline.net)]

Sent: Monday, April 16, 2018 11:22 AM

To: Blessing, Ralph

Subject: oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes

Dear Ralph Blessing,

I am once again writing to oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Office Park. I understand that this text-change application will be heard by the Zoning Board at 7:00 PM on Monday, April 16, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day. In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's highly-marketed, multi-function, for-profit business—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Roger Nicholson

180 Turn of River Road



**From:** Mills, Tom  
**Sent:** Monday, April 16, 2018 10:59 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Lifetime Fitness

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** Peter Callahan <[pmandm1@aol.com](mailto:pmandm1@aol.com)>  
**Date:** April 16, 2018 at 10:45:09 AM EDT  
**To:** Zoning board chair <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>, Zoning board Member  
<[vmather@stamfordct.gov](mailto:vmather@stamfordct.gov)>  
**Cc:** Pete Licopantis <[pglydl3@optonline.net](mailto:pglydl3@optonline.net)>  
**Subject:** Lifetime Fitness

Dear Board Chair and member,  
My name is Peter Callahan. I live at 180 Turn of River Rd for the past 16 years.  
I am against approval of this application.  
I have attended the Planning Board public meetings on this topic and tonight will be the 3rd  
Zoning Board meeting I have attended where this application will be discussed.  
I know you have received many inputs from the public. I assume both for and against this  
application.  
I am attaching a photo from the front page of the Stamford Advocate from April 8, 2018.  
Please take note of the drawing which depicts pedestrian accidents in greater Stamford. As  
expected, most have occurred in the Downtown area. However, if you look at the upper part of  
the photo you will see  
at least 4 accidents, 2 of which were fatal near the intersection of High Ridge Road and the  
Merritt Parkway.  
Of course you know where this is...  
Please consider this facet in your deliberations.

Thank you  
Sincerely,  
Peter Callahan

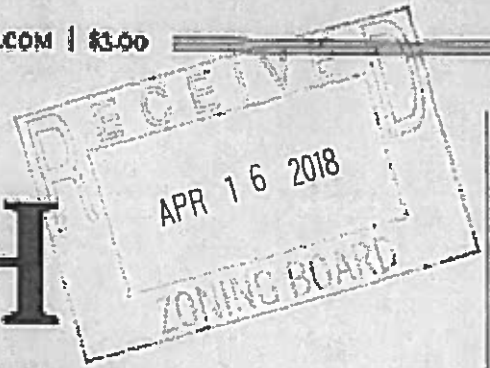
Sent from my iPhone





PEDESTRIAN SAFETY

# ROUGH TERRAIN



Stamford launches plan to address persistent accident problem

By Barry Lytton

STAMFORD — There's a dangerous secret to the city's busy streets that's becoming more widely known.

"Stamford drivers are crazy," said city Rep. Steven Kolenberg, R-16. "It's almost like New York light."



Townes

In a city where there hasn't been a homicide in more than a year, there have been two

pedestrian fatalities in the last three months of 2017.

There have been 292 car-vs.-pedestrian accidents in Stamford since 2013, according to data through March 15 compiled by the University of Connecticut, which collates police crash reports statewide. Of those, 37 resulted in serious injuries and seven were fatal.

As a result, there has been a renewed attention to improve pedestrian safety, including ramped-up traffic enforcement downtown, a safety messaging push and a traffic engineering re-vamp. These efforts come after the city last year hired a new transportation chief, Ben Townes, and Kolenberg

OVERALL  
PEDESTRIAN  
**292**

SERIOUS  
INJURY  
**37**

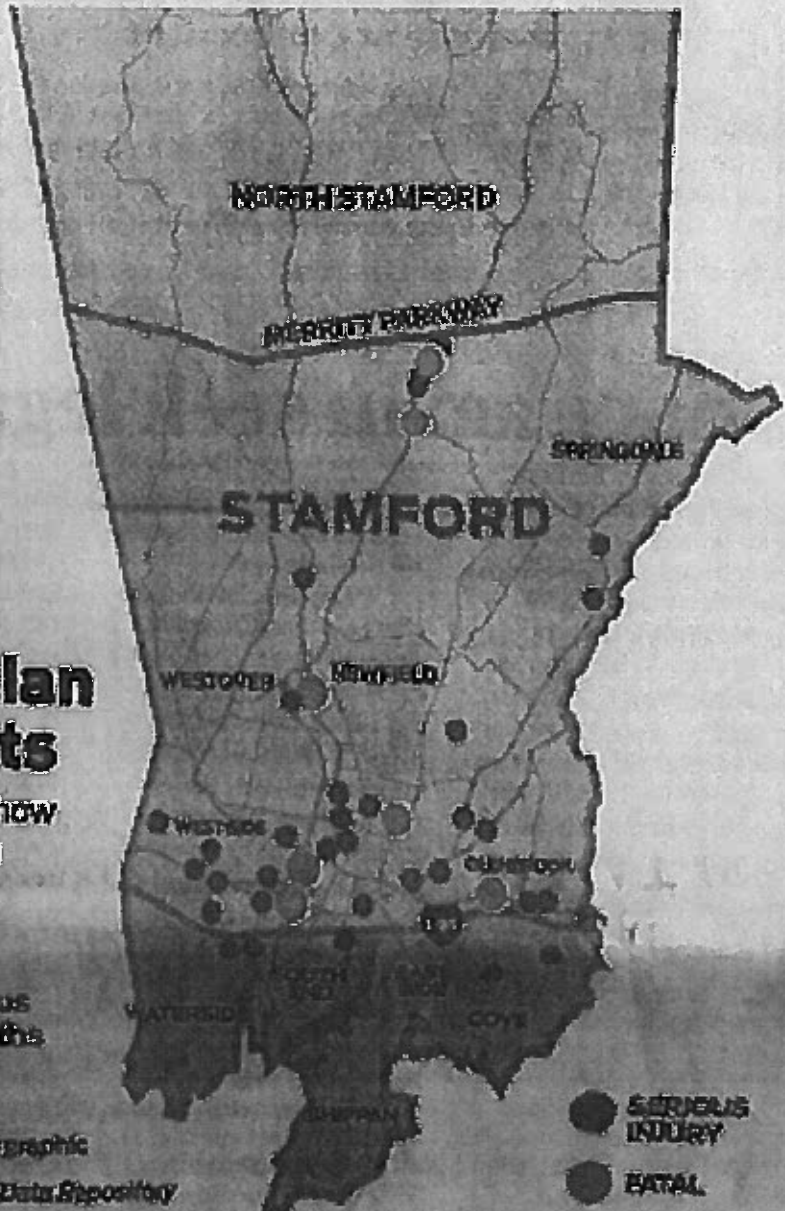
FATAL  
**7**

## Pedestrian accidents

Police reports show there have been dozens of pedestrian-car accidents that resulted in serious injuries and deaths in recent years.

Timothy Goodie/Staff Graphic

Source: UConn Crash Data Repository



180 Turn of River Road, Unit 7-C  
Stamford, CT 06905

April 6, 2018

Ms. Rosanne McManus, Member  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



RE: Application # 217-01

Dear Ms. McManus:

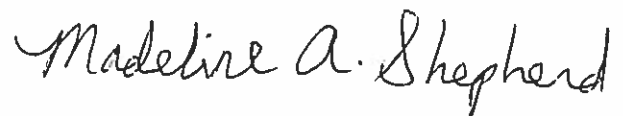
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At the 7 PM Zoning Board Public Hearing on Monday, 4/2/2018, Mr. William Hennessey (the Attorney representing Life Time Fitness) vaguely stated that the proposed building for the indoor facility would be less than 100,000 square feet, but he then stated that the square footage could be either smaller or larger. After doing some research about Life Time, Inc., I believe that the size of this for-profit facility proposed for Stamford would likely be at least 100K sq. ft. or larger. Indeed, it is not in keeping with the Life Time brand to be small-scale. It is unclear how much land would be needed for the parking garage and outdoor recreation facilities.

Mr. Hennessey was also somewhat vague when speaking about anticipated membership numbers for the proposed facility, although I have read that Life Time's goal would be to sell 5,000 memberships (which could denote either individual or family memberships). His suggestion that many of the people who would utilize this facility are those who are current employees in the High Ridge office park (thus creating "an opportunity for internal capture of vehicle trips") significantly downplays what the actual traffic impact would be in the neighborhood and beyond. Taking into account the likelihood of multiple vehicle trips entering and exiting the Life Time facility — with individual and family memberships, social events, child day-care, an estimated 200-225 Life Time jobs that would be created, and the numerous requisite vendor deliveries by truck, it is logical to conclude that traffic would be impacted immensely! Thus, Mr. Hennessey's assertion that traffic would not increase appreciably is disingenuous, at best.

I urge you to vote against the proposed zoning text change for Application # 217-01. Thank you very much for your consideration.

Respectfully submitted,

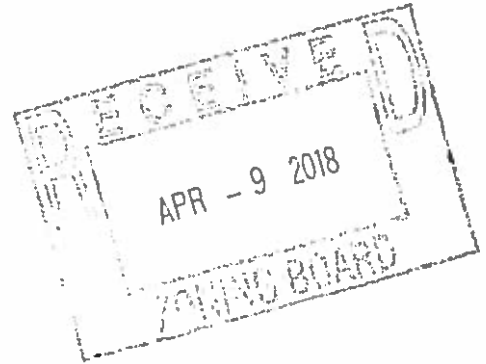
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Madeline A. Shepherd

180 Turn of River Road, Unit 7-C  
Stamford, CT 06905

April 6, 2018

Mr. William Morris, Member  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



RE: Application # 217-01

Dear Mr. Morris:

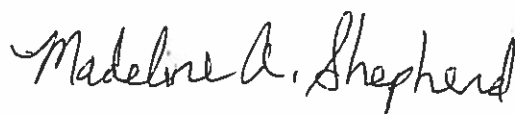
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180 Turn of River Road, Unit 7-C  
Stamford, CT 06905

April 6, 2018

Ms. Joanna Gwozdzowski, Member  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



RE: Application # 217-01

Dear Ms. Gwozdzowski:

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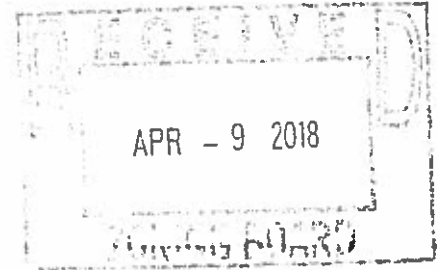
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Mr. David Stein, Secretary  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



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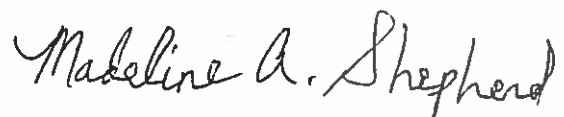
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180 Turn of River Road, Unit 7-C  
Stamford, CT 06905

April 6, 2018

Mr. Keith Silver, Alternate Member  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



RE: Application # 217-01

Dear Mr. Silver:

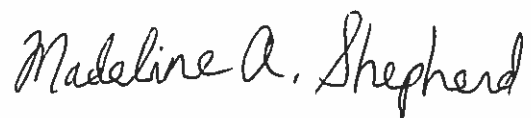
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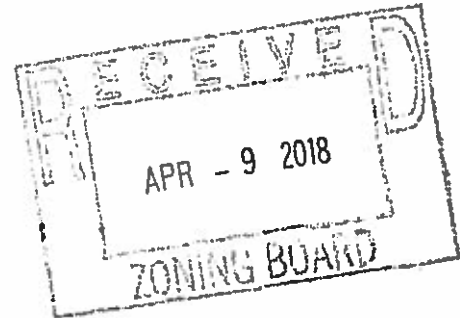
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Mr. Thomas R. Mills, Chairman  
Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901



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I am writing this letter to express my opposition to the proposed zoning text change that would allow the construction of a Life Time Fitness facility in Stamford's High Ridge Park. The presence of this colossal type of "gymnasium or physical culture establishment" in the corporate park would adversely affect the quality of life for local residents and commuters.

At the 7 PM Zoning Board Public Hearing on Monday, 4/2/2018, Mr. William Hennessey (the Attorney representing Life Time Fitness) vaguely stated that the proposed building for the indoor facility would be less than 100,000 square feet, but he then stated that the square footage could be either smaller or larger. After doing some research about Life Time, Inc., I believe that the size of this for-profit facility proposed for Stamford would likely be at least 100K sq. ft. or larger. Indeed, it is not in keeping with the Life Time brand to be small-scale. It is unclear how much land would be needed for the parking garage and outdoor recreation facilities.

Mr. Hennessey was also somewhat vague when speaking about anticipated membership numbers for the proposed facility, although I have read that Life Time's goal would be to sell 5,000 memberships (which could denote either individual or family memberships). His suggestion that many of the people who would utilize this facility are those who are current employees in the High Ridge office park (thus creating "an opportunity for internal capture of vehicle trips") significantly downplays what the actual traffic impact would be in the neighborhood and beyond. Taking into account the likelihood of multiple vehicle trips entering and exiting the Life Time facility — with individual and family memberships, social events, child day-care, an estimated 200-225 Life Time jobs that would be created, and the numerous requisite vendor deliveries by truck, it is logical to conclude that traffic would be impacted immensely! Thus, Mr. Hennessey's assertion that traffic would not increase appreciably is disingenuous, at best.

I urge you to vote against the proposed zoning text change for Application # 217-01. Thank you very much for your consideration.

Respectfully submitted,

*Madeline A. Shepherd*  
Madeline A. Shepherd

**From:** Mills, Tom  
**Sent:** Monday, April 09, 2018 12:59 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: OPPOSE Lifetime Fitness!!!

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** Alex Krauss <[alexandrakrauss@yahoo.com](mailto:alexandrakrauss@yahoo.com)>  
**Date:** April 9, 2018 at 12:40:58 PM EDT  
**To:** "[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)" <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** OPPOSE Lifetime Fitness!!!  
**Reply-To:** "[alexandrakrauss@yahoo.com](mailto:alexandrakrauss@yahoo.com)" <[alexandrakrauss@yahoo.com](mailto:alexandrakrauss@yahoo.com)>

Tom Mills  
Chair of Zoning Board  
Stamford CT

Dear Chairman Mills,

I am writing to strongly oppose the application for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Office Park. I'm a homeowner on a quiet peaceful road in the lower Ridges. I'm horrified by the amount of development taking place and ruining our lovely town. The traffic heading up high ridge at rush hour is already horrible. The water pressure at our home has increasingly become awful and my understanding is that our water treatment system is barely able to support even our current needs. We certainly do not need any more gyms in the area, especially an expensive one. This development would not benefit the people in this area. It would lower our quality of life. I'm aware of the upcoming meeting on the 16th. I'm writing to ask you please do NOT support the requested application!

Many thanks for your consideration!

Best regards,

Alexandra Krauss

59 Brownley Drive Stamford, CT 06905

Tel 203-329-0693

email [alexandrakrauss@yahoo.com](mailto:alexandrakrauss@yahoo.com)



## Briscoe, Tracy

---

**From:** Lunney, James  
**Sent:** Saturday, April 07, 2018 11:29 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Lifetime Fitness - Opposed to the text change

---

**From:** Amy Temple [mailto:aetemple@optonline.net]  
**Sent:** Wednesday, April 04, 2018 10:47 PM  
**To:** Stamford Land Use  
**Subject:** Lifetime Fitness - Opposed to the text change

Hello Chairman Mills,

I live on Talmadge Lane since 1991 when my husband and I bought the property and had our home built. I also grew up in Stamford on Westover Lane. I personally think Stamford is better today than when I grew up. It is a nice diverse city that feels like a small town. I am not opposed to change.

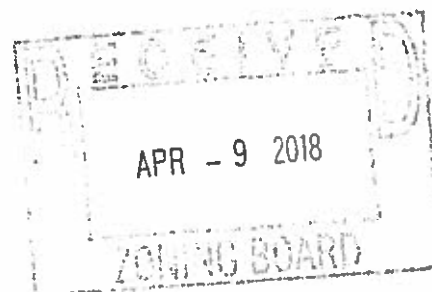
I have attended all the text change planning board and zoning board meetings where a lot of things were said that were misleading at best. I just want to add a few points that were not yet mentioned in the meetings.

1. I can't find a single Lifetime Fitness anywhere in the U.S. that borders a residential neighborhood.
2. I can't find a single Lifetime Fitness anywhere in the U.S. that enters and exits only onto local roads with one lane in each direction.
3. If you go to the consumer affairs website (<https://www.consumeraffairs.com/health/life-time-fitness.html>) and read the reviews on Lifetime Fitness centers around the country you will notice that all the reviews in the last 12-18 months are negative with most at 1 out of 5 stars. You have to go back to 2016 to see any positive reviews. This sets off alarm bells in my mind that the quality of the operation has declined. Deceptive practices, scams about making it hard to end your membership, health accidents at the spas are typical complaints on this website.
4. If you allow outdoor pools and tennis courts in these office parks open at all hours of the day and night, then other clubs like Newfield and Roxbury that also border residential properties would have a right to ask for text changes/variances to allow lights on tennis courts, pools to be open past 7:30 pm, parties to be held every night and it would be difficult to justify not granting them.
5. Stamford has properties already zoned for clubs with outdoor pools (Twin Lakes, Long Ridge Club) that perhaps should be explored by Lifetime. I don't know details of the properties and I am sure outdoor facilities could not be open all hours of the night but perhaps these properties would be a better fit.

Thank you for your consideration of these additional points.

Regards,

Amy Essenfeld







## Briscoe, Tracy

---

**From:** Blessing, Ralph  
**Sent:** Wednesday, April 04, 2018 4:45 PM  
**To:** Briscoe, Tracy  
**Subject:** FW: petition against zoning change for lifetime fitness gym

Please add to the record

**From:** Karen Camporeale [mailto:karen@urbanapparel.com]  
**Sent:** Tuesday, April 03, 2018 10:31 PM  
**To:** Stamford Land Use  
**Cc:** 'Cynthia Reeder'; Karen Camporeale  
**Subject:** petition against zoning change for lifetime fitness gym

To Mr. blessings.

This is a petition on behalf of the families in the north Stamford and surrounding area, against changing zoning to accommodate life time fitness.

When I bought my home 20 years ago, I did so because of how my neighborhood was zoned. I wanted a quiet country like place to live that was close to a city (Stamford proper) and not far from where I worked which is NYC. I believe this is why people come to North Stamford. Not for over crowded streets and a constant flow of people passing through from outside the neighborhood.

Please read through the petitions comments from the people that signed it to understand all the reasons that we feel this zoning change is counterproductive to our community.

I grew up in NYC and I can tell you that there is NO place I would rather be than North Stamford. We are INCREDIBLY lucky to have this unique place to live. I hear people complaining and I don't understand it.

This is a beautiful neighborhood. One that I think in years to come will be extremely desirable to the younger generation.

We oppose changing it, to accommodate a builder who wants to change it for several reasons. Here are some of them but please read the petition comments :

- 1 this may open the door to other business that we do not want in our neighborhood
- 2 it was not part of the master plan
- 3 It will potentially (5,000 memberships) create heavy traffic during the exact same time we already have traffic at the intersection of high ridge and B farms road. please refer to LET own webpage to see heaviest times. they want us to believe that it's spread out, when in fact a quick check of their website, which has a live feed of member check in, and proves that it is at the same time as rush hour for the vast majority of the day/week.
- 4 The builder wants to destroy a historical building that in my opinion is beautiful and should be preserved.
- 5 We changed the zoning to accommodate the current office park and now Stamford has too many offices. There was not a shortage of office space that this could have been built in a place that it was zoned for.
- 6 There are so many empty office spaces now. Why don't they create this gym in a spot that it is zoned for where they can use empty space? Why do they need this spot? Because they are getting it cheap and I'm sorry that is not a good enough reason. When do we start valuing people and "a plan" over builders/ corporations. Some of us believe that this gym may fail and then we are stuck with ANOTHER zoning change and a building left empty.

\*\*\*there are more gyms in Stamford than are needed. They are ALL suffering. Cutting rates in half. Offering special deals. There are corporate gyms: La fitness crunch, etc. Equinox just on Stamford's border, NY sports club on Hope went out of business two years ago.

There are a ton of mom and pop gyms and studios: dew yoga, Mantra, family yoga, crunch. community centers: JCC Italian club. spas there is a huge family run spa directly across the street from the intended site. One after the other tons of them. Where is our responsibility to them? How do we "change the game on them"? this may end up emptying half of the locations if it's a success. What did we as a community accomplish?? I would love to have a great gym like this in Stamford but not at the expense of my neighborhood. we have 322 signatures so far ... please do the right thing. I will also follow up with a pdf

<https://www.thepetitionsite.com/takeaction/823/401/824/>

Like 1.6M

## PETITIONS

START A PETITION BROWSE sign in

# Stop Lifetime Fitness zoning changes in Stamford that could lead to serious long term changes in your neighborhood and increased traffic congestion

by: [Karen C](#)

target: Stamford residents

331 SUPPORTERS

1,000 GOAL

Lifetime fitness is planning a facility in the High Ridge office park. In order to do so, they need to change the zoning. This will open us up for unforeseen changes in our neighborhood in the future. It happens every time. It's the Law of Unintended Consequences.

Additionally, it's immediate and obvious impact on the already-congested High Ridge, Long Ridge and Merritt is obvious. In the last 20 years, High Ridge has gotten more and more congested. And High Ridge at Buxton Farm Road (by Cosi, Acme and Walgreens) is one of the most congested intersections in all of Stamford, made infinitely worse by the chokepoint of the High Ridge underpass that intersects the Merritt. This is the absolute LAST place we should be adding a fitness business that will bring up to 5,000 people from New Canaan, Norwalk, and all points Stamford. The city simply has not created the infrastructure in North Stamford to accommodate such zoning changes

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.) Traffic on these roads is bad enough — horrendous at rush hour, which also happens to be the peak hours for any fitness center, as well — without drawing additional outside

## SIGN PETITION

FIRST NAME

LAST NAME

EMAIL

COUNTRY

United States

STREET ADDRESS

WHY IS THIS IMPORTANT TO YOU? (optional)

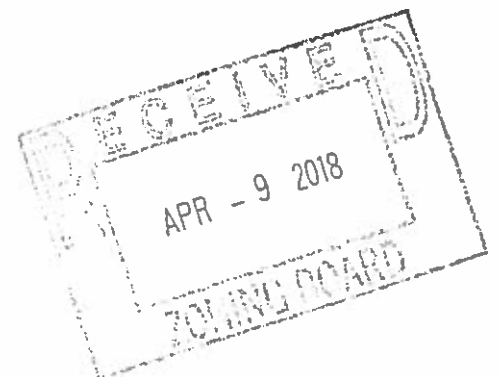
  Share this petition with friends

### Sign Now

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By signing, you accept Care2's terms of servi  
Having problems signing this? Let us know



site feedback

4/9/2018 petition: Stop Lifetime Fitness zoning changes in Stamford that could lead to serious long term changes in your neighborhood and increas...  
visitors which will in all likelihood be coming from neighboring cities  
and other Stamford neighborhoods

[more](#)

#### Update #1

18 days ago

the final hearing is coming up.

[full update](#)



SHARE

18



TWEET



EMAIL



EMBED

### 331 SUPPORTERS

Robin F.

Connecticut

2 days ago

SEND ★

Richard W.

Connecticut

2 days ago

Zoning board has to start enforcing zoning.

SEND ★

Shana Y.

Connecticut

5 days ago

Not thrilled about more traffic in area. Also Stamford has so many wonderful community centers w fitness facilities like YMCA, Italian Center and JCC.

SEND ★

Mary lynn L.

Connecticut

5 days ago

SEND ★

name not displayed

Connecticut

5 days ago

Traffic congestion in this neighborhood where I live is already an issue. A Lifetime Fitness facility in the High Ridge Park would greatly exacerbate the problem.

[site feedback](#)

---

**name not displayed**

Connecticut

5 days ago

I live in North Stamford and drive up and down High Ridge Rd multiple times a day. The traffic, particularly at rush hour, is horrendous, with the most congested area being right at the two Merritt Parkway intersections. The expected influx of additional cars trying to navigate through an already congested area would create complete gridlock!

---

**name not displayed**

Connecticut

6 days ago

Traffic congestion on High Ridge Rd. is a nightmare. We don't need to make a terrible situation worse by adding more traffic.

---

**Stella L.**

Connecticut

6 days ago

SEND ★

---

**name not displayed**

Connecticut

6 days ago

I think that there is enough traffic congestion in this neighborhood already, more is not needed. I think that the neighborhood should not include additional commercial development.

---

**Cynthia R.**

Connecticut

6 days ago

The traffic and quality of life impacts on residents in the neighborhood and beyond are significant. In addition, the former Frontier building is historically significant and should be preserved.

SEND ★

---

**Kristi M.**

Connecticut

7 days ago

I face the daily danger of the Merrit/High Ridge/Buxton Farms intersection daily and feel that the traffic there is already dangerous. More cars will make the intersection worse!

SEND ★

---

**name not displayed**

Connecticut

8 days ago

site feedback

**Donna G.**

Connecticut

8 days ago

SEND ★

---

**Shannon L.**

Connecticut

8 days ago

For a family of four, membership would be about \$500 a month. Seems to me that Stamford is just the the host to traffic and noise while surrounding towns get the benefit.

SEND ★

---

**name not displayed**

Connecticut

14 days ago

Need to fight against businesses trying to change zoning laws in order to accommodate their own interests.

---

**Donna F.**

Connecticut

19 days ago

SEND ★

---

**Caitlin T.**

Connecticut

a month ago

Preservation of the surrounding neighborhood!

SEND ★

---

**name not displayed**

Connecticut

a month ago

We need to keep traffic down and more peace.

---

**Carol G H.**

Connecticut

a month ago

Long Ridge Rd is a lifeline to everything in Stamford. It cannot withstand more traffic and noise. We deal with NY traffic as it is.

SEND ★

---

**Venkat B.**

Connecticut

a month ago

SEND ★

---

site feedback

**Herman D.**

Connecticut

a month ago

SEND ★

---

**Anne O.**

Connecticut

a month ago

SEND ★

---

**Allison G.**

Connecticut

a month ago

Don't need more workout facilities in this area, already have JCC and Italian Center. Already have lots of traffic on these roads, don't need more!

SEND ★

---

**Robin F.**

Connecticut

a month ago

SEND ★

---

**Nicole B.**

Connecticut

a month ago

SEND ★

---

**JULIO y.**

Connecticut

a month ago

SEND ★

---

**EVA M.**

Connecticut

a month ago

SEND ★

---

**Oliver A.**

Connecticut

a month ago

SEND ★

---

**Timothy E.**

Connecticut

a month ago

It affects my commute through the area in question. It will probably affect property values and taxes.

site feedback

SEND ★

---

**name not displayed**

Connecticut

a month ago

---

**Cathleen M.**

Connecticut

a month ago

SEND ★

---

**name not displayed**

Connecticut

a month ago

---

**steven j. d.**

Connecticut

a month ago

SEND ★

---

**carol t.**

Connecticut

2 months ago

SEND ★

---

**Daniel V.**

Connecticut

2 months ago

Traffic is awful already. If you have to change the zoning, you shouldn't be there in the first place.

SEND ★

---

**Steven C.**

Connecticut

2 months ago

Traffic flow is bad enough

SEND ★

---

**Jeanette S.**

Connecticut

2 months ago

Changes integrity of our neighborhoods, traffic is already over congested, noise. There are other locations zoned for this purpose.

SEND ★

---

**name not displayed**

site feedback



Connecticut

2 months ago

Existing zoning regulations should be followed when proposing a development. The manipulation of the zoning code for specific projects defeats the purpose of having zoning regulations in the first place. And the additional traffic this would bring to an already congested area would be a nightmare. This is a seriously terrible idea.

---

Lisa G.

Connecticut

2 months ago

SEND ★

---

Jacqueline N.

Connecticut

2 months ago

SEND ★

---

Evelyn H.

Connecticut

2 months ago

There is too much congestion now on HighRidge Rd

SEND ★

---

Karen V.

Connecticut

2 months ago

Already too much traffic! Go somewhere else

SEND ★

---

name not displayed

Connecticut

2 months ago

---

Dawn W.

Connecticut

2 months ago

Ruins our neighborhood !!!

SEND ★

---

Joseph T.

Connecticut

2 months ago

Stamford has a bunch of gyms already. Another is not necessary

SEND ★

site feedback

---

**Katie P.**

Connecticut

2 months ago

I live about a mile way from whre the gym would be and it already takes ages to get home. Trader joes made thit traffic worse to begin with this gym will just add to the traffic and congestion

SEND ★

---

**Phillip D.**

Connecticut

2 months ago

I do not want additional congestion where the integrity of these great neighborhoods would be destroyed.

SEND ★

---

**Jean L.**

Connecticut

2 months ago

Too much congestion on high ridge to begin with

SEND ★

---

**Margie B.**

Connecticut

2 months ago

There is already so much traffic and congestion in this area with entrance and exit to the Merritt Parkway, adding this mega gym will make the traffic so much worse.

SEND ★

---

**Chris V.**

Connecticut

2 months ago

Property values, congestion, oppose expanding commercial zoning.

SEND ★

---

**MaryPat W.**

Connecticut

2 months ago

SEND ★

---

**name not displayed**

Connecticut

2 months ago

---

**Dave J.**

Connecticut

2 months ago

site feedback

SEND ★

---

JC G.

Connecticut

2 months ago

I work in this area and the traffic and congestion would make things untenable. Rezoning is unnecessary, this facility can find better space elsewhere.

SEND ★

---

Dawn J.

Connecticut

2 months ago

SEND ★

---

Anna S.

Connecticut

2 months ago

We need to protect the integrity of our neighborhood so that homeowners will enjoy peaceful use of their properties and not be subjected to the additional burdens that added traffic and noise will bring. The needs of the few cannot outweigh the needs of the many. Lifetime Fitness members, who for the most part will be visitors to the neighborhood, and should not benefit at the expense of the homeowners.

SEND ★

---

Carla W.

Connecticut

2 months ago

SEND ★

---

Valerie S.

Connecticut

2 months ago

Text changes that don't align with our city's master plan must be stopped before they waste years of everyone's valuable time. We homeowners/taxpayers have had enough of this overdevelopment with no thought about the consequences of constantly allowing our zoning regulations to be changed by self-serving developers.

SEND ★

---

Jackie K.

Connecticut

2 months ago

A development project should fit the zoning regulations- the regulations should not be manipulated to fit the project. This has been done/tried too many times in Stamford. This has to stop.

site feedback

SEND ★

---

**Lisa S.**

Connecticut

2 months ago

SEND ★

---

**Lisa S.**

Connecticut

2 months ago

SEND ★

---

**Robert R.**

Florida

2 months ago

To maintain the quality of life i expected when i purchased my home.

SEND ★

---

**Mark S.**

Connecticut

2 months ago

Infrastructure will not support this business, therefore common sense should come into play!

SEND ★

---

**Fred W.**

Connecticut

2 months ago

SEND ★

---

**Mallory B.**

Connecticut

2 months ago

Turn of River Road is part of a residential neighborhood. The amount of cut through traffic on our road is already a huge issue, as well as speeding. This will only make it worse!

SEND ★

---

**Joseph M.**

Connecticut

2 months ago

SEND ★

---

**Lutz L.**

Connecticut

2 months ago

site feedback

There is already too much traffic and I am worried about the quality of life in our neighborhoods in Stamford and, ultimately, the home values declining by irresponsible changes to the zoning laws

SEND ★

---

**name not displayed**

Connecticut

2 months ago

---

**Joelle P.**

Connecticut

2 months ago

We pay enough taxes

SEND ★

---

**Marc A.**

Connecticut

2 months ago

The overdevelopment and constantly changing of zoning MUST stop!!

SEND ★

---

**Louise O.**

Connecticut

2 months ago

I'm against the additional traffic. I believe in supporting our local non-profits i.e. The Italian Center and the Jewish Center

SEND ★

---

**name not displayed**

Connecticut

2 months ago

This would bring additional traffic to our street which is already used to bypass the traffic lights on High Ridge Road. This type of facility does not belong in a residential neighborhood.

---

**name not displayed**

Connecticut

2 months ago

Stamford is becoming more and more overcrowded

---

**name not displayed**

Connecticut

2 months ago

Traffic and congestion is already bad enough.

---

site feedback

name not displayed

Connecticut

2 months ago

---

Shari G.

Connecticut

2 months ago

SEND ★

---

Barb S.

Connecticut

2 months ago

SEND ★

---

Melissa P.

Connecticut

2 months ago

SEND ★

---

Diana R.

Connecticut

2 months ago

SEND ★

---

Cathy W.

Connecticut

2 months ago

Way too much traffic.

SEND ★

---

Mary C.

Connecticut

2 months ago

Too much congestion already on High Ridge!

SEND ★

---

Harry C.

Connecticut

2 months ago

I will be able to hear and see this complex from in side my house. It is directly behind my home!

SEND ★

---

Zac M.

Connecticut

2 months ago

High ridge road is already a nightmare. That new CVS has ruined my life, and no one said anything. We just let it happen. Now I catch that traffic

site feedback

light twice a day. So CVS ruined everything, I will oppose any new construction in the area because of that horrible pharmacy. Even if they want to build an orphanage, or a children's hospital, or beaten kitten center. I will oppose. So no gym, please. CVS: you ruined me. Evil. Don't get flu shots, unless you are a sheep/slave.

SEND ★

---

Cynthia G.

Connecticut

2 months ago

SEND ★

---

ADRIANA S.

Connecticut

2 months ago

SEND ★

---

Michael B.

Connecticut

2 months ago

SEND ★

---

name not displayed

Connecticut

2 months ago

I live around the corner and curbed my daily shopping because of the awful traffic now. I know many others who have too. More traffic on an extremely busy dangerous street will kill businesses for sure. Hope street is a total mess since the redesigned and caused long time businesses to close. Surely many more will it's downright dangerous and cannot accommodate existing traffic now. More traffic will drive that neighborhood straight down. Most people living there DO NOT take the train and more housing will just increase car traffic. Whoever did study and did the hope street redesign should go out of business they made things worse not better! Just cut the greed and protect what's left to the neighborhood instead of kill it all together and increase crime and accidents which are plenty already!!

---

Eva D.

Connecticut

2 months ago

it's a very clear that this is a residential neighborhood and there is no reason to start commercial development in this area. Most of the people live here for privacy and the experience of a specific character of neighborhood bringing in a gym into an area that is really only for local people is set for failure. It would require a huge amount of people to be entering a private Enclave

SEND ★

site feedback

**Naji W.**

Connecticut

2 months ago

SEND ★

---

**F R.**

Connecticut

2 months ago

SEND ★

---

**Karen A.**

Connecticut

2 months ago

Already have total gridlock in stamford. This will add to it.

SEND ★

---

**Angela C.**

Connecticut

2 months ago

I have concerned about the traffic, noise and changing the landscape of the community.

SEND ★

---

**larry k.**

Connecticut

2 months ago

rezoning should only occur in the most drastic situation.

SEND ★

---

**Joseph G.**

Connecticut

2 months ago

Stamford is already over developed. Congestion in the High Ridge area is horrendous now around rush hour(s).

SEND ★

---

**name not displayed**

Connecticut

2 months ago

**name not displayed**

Connecticut

2 months ago

Too much traffic and congestion.

site feedback



name not displayed

Connecticut

2 months ago

Traffic is bad enough without adding this gym.

june a.

Connecticut

2 months ago

I grew up in springdale..it was always a nice place to live ppl respected eachother, they were friendly we didn't have to lock our doors..now ppl are robbing our houses & cars no one stops for stop signs in springdale... I know that things change but springdale is the section 8 part of Stamford..like it or not .. that has ruined our quality of life.. ppl cut through my street going 60miles an hour...there are children on this street... no one cares its all about \$\$\$\$ Mayor Martin ruined Stamford... I don't know how he got re elected.. hes just a patsy for ppl like Richard friedman who probably has a fortress around his house... dan malloy has crippled us with taxes think about it... Stamford was the 2nd best place to live in the country 3 yrs ago now it is the 2nd worst....sad

SEND ★

name not displayed

Connecticut

2 months ago

To much traffic already bad idea

Leon P.

Connecticut

2 months ago

This is wrong area to implement such a plan. Zone should not be changed.

SEND ★

Gagan S.

Connecticut

2 months ago

Crazy Traffic problems on High Ridge are already a nuisance. Pedestrian deaths, bad traffic jams are still not enough for this lame Govt and greedy builders/developers.

SEND ★

Anna M.

Connecticut

2 months ago

SEND ★

Kathryn H.

site feedback

Connecticut

2 months ago

Stop change to zoning.

SEND ★

---

Donald V.

Connecticut

2 months ago

No change to zoning.

SEND ★

---

Tom N.

Connecticut

2 months ago

SEND ★

---

Helen D.

Connecticut

2 months ago

SEND ★

---

name not displayed

Connecticut

2 months ago

---

name not displayed

Connecticut

2 months ago

---

name not displayed

Connecticut

2 months ago

There s too much traffic in this area already and the infrastructure cant handle much more.. There is no need for this facility and changing zoning is a slippery slope here. This zoning change is not a one-time waiver but will affect the entire area. We know from other recent requests by developers in the area, that a change in this zoning will domino across that area. There are many gym facilities in this area and the difference is that some people don't want to drive 10 mins to get to a gym. Parents want a facility for children that offers all that Chelsea Piers offers close to home, but I'm not sure if individual convenience is worth impacting the area in this way. We are talking about people not wanting to drive their kids an additional 10-15 mins to get to Chelsea Piers or having them use the JCC or Italian center. With gyms on Hope st, and Newfield, and numerous facilities downtown, it doesn't make sense. This will pull business from other gyms and possibly cause failures there. I am not in favor of this plan and I don't think that it will pass the zoning or planning boards. But I wanted to put in my 2 cents, having been living in Stamford for over 22 years. This plan will hurt the community. It feels like a test case for further development which

site feedback

Stamford cant possibly afford. Think of traffic, sewage, garbage, water use, and the infrastructure as it stands....I don't see it working.

---

**Sandy M.**

Connecticut

2 months ago

SEND ★

---

**Beatrice C.**

Connecticut

2 months ago

SEND ★

---

**Dr. jan K.**

Connecticut

2 months ago

Zoning laws are in place for a reason. Let's not change them for a 5000 family membership business. reason.

SEND ★

---

**Lori S.**

Connecticut

2 months ago

Zoning in Stamford is already out of control we need to have stricter zoning laws as opposed to creating more loop holes for residential areas to become congested.

SEND ★

---

**mark f.**

Connecticut

2 months ago

SEND ★

---

**Stephen G.**

Connecticut

2 months ago

We have over development in Stamford, which is affecting quality of life, too many congested roads, pedestrian traffic safety issues. Water use issues We need to pause and study the real impact.

SEND ★

---

**Gordon H.**

Connecticut

2 months ago

Work at 710 Long Ridge Rd. Traffic is fast, busy and dangerous now. Could only get worse.

SEND ★

site feedback

---

**name not displayed**

Connecticut

2 months ago

It is important to preserve the peace and quiet of our neighborhoods. There is already increasing traffic. My little side street has become a busy and popular shortcut. No longer quiet!!!! If I want more traffic, I'll move back to NYC.

---

**Debra S.**

Connecticut

2 months ago

As a Stamford resident, I access many of the businesses on High Ridge Rd. The traffic congestion has gotten worse and worse, as has been the case in all of Stamford. Yes, additional revenue is important to Stamford, but not when the infrastructure cannot support these changes and the consequences are greater than the benefits. This zoning change would be very detrimental to an already dire tragic situation.

SEND ★

---

**name not displayed**

Connecticut

2 months ago

---

**Enda C.**

Connecticut

2 months ago

SEND ★

---

**Jane T.**

Connecticut

2 months ago

Traffic issues another fitness not needed

SEND ★

---

**Laura D.**

Connecticut

2 months ago

We don't need more congestion in Stamford!

SEND ★

---

**name not displayed**

Connecticut

2 months ago

Too much traffic and congestion

---

**Carolyn M.**

Connecticut

2 months ago

Traffic, congestion. We do not need another gym.

SEND ★

---

**Maureen L.**

Connecticut

2 months ago

We need to stop the overdevelopment if Stamford neighborhoods

SEND ★

---

**Freer G.**

Connecticut

2 months ago

SEND ★

---

**Marne S.**

Connecticut

2 months ago

SEND ★

---

**name not displayed**

Connecticut

2 months ago

Negative impact on neighborhood and existing businesses.

---

**Marcia G.**

Connecticut

2 months ago

Quality of life in the neighborhood

SEND ★

---

**Sandra M.**

Connecticut

2 months ago

SEND ★

---

**name not displayed**

Connecticut

2 months ago

---

**DeAnne W.**

Connecticut

2 months ago

SEND ★

---

site feedback

---

**Jack A.**

Connecticut

2 months ago

SEND ★

---

**Deborah B.**

Connecticut

2 months ago

This type of commercial use was never intended in the Master Plan for a reason, to protect the quality of life in the surrounding residential neighborhoods. There are other more appropriate uses of the building in question, to adaptively reuse it, that would be consistent with the City's Master Plan. This plan is updated every 10 years. Oppose this text change to zoning regulations.

SEND ★

---

**Christopher H.**

Connecticut

2 months ago

Want to retain current zoning in north Stamford and minimize commercialization, congestion and traffic.

SEND ★

---

**Shirley G.**

Connecticut

2 months ago

I am against adding a facility that will increase traffic in the area.

SEND ★

---

**Marian F.**

Connecticut

2 months ago

Lifetime Fitness on this site will directly and adversely affect my quality of life and quiet enjoyment of my house. It will decrease the value of my home as well as being detrimental to the entire neighborhood.

SEND ★

---

**Jeffrey W.**

Connecticut

2 months ago

SEND ★

---

**alfred w.**

Connecticut

2 months ago

SEND ★

---

site feedback

**Elaine B.**

Connecticut

2 months ago

There is far too much traffic right now on Turn of River Road and this would add many more non essential people, along with traffic congestion and accompanying litter. It would also impact the Turn of River Fire Department.

SEND ★

**Eileen D.**

Connecticut

2 months ago

SEND ★

**name not displayed**

Connecticut

2 months ago

**Danna L.**

Connecticut

2 months ago

SEND ★

**G. Kendall H.**

Connecticut

2 months ago

SEND ★

**Lorraine H.**

Connecticut

2 months ago

SEND ★

**Jane C.**

Connecticut

2 months ago

We are very much against the installation of a Life Time Fitness facility behind our homes! The impact of additional traffic alone would be overwhelming.

SEND ★

**Lillian T.**

Connecticut

2 months ago

SEND ★

**Roger N.**

site feedback

Connecticut

2 months ago

SEND ★

Robert M.

Connecticut

2 months ago

Noise, lights, traffic will detract from the quality of life in our residential neighborhood.

SEND ★

name not displayed

Connecticut

2 months ago

Greater chance of pedestrian accidents involving people crossing TOR to get to Trader Joe's. Too much traffic congestion!!

load more

"The best way to predict the future is to create it!"

- Denis Gabor

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 **ENGLISH**

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## **Briscoe, Tracy**

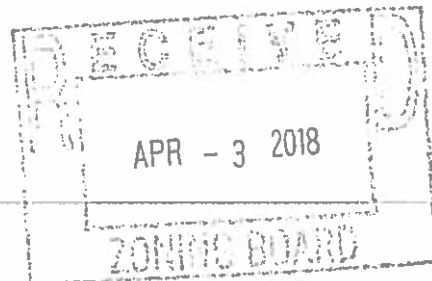
---

**From:** Mathur, Vineeta  
**Sent:** Tuesday, April 03, 2018 10:30 AM  
**To:** Briscoe, Tracy  
**Cc:** 'Lisa L. Feinberg'  
**Subject:** FW: Lifetime Fitness on High Ridge Road Park

For the file.

---

**From:** Lunney, James  
**Sent:** Tuesday, April 03, 2018 10:30 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Lifetime Fitness on High Ridge Road Park



---

**From:** [joe.meneses@yahoo.com](mailto:joe.meneses@yahoo.com) [<mailto:joe.meneses@yahoo.com>]  
**Sent:** Monday, April 02, 2018 9:10 PM  
**To:** Stamford Land Use  
**Cc:** Daniella Victoria  
**Subject:** Lifetime Fitness on High Ridge Road Park

Dear Chariman Mills,

As a resident of Stamford, My fiancée and I are writing you with the hopes you can help approve the proposed opening of Lifetime Fitness at High Ridge Road Park in Stamford. I support the proposal and I believe it would be a great benefit to residents to have a state of the art facility gym. I currently have a Lifetime Gym membership and drive to White Plains to use their facility. The gym, pools, outdoor pool and activities are great for kids and the community.

It's a shame but there is no facility like it that has all the outdoor activities available in the summer months with the state of the art indoor facilities.

It's terrible that I have to drive all the way to White Plains to have a gym if it's quality.

I also believe it would be great in helping local businesses, providing more jobs and a benefit to the taxpayers.

Please help and approve this proposal!

Best Regards,

Joe Meneses & Daniella DelBalzo  
216 Barclay Drive  
Stamford CT  
06903  
(914)804-9141

## Briscoe, Tracy

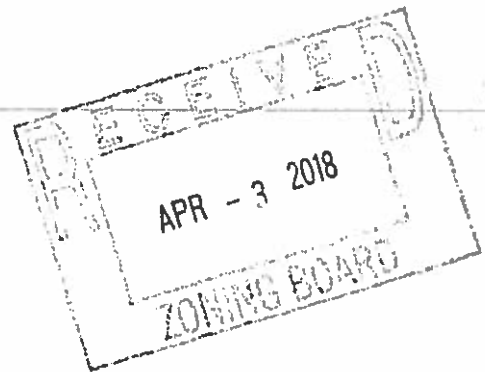
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**From:** Mathur, Vineeta  
**Sent:** Tuesday, April 03, 2018 12:13 PM  
**To:** Briscoe, Tracy  
**Cc:** 'Lisa L. Feinberg'  
**Subject:** FW: Lifetime in Westchester, nowhere near residential areas  
**Attachments:** LIFETIME.JPG

---

**From:** Lunney, James  
**Sent:** Tuesday, April 03, 2018 11:57 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Lifetime in Westchester, nowhere near residential areas

**From:** Gina Barroso [<mailto:barroso.gina@gmail.com>]  
**Sent:** Tuesday, April 03, 2018 11:13 AM  
**To:** Stamford Land Use  
**Subject:** Lifetime in Westchester, nowhere near residential areas



Hello Chairman Mills,

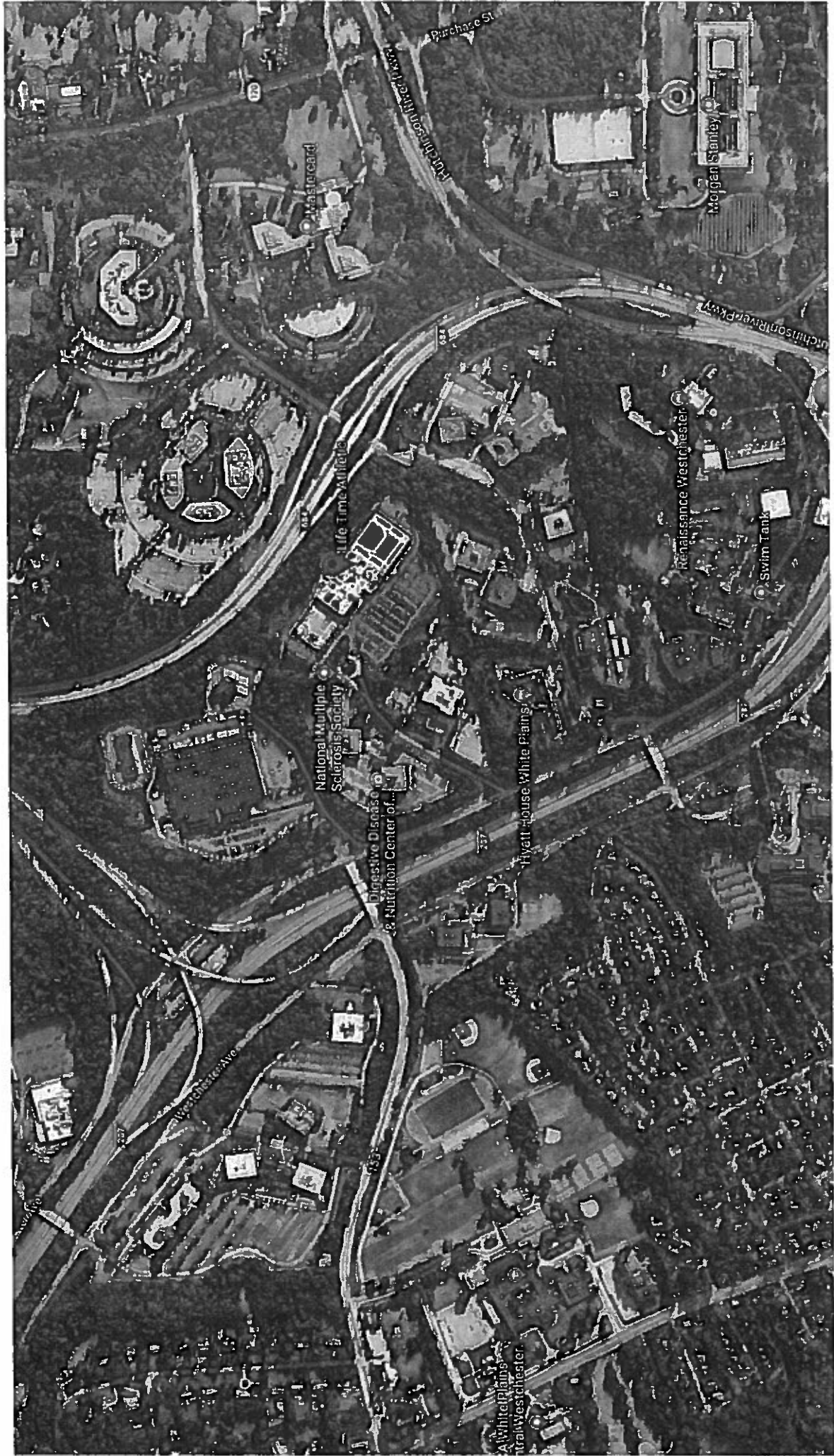
After my husband attended last night's board meeting he told me that many people were saying that the Westchester location of Lifetime is in a residential area. I grew up in West Harrison. The location of Lifetime is no where near any residential neighborhoods. In fact it is separated from the closest residential location by a MAJOR highway. See attached map.

To the real estate agents that are for LTF because they say they are losing sales to millennials and young people, young people do not join expensive gyms. They move to downtown apartments that have a gym for free that they barely even use. I am in my early 30s and none of my friends belong to a gym. They either do classes on the fly at a boutique gym such as soul cycle or pure barre or they have some sort of workout machine in their home, ie Peloton.

After reading reviews of Lifetime, I would not bring my kids here as many say it is dirty, too crowded and over priced to boot. Many reviews of families not renewing memberships after one year. What happens to the JCC and Italian Center. Do these **existing establishments** lose memberships thus creating additional large areas that land owners can't find use for?? What about all the good JCC and IC do for the community. LTF does not belong.

**Please do not allow LTF to change the zoning of my neighborhood.** I do not want to see increased traffic on Turn of River Road at increased times from 5am - 12am.  
Residential zoning should not be allowed to be changed in Stamford.

Best,  
Gina Barroso  
Talmadge Lane Resident



## Briscoe, Tracy

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**From:** Mathur, Vineeta  
**Sent:** Monday, April 02, 2018 11:22 AM  
**To:** Briscoe, Tracy  
**Cc:** 'Lisa L. Feinberg'  
**Subject:** FW: Life Time Athletics

For the file.

**From:** Mike Wallington [<mailto:mdwallington@gmail.com>]  
**Sent:** Tuesday, March 27, 2018 7:39 PM  
**To:** Mathur, Vineeta  
**Subject:** Life Time Athletics

Hello,

I'd like to share my support For the Life Time Atheltic gym on High ridge Road.

I currently am a member at the Harrison NY location and a resident of Stamford. To have the opportunity to have one of these high end facilities here in town would be terrific. Also, I would imagine it would create job opportunities for the Stamford economy while providing a truly remeakable atheltic facility for families in the Stamford area.

Thank you!

Mike Wallington



**Briscoe, Tracy**

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**Subject:** FW: Text Change Proposal from Lifetime Fitness - Opposition

-----Original Message-----

From: Lunney, James

Sent: Monday, April 02, 2018 9:07 AM

To: Mathur, Vineeta

Subject: FW: Text Change Proposal from Lifetime Fitness - Opposition -----Original Message-----

From: KEN and Amy TEMPLE [mailto:kbtemple@optonline.net]

Sent: Sunday, April 01, 2018 9:39 PM

To: Stamford Land Use

Subject: Text Change Proposal from Lifetime Fitness - Opposition

Dear Chairman Mills:

I am a Stamford native and currently live at 17 Talmadge Lane.

I am writing to advise you and the rest of the Zoning Board that I am strongly opposed to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage.

Although there are many reasons to oppose this text change, the two main ones are the worsening of the already intolerable traffic on High Ridge and Turn of River Roads especially around rush hours and the inconsistency with the master plan which states to maintain the neighbor character. With regard to traffic, the submitted traffic study is clearly inaccurate at best. To say that the Saturday traffic trips would be less than if a medical facility were in the building is just not true as we all know medical facilities are not open on the weekends. In addition, we have had several pedestrians getting hit by cars without 3 blocks of High Ridge/Buxton Farms intersection in the past few years. The added traffic from a 5,000 membership Lifetime Fitness would surely increase the pedestrians getting hit by cars. The city has a duty to make decisions that decrease these avoidable accidents and to reject choices that will increase the accidents. With regard

With regard to the neighborhood, the residents of Stamford rely on the planning and zoning boards to protect their neighborhoods. The planning board has unanimously rejected this text change. What will the zoning board do? I urge you to think whether you would vote for this text change if your house bordered the property in question. If the answer is no, I hope you will be consistent and do the same for the current residents that border this property.

Lastly, I find it very interesting that the same HRREO also owns the former UBS site which would be a more suitable property to put such a facility as it only borders commercial lots so would not change the character of the neighborhood, would be a convenient location for Stamford residents likely to join such a facility. Many could take the free trolley from Harbor Point and therefore would not put a strain on Stamford local roads which are already over utilized. I don't feel the burden of making a private real estate investor's property profitable should fall on the local residents. That is the risk they take when they invest.

I appreciate your consideration and look forward to the discussion April 2nd at the meeting.

Kind Regards,  
Amy Essenfeld

## Briscoe, Tracy

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**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:06 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: AGAINST Life Time Fitness



**From:** Fiona Rohde [<mailto:fionaerohde@gmail.com>]  
**Sent:** Thursday, March 29, 2018 7:06 PM  
**To:** Stamford Land Use  
**Subject:** AGAINST Life Time Fitness

Dear Chairman Mills:

I have lived in Stamford my whole life. Please do not support this monstrosity and associated zoning changes. The Lifetime in Harrison is so close to Stamford (less than 10-15 minutes) and it's horrible. Not safe for kids and an eye sore. They can't even get good employees, and we already have Chelsea Piers.

Please I beg you, do not let outside developers change the landscape purely for their monetary gain. Not for the betterment of the city of Stamford as they claim. There is no room in that area for more traffic.

I am so against this. I do not support this - please don't do this to Stamford. It does not belong in North Stamford or Stamford at all.

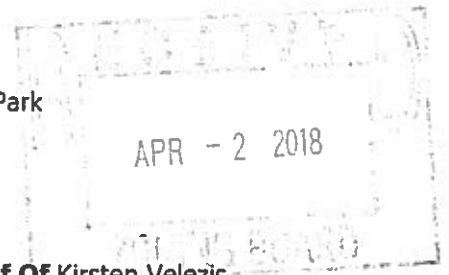
All of these outside developers, especially from Greenwich, can put these facilities in their own town if they truly think they are such a benefit to the community.

Thank you,  
Fiona

## Briscoe, Tracy

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**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:06 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Support for Life Time Fitness at High Ridge Park



**From:** [kirsten.rowland@gmail.com](mailto:kirsten.rowland@gmail.com) [mailto:[kirsten.rowland@gmail.com](mailto:kirsten.rowland@gmail.com)] **On Behalf Of** Kirsten Velezis  
**Sent:** Friday, March 30, 2018 8:56 AM  
**To:** Stamford Land Use  
**Subject:** Support for Life Time Fitness at High Ridge Park

Dear Chairman Mills:

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park in Stamford. This would be a great benefit for the city's workforce, residents, businesses and taxpayers. As a soon-to-be new mother living in North Stamford, I look forward to using the facilities.

Thank you very much for your consideration!  
Kirsten Velezis



## **Briscoe, Tracy**

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**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:07 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Proposed Life Time Fitness at High Ridge Park



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**From:** David Schafran [<mailto:david@schafran.com>]  
**Sent:** Sunday, April 01, 2018 7:56 PM  
**To:** Stamford Land Use  
**Subject:** Proposed Life Time Fitness at High Ridge Park

Dear Chairman Mills:

As a resident of North Stamford, I am writing to express my strong support for the proposed Life Time Fitness at High Ridge Park in Stamford. This would be a great benefit for the city's workforce, residents, businesses and taxpayers.

I have read much of the back and forth on social media over the past few months and understand that you and your fellow members of the committee are seeking to safeguard Stamford as a whole and that the proposal to make a text change that effects all of Stamford opens the door for potential unintended consequences. However what I don't understand, is why not approve this specific project on its own merits?

We need a facility like this closer to the Merritt, to serve the residents of North Stamford and the surrounding areas. Some have countered that we have the JCC and the Italian Center. Having personally visited and considered joining each, I find that these facilities are older, have not been maintained, and do not remotely offer the same breath of services that Life Time could potentially bring.

Thank you in advance for your consideration.  
David

David Schafran  
[david@schafran.com](mailto:david@schafran.com)  
Office: 212-799-1770  
Mobile: 662-799-1770

## **Briscoe, Tracy**

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**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:06 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Life Time Fitness



**From:** Lisa Athnos [<mailto:lisaathnos@gmail.com>]  
**Sent:** Thursday, March 29, 2018 5:44 PM  
**To:** Stamford Land Use  
**Subject:** Life Time Fitness

Gentlemen:

I am in favor of the Life Time Fitness Center going in to the High Ridge Office Park as proposed. I am so sick of people buying homes on the edges of developments, at a discount, and then trying to dictate what goes next to them. I would love to belong to this fitness center and would like the convenience of it being so close to my home. I think it would be a great asset to Stamford. Please vote yes on this proposal. Thank you,

Lisa Athnos  
Resident of 21 years  
Stamford

## Briscoe, Tracy

---

**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:06 AM  
**To:** Mathur, Vineeta  
**Subject:** FW:



-----Original Message-----

**From:** Sami Arifi [<mailto:samiarifi@icloud.com>]  
**Sent:** Thursday, March 29, 2018 10:17 PM  
**To:** Stamford Land Use  
**Subject:**

Dear Chairman Mills,

As a residence of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park in Stamford. This would be great benefit for the city's workforce, residents, businesses and tax payers.

Thank you very much.

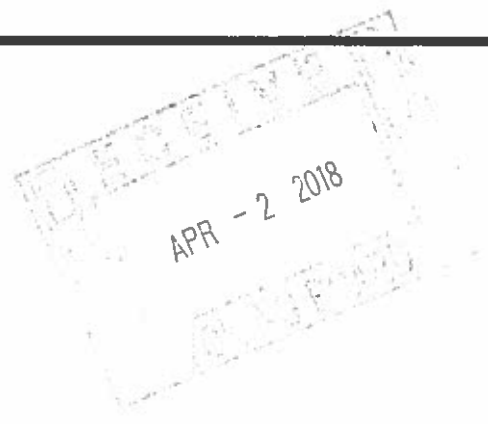
Kind regards. Sami Arifi

Sent from my iPhone

## Briscoe, Tracy

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**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:05 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Lifetime Fitness



-----Original Message-----

**From:** Brenda Zanga [<mailto:bzanga@optonline.net>]  
**Sent:** Thursday, March 29, 2018 4:07 PM  
**To:** Stamford Land Use  
**Subject:** Lifetime Fitness

Dear Chairman Mills: As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park in Stamford. This would be a great benefit for the city's workforce, residents, businesses and taxpayers. Thank you very much.

Sent from my iPhone

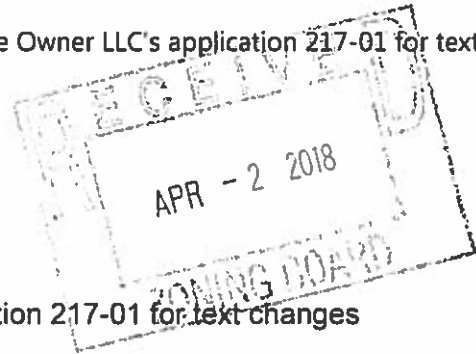
## Briscoe, Tracy

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**From:** Blessing, Ralph  
**Sent:** Monday, April 02, 2018 10:56 AM  
**To:** Briscoe, Tracy  
**Subject:** FW: oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes

Please add to the record.

**From:** Roger Nicholson [rjnicholson@optonline.net]  
**Sent:** Monday, April 02, 2018 10:51 AM  
**To:** Blessing, Ralph  
**Subject:** oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes



Dear Ralph Blessing,

I am once again writing to oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Office Park. I understand that this text-change application will be heard by the Zoning Board at 7:00 PM on Monday, April 2, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day. In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's highly-marketed, multi-function, for-profit business—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Roger Nicholson  
180 Turn of River Road

## Briscoe, Tracy

---

**From:** Lunney, James  
**Sent:** Monday, April 02, 2018 9:07 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Opposing HRREO application

---

**From:** Blake Bueckman [mailto:[blake.bueckman@gmail.com](mailto:blake.bueckman@gmail.com)]  
**Sent:** Saturday, March 31, 2018 10:55 PM  
**To:** Stamford Land Use  
**Subject:** Fwd: Opposing HRREO application

Dear Chairman Mills,

In anticipation of Monday's follow-up meeting, I would like to once again voice my emphatic opposition to the HRREO application and, specifically, to bring Lifetime Fitness to Stamford. For the reasons outlined below, among others, this is exactly what is NOT needed in Stamford.

Thank you for your consideration.

Sincerely,  
Blake Bueckman

62 Akbar Rd  
Stamford, CT 06902



Begin forwarded message:

**From:** Blake Bueckman <[blake.bueckman@gmail.com](mailto:blake.bueckman@gmail.com)>  
**Date:** March 26, 2018 at 8:14:53 AM EDT  
**To:** [StamfordLandUse@stamfordct.gov](mailto:StamfordLandUse@stamfordct.gov)  
**Subject:** Opposing HRREO application

Dear Chairman Mills:

I have lived in Stamford for 5 years and currently live at 62 Akbar Road. I am also a member of the Stamford Jewish Community Center Board of Directors.

I am writing to advise you and the rest of the Zoning Board that I am **strongly opposed** to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage. The reasons for my opposition are numerous and include increase in **traffic**, increase in **pollution**, potential **environmental issues** such as increased water use when our community has faced a drought over the last few years, **overburdening City services** such as police, fire, waste, etc., preserving the **historical value** of the buildings already located on the property, and of

critical importance to the sustainability of our community: the potential impact on the not for profit community centers in Stamford (i.e. JCC, Italian Center, the YMCA) who provide valuable services including free services to many members of the community, which would be negatively impacted by the construction of an indoor/outdoor facility for 5,000 members. In addition, the potential impact on other businesses operating in Stamford is egregious; so by trying to solve one problem numerous other problems are potentially created for the City. For instance, if the text change is successful and Life Time Fitness constructs its 5,000 membership facility, then will it drive the community swim and tennis clubs such as Newfield and Roxbury out of business. Will it drive out the local gyms, studios and other businesses with whom Life Time Fitness would be competing that are owned by local Stamford residents and irrevocably change the community like when Walmart comes into a community and impacts all the local Mom and Pop shops? What will happen to these spaces? What will happen to these local Stamford residents that are put out of business? By trying to solve one problem other unintended consequences may be produced. Finally, I feel strongly that a comprehensive study for a comprehensive solution is needed, as opposed to handle the issues of the corporate parks on an ad hoc basis that benefits one owner and not the City and its residents overall. Once again, I am strongly opposed to the text change being proposed by HRREO.

Thank you for your consideration.

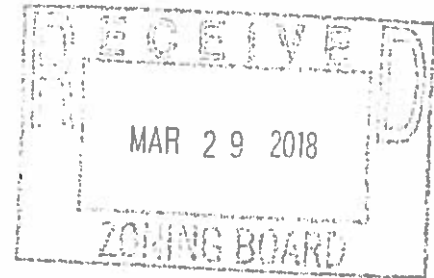
Respectfully,

Blake A. Bueckman



**From:** Mills, Tom  
**Sent:** Thursday, March 29, 2018 6:07 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: [Stamford CT] Letter to Zoning Board - Application 217-01 (Sent by Risa Raich, [risaraich@gmail.com](mailto:risaraich@gmail.com))

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** Contact form at Stamford CT <[vtsdmailer@vt-s.net](mailto:vtsdmailer@vt-s.net)>  
**Date:** March 28, 2018 at 11:35:41 PM EDT  
**To:** <[TMills@StamfordCT.gov](mailto:TMills@StamfordCT.gov)>  
**Subject:** [Stamford CT] Letter to Zoning Board - Application 217-01 (Sent by Risa Raich, [risaraich@gmail.com](mailto:risaraich@gmail.com))  
**Reply-To:** <[risaraich@gmail.com](mailto:risaraich@gmail.com)>

Hello TMills,

Risa Raich ([risaraich@gmail.com](mailto:risaraich@gmail.com)) has sent you a message via your contact form (<https://www.stamfordct.gov/user/4993/contact>) at Stamford CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.stamfordct.gov/user/4993/edit>.

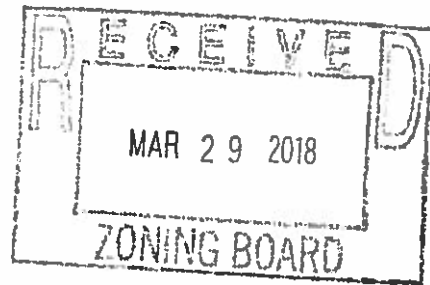
Message:

Attached please find a letter to the Zoning Board.

Thanks for your consideration and time spent reviewing all of these letters and deliberating this controversial proposal.

Thank you,  
Risa Raich

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 19, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

JOSE G. ANDRADE

108 Woodside Green 2A  
STAMFORD CT. 06905

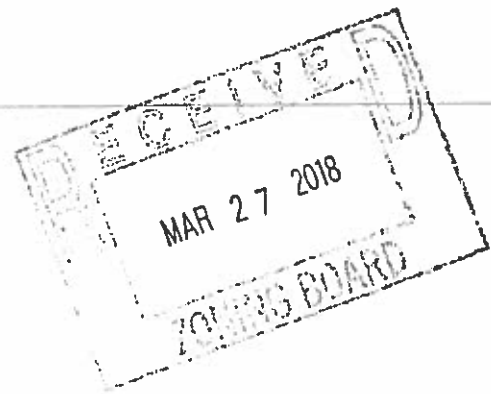
## **Briscoe, Tracy**

---

**From:** Mathur, Vineeta  
**Sent:** Tuesday, March 27, 2018 9:27 AM  
**To:** Briscoe, Tracy  
**Cc:** Blessing, Ralph  
**Subject:** FW: Upcoming Zoning Board Hearing

For the file.

**From:** Lunney, James  
**Sent:** Tuesday, March 27, 2018 8:43 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Upcoming Zoning Board Hearing



**From:** [fredwex@aol.com](mailto:fredwex@aol.com) [<mailto:fredwex@aol.com>]  
**Sent:** Monday, March 26, 2018 1:04 PM  
**To:** Stamford Land Use  
**Subject:** Upcoming Zoning Board Hearing

Dear Chairman Mills:

I am writing to advise you and the rest of the Zoning Board that I am strongly opposed to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members.

I have lived in Stamford since 1995 although my extended family has lived in Stamford since the 1920's. I currently live at 139 Rolling Wood Drive. I am also active in our City. I am currently a member of the board of directors at the Stamford Jewish Community Center, and the President of the Stamford Youth Soccer League. I am a past Vice President and board member of the Stamford American Little League. I have volunteered with various organizations and schools in our City including the All School Musical, Congregation Agudath Sholom, the Stamford Museum and Nature Center, Newfield Elementary School, Rippowman Middle School, Scofield Magnet Middle School and Stamford High School. I am also a member of the Newfield Swim and Tennis Club. I am committed to making our City a wonderful place to live for all residents regardless of their socio-economic class and work for all types of businesses.

To say that my family and I have seen our City change would be a dramatic understatement. I can still remember my great Uncle reminiscing about his daughter (my cousin) moving to the Pepper Ridge Area as it was "farm land." Accordingly, I am well aware of changes to a City and the positive impact that development can have. Nevertheless, I am strongly opposed to HRREO's application for numerous reasons. Frankly, any changes to the zoning rules and regulations should be part of a comprehensive study for a comprehensive solution that benefits the City and its residents overall as opposed to an ad hoc solution for one building owner that benefits a small group of people, which is clearly the case with HRREO's application.

And, what impact will HRREO's application have on the rest of the City if it is successful? Will Lifetime Fitness or a company like it have a net positive benefit on the City or will it hurt the City. By trying to solve

one problem (i.e. the vacancies in High Ridge Office Park) will it create additional problems that need to be solved. For instance, if a facility like Lifetime Fitness comes into the community, will it drive numerous small businesses owned by Stamford tax paying residents out of business? The impact that Lifetime Fitness will have in our community will be similar to the impact that Walmart has had on communities all over our country. Small Mom and Pop businesses providing uniquely personal service that help with a City's identity are driven out of business by a large corporation only interested in the bottom line.

Will it drive out of business the local swim and tennis clubs that many residents enjoy? If so, will we have empty lots of land allowed deteriorating like the Twin Ridge Swim and Tennis Club in North Stamford that went out of business years ago and now sits unused and vacant?

What impact will this facility have on not for profits like the Stamford Jewish Community Center, Italian Center and YMCA? These agencies provide valuable free services to many members of our community and have done so for many, many years. Will a decrease in their membership impact their ability to provide these free services to so many of our residents especially our seniors?

Additionally, since I moved to my home on Rolling Wood Drive in 1995, I have seen traffic on High Ridge Road increase dramatically. Undoubtedly, a 5,000 membership will negatively impact traffic in this area. Similarly, traffic on the Merritt Parkway will be impacted as well. Already on Thursdays and Fridays especially during the summer traffic on the Merritt Parkway is impossible. It will be much worse with this facility. With added traffic, comes additional noise and environmental pollution from vehicles idling in traffic. This is not the type of development that I wish to see for our City.

It is also patently unfair to the neighbors who live next to the High Ridge Office Park and other office parks around the City if HRREO's application passes. The neighbors knew what their neighborhood was like when they purchased their homes – they were next to an office park that would be used primarily during the week during traditional business hours. If Lifetime Fitness or a similar company is allowed to open a Gym or Cultural Center, the neighbors will be faced with a facility being used 7 days a week from early in the morning to late at night including the weekends when these Office Parks are traditionally very quiet.

I favor development that makes sense for the entire City overall. I favor changes to the zoning rules and regulations that benefit all City residents. HRREC's application does not do that and I strongly urge the board to vote no to this application tonight.

Thank you for your consideration.

Fred G. Wexler

**From:** Mills, Tom  
**Sent:** Monday, March 26, 2018 3:25 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: vote against Application #217-01 Life Time Fitness

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

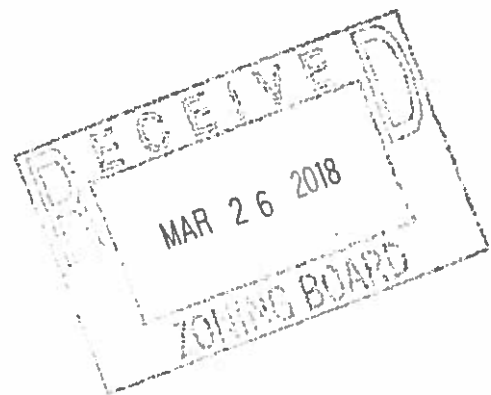
**From:** Howard Malis <[projectdoc@aol.com](mailto:projectdoc@aol.com)>  
**Date:** March 26, 2018 at 2:53:37 PM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>, <[dstein@stamfordct.gov](mailto:dstein@stamfordct.gov)>, <[mamanus@stamfordct.gov](mailto:mamanus@stamfordct.gov)>, <[jgwozdziowski@stamfordct.gov](mailto:jgwozdziowski@stamfordct.gov)>, <[wmorris@stamfordct.gov](mailto:wmorris@stamfordct.gov)>, <[ksilver@stamfordct.gov](mailto:ksilver@stamfordct.gov)>  
**Subject:** vote against Application #217-01 Life Time Fitness

How many times can these people apply for changes that the community and even the planning board has said no to?

This will change the nature of the community, increase traffic on Turn of River Road and with the lack zoning enforcement in the city, approval would allow for the developers carte blanche to flagrantly disregard any agreement they may make to get the deal done..

**Say No!**

Howard Malis  
14 Talmadge Lane  
Stamford



Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 22, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

Saul Cohen  
1 Broad St 21C  
Stamford, CT 06901

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 19, 2018

Dear Chairman Mills,

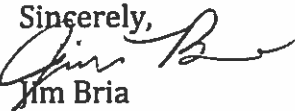
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In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,  
  
Jim Bria  
1 Broad St 8D  
Stamford, CT 06901

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 19, 2018

Dear Chairman Mills,

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In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

Emmy Sasaki  
1 Broad St 22C  
Stamford, CT 06901



## **Briscoe, Tracy**

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**From:** Mathur, Vineeta  
**Sent:** Monday, March 26, 2018 1:17 PM  
**To:** Briscoe, Tracy  
**Subject:** FW: North Stamford Association  
**Attachments:** NSAZZBoardLetterApp217-01-HN032618A.pdf

Tracy,

Can you make copies for the board?

Thanks,  
Vineeta

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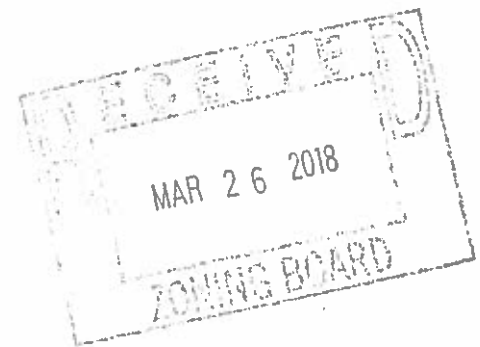
**From:** York Douglas [<mailto:dyork@uchcbroxx.org>]  
**Sent:** Monday, March 26, 2018 1:15 PM  
**To:** Mathur, Vineeta  
**Cc:** 'Jackie@jackiekaiko.com'; 'hdevin1@hotmail.com'  
**Subject:** North Stamford Association

Good afternoon Vineeta,

On behalf of the North Stamford Association, I submitted the attached letter via email earlier today to Mr. Mills and Mr. Stein in preparation for tonight's ZZB meeting. I wanted you to have a copy as well. Thank you for your work on behalf of all Stamford residents.

Douglas York  
President – North Stamford Association

Douglas L. York, Ph.D.  
Chief Executive Officer  
Union Community Health Center  
260 E. 188<sup>th</sup> St.  
Bronx, New York 10458  
718-618-8183  
718-618-8111 FAX  
[www.uchcbroxx.org](http://www.uchcbroxx.org)



Union Community Health Center  
*Caring for the Bronx for over 100 years*  
260 E. 188<sup>th</sup> St. \* 2021 Grand Concourse \* 470 East Fordham Rd \* 4487 Third Avenue  
2101 Quarry Road \* 2016 Bronxdale Ave.

## Briscoe, Tracy

---

**From:** Mathur, Vineeta  
**Sent:** Monday, March 26, 2018 1:15 PM  
**To:** 'Lisa L. Feinberg'  
**Cc:** Briscoe, Tracy  
**Subject:** FW: [Stamford CT] North Stamford Association (Sent by Douglas York, [dougdp@aol.com](mailto:dougdp@aol.com))  
**Attachments:** nsazzboardletterapp217-01-hn032618a.pdf; ATT00001.htm

---

**From:** Mills, Tom  
**Sent:** Monday, March 26, 2018 1:14 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: [Stamford CT] North Stamford Association (Sent by Douglas York, [dougdp@aol.com](mailto:dougdp@aol.com))

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** Contact form at Stamford CT <[vtstdmailer@vt-s.net](mailto:vtstdmailer@vt-s.net)>  
**Date:** March 26, 2018 at 12:54:05 PM EDT  
**To:** <[TMills@StamfordCT.gov](mailto:TMills@StamfordCT.gov)>  
**Subject:** [Stamford CT] North Stamford Association (Sent by Douglas York, [dougdp@aol.com](mailto:dougdp@aol.com))  
**Reply-To:** <[dougdp@aol.com](mailto:dougdp@aol.com)>

Hello TMills,

Douglas York ([dougdp@aol.com](mailto:dougdp@aol.com)) has sent you a message via your contact form (<https://www.stamfordct.gov/user/4993/contact>) at Stamford CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.stamfordct.gov/user/4993/edit>.

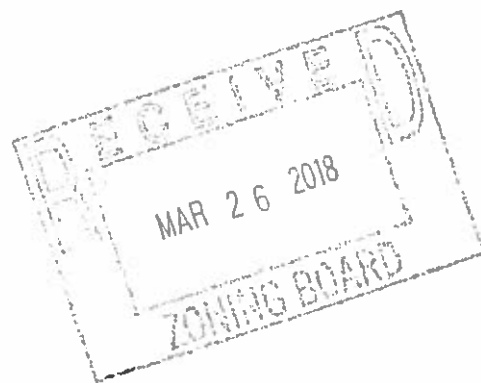
Message:

Good afternoon Mr. Mills,

Please find attached a letter from the North Stamford Association outlining our opposition to and specific concerns regarding ZB Application #217-01. I submit this as President of the North Stamford Association on behalf of our nearly 1000 database members and contacts. Thank you for your work on behalf

of all Stamford residents.

**Douglas York**  
**President - North Stamford Association**



March 26, 2018

Thomas R. Mills, Chairman  
Zoning Board - City of Stamford  
888 Washington Boulevard- 7<sup>th</sup> floor  
Stamford, CT 06904

RE: ZB Application #217-01: High Ridge Real Estate Owner

LLC

Dear Chairman Mills and Members of the Zoning Board,

The North Stamford Association (NSA) is writing to register strong opposition to the above referenced text amendment for reasons including the following:

- The **proposed scale and intensity of features** permitted would be highly disruptive to the neighborhood and damaging to residential property values, namely:
  - **Usage:** The near 24/7 operation of the facility and the intensity of services beyond those of a traditional “gymnasium” (including, but not limited to, “children’s summer camps; a hair salon; day and medi-spas; indoor & outdoor activities including pools; weight loss/nutrition counseling; a café (with service of alcoholic beverages); physical therapy; medical services; retail sale of health and fitness-related apparel and merchandise; and all other customary uses of a health and fitness facility”.
  - **Lighting:** The glow and din of the fully lit, multi-story facility from very early in the morning and late into the night would be intrusive for the neighbors, especially during the winter.
  - **Traffic:** The targeted 5000 member enrollment could easily translate into large multiples of this number of users. This represents a **high volume of traffic through already highly congested local intersections and poses increased safety issues for traffic and pedestrians.**
- The design of the proposed use for Building #3 would not be compatible with the other Bisharat buildings in the Park and would diminish the key elements of this iconic treasure.

Stamford Government Center  
Attn: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 22, 2018

Dear Chairman Mills,

I would like to voice my support of the proposed Life Time Fitness at High Ridge Park.

As a resident of North Stamford since 2001 and an executive and tenant in High Ridge Park, the idea of a new amenity in the North Stamford area is very exciting. While Stamford has been building up Harbor Point and adding services such as Chelsea Piers in the I-95 corridor, the North Stamford area has seen little modernization.

Having modern amenities and fresh destinations will not only provide healthy entertainment, but should also improve our stagnant home values and provide economic relief to Stamford. Many of our neighbors have left for Wilton, New Canaan and Ridgefield – taking their spending and tax dollars with them - because they feel those areas are growing, offering fresh - yet still small-town appropriate - services that the North Stamford area does not offer.

Additionally, facilities similar to Lifetime Fitness require families like mine to drive 25 minutes into downtown on our busy roads or even to Westchester County. As businesses relocate away from Stamford, office parks like High Ridge Park must adapt and modernize their offerings not only to attract new tenants but to maximize their tax value.

My first reaction when I read about the Lifetime Fitness idea was that it was a smart fit, filling a big void while helping to revitalize the area with thoughtful and appropriate development. And in a location that won't compromising the integrity of this part of Stamford. Also, as a tenant in the Park, having a full and vibrant landscape is important to attract new talent and provides for a more interesting work environment. I believe it will bring tremendous value, both residential and corporate, and I urge you to approve the proposal for a Life Time Fitness in High Ridge Park.

Sincerely,

James Voros

## Briscoe, Tracy

---

**From:** Mathur, Vineeta  
**Sent:** Monday, March 26, 2018 11:14 AM  
**To:** Briscoe, Tracy  
**Cc:** 'Lisa L. Feinberg'  
**Subject:** FW: Lifetime fitness



---

**From:** Mills, Tom  
**Sent:** Monday, March 26, 2018 11:14 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Lifetime fitness

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** Robert Rothenberg <[hacken3448@aol.com](mailto:hacken3448@aol.com)>  
**Date:** March 26, 2018 at 11:12:56 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Lifetime fitness

I have been living in Stamford since 1972 and purchased my fifth home in sterling lake in 2002. I am vehemently opposed to allowing lifetime fitness to build a facility in the high ridge office park. I purchased my home aware that there would be activity at the office park but not the kind that starts at 5 am and ends at 11:00 pm. There are a multitude of other reasons lifetime should be rejected. I hope the zoning board follows the good decision of the planning board. Thank you.

Sent from my iPhone  
Bob Rothenberg

-----Original Message-----

From: Stan Lee [mailto:[sglee62@gmail.com](mailto:sglee62@gmail.com)]

Sent: Monday, March 26, 2018 9:21 AM

To: Stamford Land Use

Subject: Zoning Board meeting 3/26 - High Ridge Real Estate Owner

Dear Chairman Mills:

I have lived in Stamford for 28 years and currently live on Bentwood Drive. We have 3 children who have attended Stamford public schools and I am active in numerous local organizations including being a member of the Board of Directors of the Stamford JCC.

I am writing to advise you and the rest of the Zoning Board that I am strongly opposed to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage. The reasons for my opposition are numerous and include:

The impact on traffic in the area. If you have ever tried to enter or leave the area around the corporate park during rush hour, you can appreciate the concerns. In addition, increased traffic further stresses related Stamford resources (public safety, road improvement, pollution, water resources, etc).

There are numerous non-for profit organizations including the Stamford JCC which provide many benefits to the community as well as their members which would be put in jeopardy.

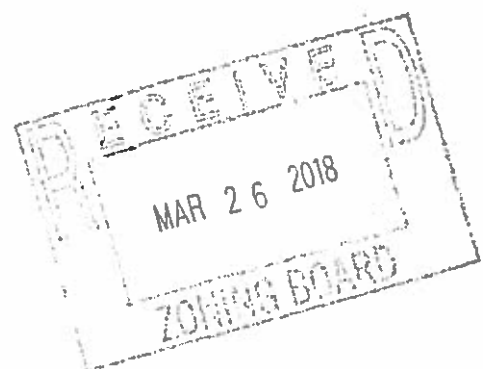
In addition to the non-for profit organizations, there are many smaller for profit business which are owned by local residents who could be negatively impacted.

Once again, I am strongly opposed to the text change being proposed by HRREO.

Thank you for your consideration.

Respectfully,

Stanley Lee



**Briscoe, Tracy**

---

**From:** Lunney, James  
**Sent:** Monday, March 26, 2018 9:39 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Tonight's Meeting Re: Proposed Text Change application from HRREO  
**Attachments:** C Cirillo Freeman Letter to March 26 2018 Zoning Board Mtg.docx

**From:** Connie Freeman [<mailto:ccirillofreeman@gmail.com>]  
**Sent:** Monday, March 26, 2018 7:18 AM  
**To:** Stamford Land Use  
**Subject:** Tonight's Meeting Re: Proposed Text Change application from HRREO

Dear Chairman Mills,

Please see my attached letter which explains my reasons for opposing HRREO's application for proposed "text change" to allow for development in High Ridge Park.

I plan to attend tonight's meeting and would like to speak tonight as well.

Thank you very much for your consideration.

Connie Cirillo Freeman





March 26, 2018

Dear Chairman Mills:

My name is Connie Cirillo Freeman. My home is at 27 Archer Lane, off of Clay Hill Road.

I am writing to advise you and the rest of the Zoning Board that I strongly oppose the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated at the High Ridge Corporate Park. I urge you to vote "no".

I moved to Stamford 36 years ago - this week - as a matter of fact. I came here for a new job and have worked, volunteered and raised my family here in the city for all these years. I love the vitality and diversity of the community. I applaud most efforts to enlarge our business profile which creates opportunities for so many. But I also like the small town feel of knowing my neighbors on my street and in the community and appreciate the historic nature of many of our institutions and buildings that make Stamford a great place to live. Over the years traffic in, out and around Stamford has become an ever increasing issue - it's not small town anymore. I worked at Pitney Bowes for 15 years and the traffic congestion markedly increased over that time. And in the intervening years it has seriously exploded.

Now I work at the Stamford Jewish Community Center as Director of Senior Adult Services. I hear people's concerns and I personally experience the traffic jams, near collisions and worse, possible pedestrian accidents, literally every morning and evening and in between, as I navigate across High Ridge Road to Cedar Heights or Turn of River to Buxton Farms Road onto High Ridge to Wire Mill Road. The convergence of these main thoroughfares and the Merritt Parkway's and the commuter lot's entrances and exits is the definition of dangerous gridlock.

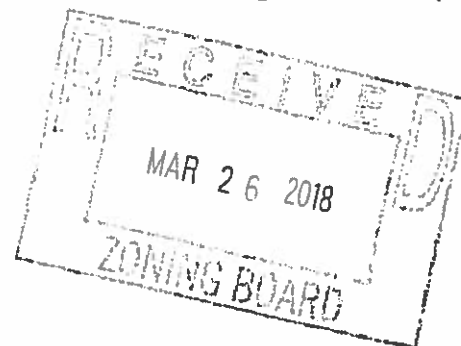
Therefore, the idea of adding hundreds of cars going in and out of a new fitness center to the already overburdened streets makes no sense, to say nothing about the impact on air quality. The demolition of a building with architectural significance is an unnecessary loss. Finally, it is critical to consider that the Italian Center and the JCC are not-for-profit centers that provide innumerable benefits to their members and our community at large, well beyond physical fitness. Allowing a for-profit entity to build a major facility for multi thousands of members will threaten the viability of both these valued Stamford institutions.

Once again I urge you to vote "no" to the unnecessary and harmful "text change" and development being proposed by HRREO.

Thank you for your consideration.

Respectfully,

*Connie Cirillo Freeman*  
Connie Cirillo Freeman



## Briscoe, Tracy

---

**From:** Lunney, James  
**Sent:** Monday, March 26, 2018 9:39 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Opposing HRREO application

**From:** Blake Bueckman [mailto:blake.bueckman@gmail.com]  
**Sent:** Monday, March 26, 2018 8:15 AM  
**To:** Stamford Land Use  
**Subject:** Opposing HRREO application

Dear Chairman Mills:

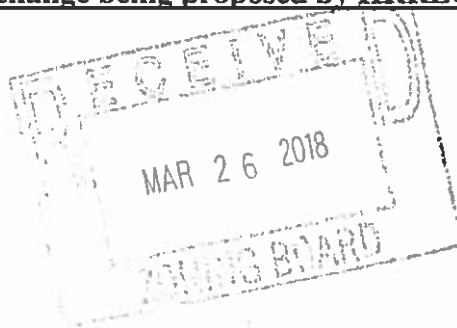
I have lived in Stamford for 5 years and currently live at 62 Akbar Road I am also a member of the Stamford Jewish Community Center Board of Directors.

I am writing to advise you and the rest of the Zoning Board that I am **strongly opposed** to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage. The reasons for my opposition are numerous and include increase in **traffic**, increase in **pollution**, potential **environmental issues** such as increased water use when our community has faced a drought over the last few years, **overburdening City services** such as police, fire, waste, etc., preserving the **historical value** of the buildings already located on the property, and of critical importance to the sustainability of our community: **the potential impact on the not for profit community centers in Stamford (i.e. JCC, Italian Center, the YMCA) who provide valuable services including free services to many members of the community, which would be negatively impacted by the construction of an indoor/outdoor facility for 5,000 members.** In addition, the potential impact on other businesses operating in Stamford is egregious; so by trying to solve one problem numerous other problems are potentially created for the City. For instance, if the text change is successful and Life Time Fitness constructs its 5,000 membership facility, then will it drive the community swim and tennis clubs such as Newfield and Roxbury out of business. Will it drive out the local gyms, studios and other businesses with whom Life Time Fitness would be competing that are owned by local Stamford residents and irrevocably change the community like when Walmart comes into a community and impacts all the local Mom and Pop shops? What will happen to these spaces? What will happen to these local Stamford residents that are put out of business? By trying to solve one problem other unintended consequences may be produced. Finally, I feel strongly that a comprehensive study for a comprehensive solution is needed, as opposed to handle the issues of the corporate parks on an ad hoc basis that benefits one owner and not the City and its residents overall. **Once again, I am strongly opposed to the text change being proposed by HRREO.**

Thank you for your consideration.

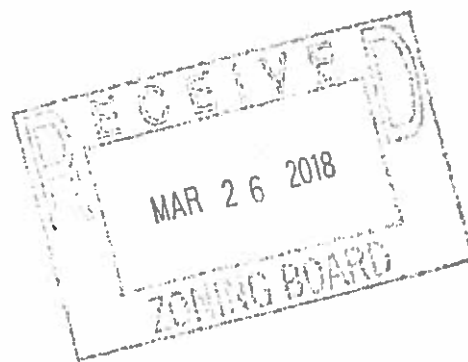
Respectfully,

Blake A. Bueckman



**From:** Mills, Tom  
**Sent:** Monday, March 26, 2018 7:01 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Zoning text change

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** <[angelagiannitti@optonline.net](mailto:angelagiannitti@optonline.net)>  
**Date:** March 26, 2018 at 6:40:22 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Zoning text change

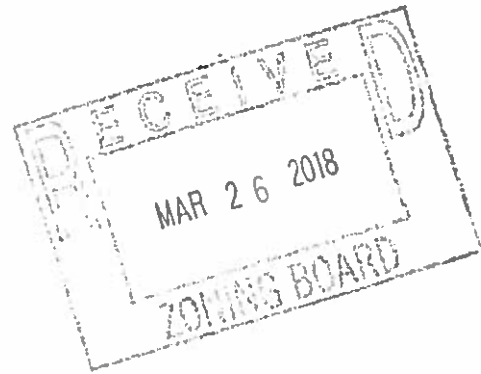
As a resident for 25 years we are totally against changing the text zone in order for Life time Fitness Center to move in to High Ridge Park. This area is residential and would totally increase the traffic, therefore making it more difficult to walk along Turn Of River Road. It would change the value of the homes of we who have worked hard to savor and protect a home in a neighborhood designed to foster families and friends, safety and security.

Please do not allow this change.

Thank you,  
Angela and Alessio Giannitti

Sent from my iPhone

**From:** Mills, Tom  
**Sent:** Monday, March 26, 2018 5:02 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Lifetime Fitness - Please do not approve



Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** Donna Gardner <[donnamgardner16@gmail.com](mailto:donnamgardner16@gmail.com)>  
**Date:** March 25, 2018 at 9:40:52 PM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>, <[dstein@stamfordct.gov](mailto:dstein@stamfordct.gov)>, <[rmcmanus@stamfordct.gov](mailto:rmcmanus@stamfordct.gov)>, <[jgwozdziowski@stamfordct.gov](mailto:jgwozdziowski@stamfordct.gov)>, <[ksilver@stamfordct.gov](mailto:ksilver@stamfordct.gov)>, <[wmorris@stamfordct.gov](mailto:wmorris@stamfordct.gov)>  
**Subject:** Lifetime Fitness - Please do not approve

Good Evening, Everyone,

First I'd like to thank you for your work on the Zoning Board. I'm not sure that you get many thank yous.....but you certainly are deserving. Thank you!

I have been living in the Riverturn area on Turn of River Road for the past five years. As you know, the area is zoned residential. It is a safe, quiet neighborhood and it's just the way we like it --- as it was when we moved in.

Lifetime Fitness would create traffic bedlam in and around this area. Why would anyone living here want to create jam packed streets of cars, delivery trucks and buses day in and day out? A better question is why should others have the right to threaten our environment with their sprawling campus of Lifetime Fitness? This isn't the right place to house a Lifetime Fitness gym and we don't want it. Furthermore, we don't need more gyms and pools, salons, restaurants, etc. We have plenty in Stamford. We don't want them in our area at all. Maybe if the taxes were lower, Mr. Joseph might be able to entice corporations to rent his buildings. We're losing companies and home owners quickly in Stamford, so why would we need more gyms? There are empty buildings all over town. Now that they've changed their proposal and scaled down their plan, maybe it would be best for them to check out some of the other empty buildings in town -- or perhaps they should go somewhere else. .

PLEASE DO NOT APPROVE THIS test change. Thank you for voting against it the last time Please do it again. Don't let the squeaky wheel get this text change.

Thank you -- and thank you again for what you do.

Donna Gardner  
Riverturn Homeowner  
180 Turn of River Rd

## Briscoe, Tracy

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**From:** Blessing, Ralph  
**Sent:** Monday, March 26, 2018 7:44 AM  
**To:** Briscoe, Tracy  
**Subject:** FW: Vote No to C/D Corporate Park zoning change

Please add to the record

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**From:** joy katz [joyakatz@yahoo.com]  
**Sent:** Sunday, March 25, 2018 12:06 PM  
**To:** Stamford Land Use  
**Subject:** Vote No to C/D Corporate Park zoning change

Dear Chairman Mills:

I have lived in Stamford for 21 years and currently live at 48 Janes Lane which is off of High Ridge Road a mile north of the Merritt Parkway. I am also a member of the Board of Directors of the Stamford JCC. I work downtown as a teacher of English as a Second Language to Adults at the Old Town Hall, and I drive Stamford's roads many time a day. I am writing to advise you and the other members of the Zoning Board that I am strongly opposed to the application of High Ridge Real Estate Owner (HRREO) for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park. Currently, Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage in the C/D Corporate Park at High Ridge.

The reasons for my opposition are numerous and include a potential tremendous increase in traffic. 5,000 members will be driving 5,000 additional vehicles on Buxton Farm Road and Turn of River Road, the only two roads that lead to High Ridge Park. Both of these roads have one lane in each direction. The increase in traffic will be detrimental to the already highly trafficked High Ridge Road. Even without the additional 5000 vehicles, the entrance ramp onto the Merritt Parkway North can be backed up to Buxton Farm Road on a holiday Friday or if there is an accident on the highway. It's frightening to think of the potential additional traffic that would clog these roads if Lifetime Fitness existed in High Ridge Park.

I am strongly opposed to the text change being proposed by HRREO. Thank you for your consideration.

Respectfully,  
Joy A. Katz

Joy A. Katz 48 Janes Lane Stamford, CT 06903 203-329-3359 [JoyAKatz@yahoo.com](mailto:JoyAKatz@yahoo.com)

**From:** Mills, Tom  
**Sent:** Sunday, March 25, 2018 9:20 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: LifeTime Fitness Center

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** Marcia Wright <[marciawright64@gmail.com](mailto:marciawright64@gmail.com)>  
**Date:** March 25, 2018 at 8:23:48 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** LifeTime Fitness Center

Dear Mr. Mills,

I have been a resident of 180 Turn of River Road since June 1999.

During this time, I have enjoyed the ambiance of the neighborhood, going walking and walking to shop.

This said, prospect of having a Fitness Facility as large and as overwhelming located in High Ridge Office Park is a slap in the face to the middle-class residents of the Riverturn complex. The traffic burden on Turn of River Road, Buxton Farms Road, Intervale, and High Ridge Road is already heavy, resulting in both air and noise pollution.

Allowing a Fitness Center of the proposed size and scope will also increase traffic on the Merritt Parkway, a road that is already congested and strained with the volume of vehicles that use it. Stamford's Master Plan for the Turn of River area respects the neighborhood's quality.

Allowing the LifeTime Fitness Center a permit to build a facility that will function just about 24/7, will undermine the quality of life of Riverturn's 70-unit condominiums.

A NO vote by you is essential in respecting our vulnerable neighborhood.

Respectfully,

Marcia Wright

Sent from my iPad

## Briscoe, Tracy

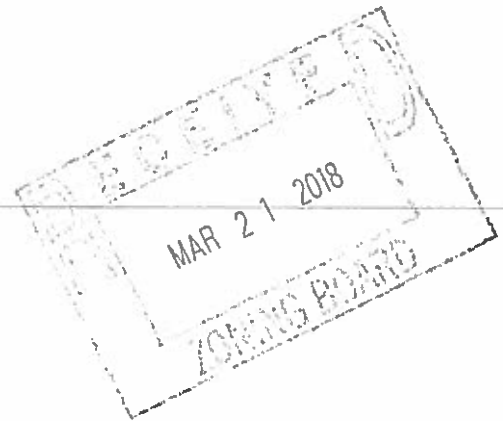
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**From:** Mathur, Vineeta  
**Sent:** Wednesday, March 21, 2018 8:43 AM  
**To:** Briscoe, Tracy; 'Lisa L. Feinberg'  
**Subject:** FW: HRREO Opposition

Fyi.

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**From:** Lunney, James  
**Sent:** Wednesday, March 21, 2018 8:42 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: HRREO Opposition



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**From:** Stuart Waldstreicher [<mailto:swmd@aol.com>]  
**Sent:** Tuesday, March 20, 2018 4:04 PM  
**To:** Stamford Land Use  
**Subject:** HRREO Opposition

Dear Chairman Mills,

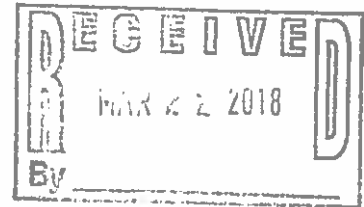
My wife Sandi and I have lived in Stamford for over 30 years and currently live on Brinckerhoff Avenue. Sandi is the Educational Coordinator at the JCC Sara Walker Nursery School and I practice Gastroenterology on Long Ridge Road and at Stamford Hospital. We have been active members of the JCC since moving to town.

I am writing to advise you and the rest of the Zoning Board that I am strongly opposed to the application of High Ridge Real Estate Owner for a change of the zoning rules to allow a Gymnasium or Physical Culture establishment to be built/operated in C/D Corporate Parks in Stamford such as at the High Ridge Corporate Park where Lifetime Fitness is interested in constructing both indoor and outdoor facilities for 5,000 members as well as a parking garage. The main reason for my opposition is the potential impact on the not for profit community centers in Stamford (i.e. JCC, Italian Center, the YMCA) who provide valuable services including free services to many members of the community, which would be negatively impacted by the construction of an indoor/outdoor facility for 5,000 members

Once again, I am strongly opposed to the text change being proposed by HRREO.  
Thank you for your consideration.

Respectfully,  
Stuart Waldstreicher, M.D

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 19, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.


Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

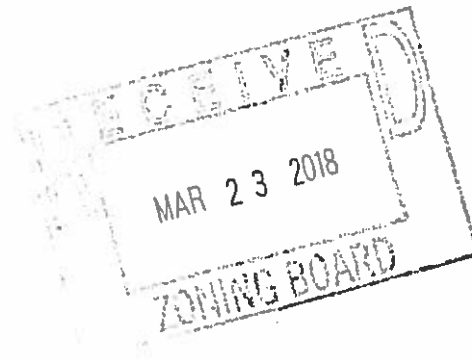
Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

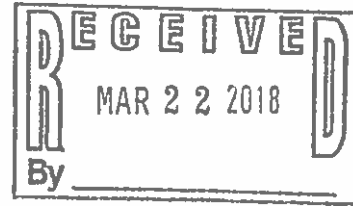
Sincerely,

  
Alex Von York  
1 Broad St 22G  
Stamford, CT 06901





Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 16, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

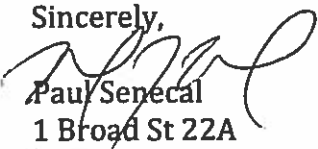
Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

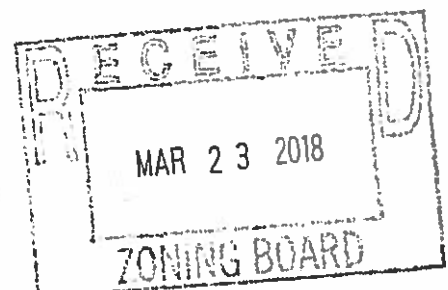
Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

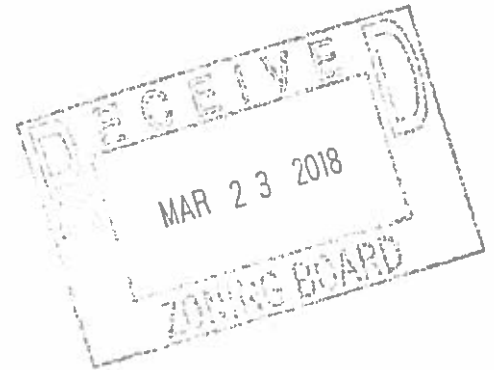
In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

  
Paul Senecal  
1 Broad St 22A  
Stamford, CT 06901



**From:** Vanessa Tessitore [<mailto:vanessatessitore@gmail.com>]  
**Sent:** Thursday, March 22, 2018 5:44 PM  
**To:** Stamford Land Use  
**Subject:** Lifetime Facility



Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901

March 22, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding anew use for the old office building at High Ridge Park is imperative. As the building ages and becomes obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

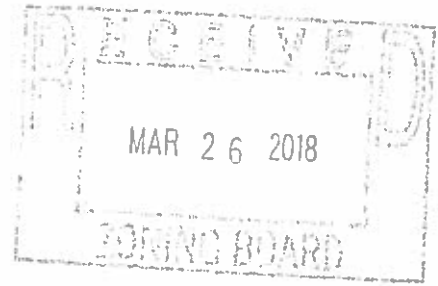
Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,  
Vanessa Tessitore  
2891 Long Ridge Road  
Stamford,CT

Sent from my iPhone

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 22, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park. As a current member of the Life Time Fitness Center in Harrison, NY I can attest to the quality and high standards it will bring to the area. This facility fulfills a need in this area by offering a state of the art facility at a reasonable cost where a family can go any day of the week to enjoy and support a healthy lifestyle. Currently, there is nothing that fulfills that need within a reasonable distance for North Stamford families and those on the Merritt line. We have been members of this facility since inception and know that what it would bring to this area is unmatched.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding anew use for the old office building at High Ridge Park is imperative. As the building ages and becomes obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

  
Vanessa Tessitore

2891 Long Ridge Road  
Stamford, CT 06903

**From:** Mills, Tom  
**Sent:** Friday, March 23, 2018 5:58 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Lifetime Fitness

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** <lindagubi@aol.com>  
**Date:** March 22, 2018 at 10:03:16 PM EDT  
**To:** <tmills@stamfordct.gov>  
**Subject:** Lifetime Fitness



March 22, 2018

Dear Mr. Mills,

I wish to express my dissatisfaction and disappointment with the possibility of Lifetime Fitness having a presence in High Ridge Office Park.

The people benefitting the most would be those living in neighboring towns because they would use facility and would not be subject to the day to day commotion, traffic and chaos.

The disruption in quality of life for those living in the Turn of River neighborhood would be a horrible thing to impose.

Once the zoning is changed for this area, as you are aware, it can then apply to all areas of Stamford, perhaps even where you live.

I implore you, please vote down the change in zoning. This suffering is not something that the residents of our city should have to endure.

Thank you, in advance, for seriously considering and honoring this request.

Respectfully,

Linda Gubitosa

**From:** lindagubi@aol.com [mailto:lindagubi@aol.com]  
**Sent:** Thursday, March 22, 2018 10:04 PM  
**To:** Blessing, Ralph  
**Subject:** Lifetime Fitness

March 22, 2018

Dear Mr. Blessing,

I wish to express my dissatisfaction and disappointment with the possibility of Lifetime Fitness having a presence in High Ridge Office Park.

The people benefitting the most would be those living in neighboring towns because they would use facility and would not be subject to the day to day commotion, traffic and chaos.

The disruption in quality of life for those living in the Turn of River neighborhood would be a horrible thing to impose.

Once the zoning is changed for this area, as you are aware, it can then apply to all areas of Stamford, perhaps even where you live.

I implore you, please vote down the change in zoning. This suffering is not something that the residents of our city should have to endure.

Thank you, in advance, for seriously considering and honoring this request.

Respectfully,

Linda Gubitosa



**From:** Mills, Tom  
**Sent:** Thursday, March 22, 2018 1:34 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Text change for High Ridge Office Park

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295

Begin forwarded message:

**From:** "Freed, Marian" <[Marian.Freed@wilmerhale.com](mailto:Marian.Freed@wilmerhale.com)>  
**Date:** March 22, 2018 at 12:21:59 PM EDT  
**To:** "[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)" <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Text change for High Ridge Office Park



Dear Mr. Mills:

I am writing to oppose the text change to the zoning law requested by the owners of the High Ridge Office Park which would allow the demolition of Building number 3 and the construction of a Lifetime Fitness Center.

My husband and I moved to 181 Turn of River Road in Stamford a year ago after living in our house in Westchester for 32 years. Once we decided to move, we looked on the North Shore of Long Island, New Jersey, Westchester and several communities in Connecticut. We chose Stamford for the vibrancy of the area and Turn of River Road for the peace, tranquility and beauty of the area. A large fitness center would destroy that.

Lifetime Fitness proposes to build a structure that is larger than the current building which they plan to demolish. They also plan to build a parking structure. They have shown us renderings of the proposed building; it is unattractive and out of character with the other buildings in the office park. It would change the basic nature of the office park. Lifetime plans to have outdoor pools, children's activities, bright lights and operating hours from 5 am to 11 pm. They have indicated that they hope, in fact need, to attract thousands of members to be successful.

The proposed fitness center building would be directly across from all of the properties on the pond and would be highly visible from our living rooms, bedrooms, dining rooms, kitchens and decks. We would lose quiet enjoyment of our house and neighborhood. The very reasons we bought this house will be destroyed. The value of our property will plummet. Traffic which is already a problem on Turn of River Rd. will increase exponentially.

We had some concerns about living across from an office park when we first looked at the house. We went to the zoning boards and were told that the office park had been in existence since the 1960s, had a healthy occupancy and there were no requested zoning changes. Living across from an office park which operates Monday through Friday from 8 am to 6 pm is very different from living across from what is, in effect, an indoor/outdoor recreational center which will operate seven days a week, 18 hours a day.

Lifetime has other facilities. They are all located in areas surrounded by industry or offices. None of them are located so close to a residential area. The specific site they have chosen for this facility is inappropriate for the neighborhood. There are many other vacant sites and buildings in Stamford which would be better suited for a project like this. We hope the Zoning Board will agree that it is important to preserve the character of this lovely residential neighborhood and deny the requested change.

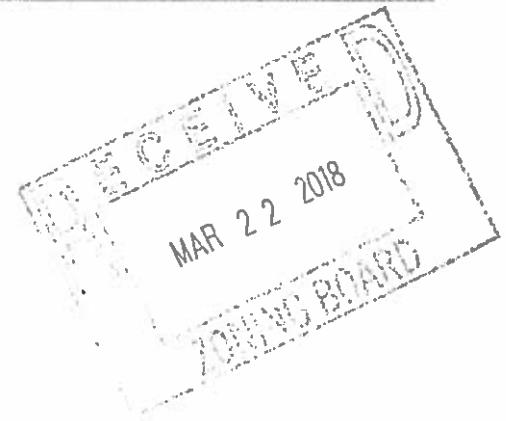
Yours truly,

Marian Freed



**From:** Lunney, James  
**Sent:** Thursday, March 22, 2018 8:47 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: Proposed Life Time Fitness at High Ridge Park

**From:** Nicole Borsey [<mailto:nicole@madisonandpost.com>]  
**Sent:** Wednesday, March 21, 2018 1:34 PM  
**To:** Stamford Land Use  
**Subject:** Proposed Life Time Fitness at High Ridge Park



Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901

Dear Chairman Mills,

As a resident of Stamford and local Real Estate Broker, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding a new use for the old office building at High Ridge Park is imperative. As the building ages and becomes obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,  
Nicole Borsey  
Stamford Regional Vice President

Weichert | Madison and Post

Cell: 203.667.0897

Office: 203.322.8800

Website: [nicoleborsey.com](http://nicoleborsey.com)

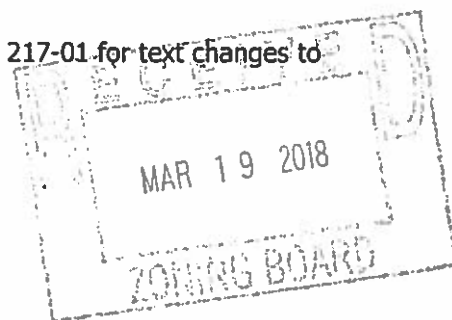
Licensed Broker

CT: Lic# REB.0788341 & NY: Lic# 10301209176

[Follow me](#) | [Like me](#)

**From:** Mills, Tom  
**Sent:** Monday, March 19, 2018 2:14 PM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes to Stamford's Zoning Regulations

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295  
Begin forwarded message:



**From:** Roger Nicholson <[rjnicholson@optonline.net](mailto:rjnicholson@optonline.net)>  
**Date:** March 19, 2018 at 11:16:07 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes to Stamford's Zoning Regulations

Dear Thomas Mills,

I am once again writing you to oppose High Ridge Real Estate Owner LLC's application 217-01 for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

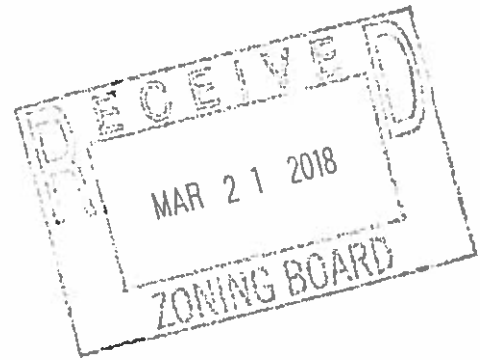
This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day. In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's highly-marketed, multi-function, for-profit business—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,  
Roger Nicholson  
180 Turn of River Road

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 16, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

Kristina Egitto  
259 Sylvan Knoll Road  
Stamford, CT 06905

Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 16, 2018

Dear Chairman Mills,

As a resident of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

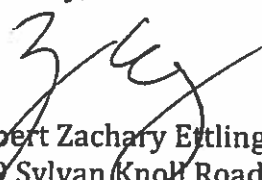
Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding new uses for the old office buildings at High Ridge Park is imperative. As the buildings age and become obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

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In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,

  
Robert Zachary Ettlinger  
259 Sylvan Knoll Road  
Stamford, CT 06905

Stamford Government Center  
Attn: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



Dear Chairman Mills:

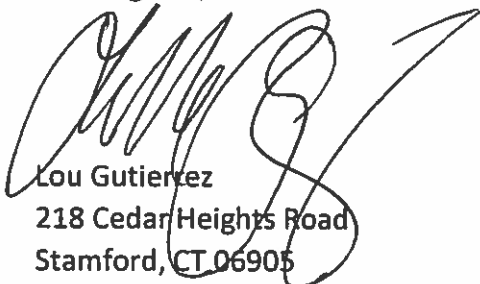
With regards to the proposed LifeTime Fitness at High Ridge Park, I respectfully submit this letter of support.

The City of Stamford has always been forward-thinking in its approach to development, and it has served residents and businesses well. Now, as the city looks ahead at the challenges of what to do with vacant office buildings built for days of the past, we must remain steadfast in our approach that Stamford is a city that works – works for businesses, works for taxpayers, and works for local residents and taxpayers.

The risk of falling behind in re-imagining obsolete office spaces is a frightening one. Stamford does not want to be stuck with hundreds of thousands of square feet of vacant office space – and hence, declining tax revenues and abandoned buildings. This plagued our neighbors in Westchester County for decades, although recently the “Platinum Mile” – as the corridor along I-287 is known – has experienced a rebirth of sorts thanks to rational zoning changes. Let’s not put ourselves in the pickle that Westchester faced, as businesses fled for more attractive environments! So what is it that businesses want? Amenities that appeal to a certain way of life – with a focus on fun, active and healthy lifestyles, which is exactly what LifeTime Fitness presents. Plus, it makes sense to me that adding a LifeTime Fitness would only help to increase the occupancy rates and asking rents for other nearby office spaces.

From my perspective, this project is very clearly a win for the city, a win for businesses, a win for residents and a win for taxpayers. Please do not delay in approving the zoning changes that may be necessary to move it forward.

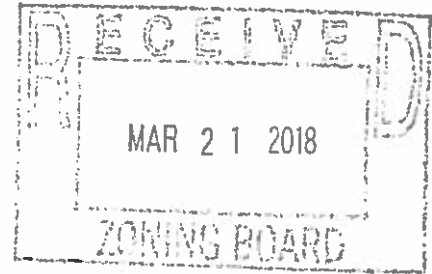
Kind regards,



Lou Gutierrez  
218 Cedar Heights Road  
Stamford, CT 06905

**From:** Mills, Tom  
**Sent:** Wednesday, March 21, 2018 11:02 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Proposed Lifetime Fitness project in High Ridge Park

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** Robert Martino <[bob@martinocommunications.com](mailto:bob@martinocommunications.com)>  
**Date:** March 21, 2018 at 10:39:39 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Proposed Lifetime Fitness project in High Ridge Park

Dear Mr. Mills:

I am writing you to express my concern about the proposed plan of Lifetime Fitness to convert Building 3 of the High Ridge Office Park, which is just across the pond from our residential community of Sterling Lake. Their application seeks a text change to accommodate a "gymnasium and physical culture establishment," but in reality they would be building an extensive sports and entertainment venue.

We live in Unit 5 of Sterling Lake, which is at 181 Turn of River Road. Building 3 is visible from our house and is directly opposite other houses in our community. If the Lifetime Fitness plan is approved, we would face a year and a half of construction noise just across the way, followed by permanent noise pollution from outdoor activities when the project is completed. The shouts and music from two outdoor swimming pools, childrens' programs, and sports facilities would be clearly heard in Sterling Lake.

Our community consists of million dollar-plus houses build around the pond and designed for the enjoyment of the beauty of the pond and its natural surroundings. Our indoor living areas and outdoor decks and patios are situated to take full advantage of the view and the quiet. Although we are a ten-minute walk from busy High Ridge Road, we enjoy the peacefulness of our community and seeing wildlife such as herons, ducks, and great variety of songbirds.

It is true we can hear traffic on the Merritt Parkway if we stop to listen, but the fact is that it functions as white noise that we in effect do not hear. The same could not be said of voices, shouts, music, and other noise from outdoor activities just across the pond—this would be downright disruptive, and it would cause our way of life to deteriorate.

To be profitable, the Lifetime Fitness center would need thousands of members, coming to the center at any time between early morning and late evening, seven days a week. This would mean a significant increase in local traffic. There are only two ways to enter High Ridge Park—via Buxton Farms Road or via Turn of River Road. Traffic would feed into these roads from the Merritt, High Ridge Road, and Newfield/Intervale Road.

Other arguments against the Lifetime Fitness proposal have been raised by local residents, but I have chosen to focus on the disruptions to our way of life caused by noise and traffic. There is no place for a sports and entertainment complex in our neighborhood. I urge you to vote against it.

Yours truly,  
Robert Martino  
181 Turn of River Road, Unit 5



Stamford Government Center  
Att: Thomas R. Mills, Chairman  
888 Washington Blvd.  
7<sup>th</sup> Floor  
Stamford, CT 06901



March 16, 2018

Dear Chairman Mills,

As a resident and Realtor of Stamford, I am writing to express my support for the proposed Life Time Fitness at High Ridge Park.

Taxes in the city continue to rise year after year. There is only so much taxpayers can take, and the breaking point is upon us. The city has an obligation to protect taxpayers and do whatever it can to both spend our tax dollars wisely and also generate sustainable revenue that will enable Stamford to continue to provide the services residents need. Finding a new use for the old office building at High Ridge Park is imperative. As the building ages and becomes obsolete for the modern economy, the pressure on taxpayers will only continue to mount. Adding desirable amenities such as Life Time Fitness, however, would generate needed tax revenue, as well as attract corporate tenants to the remainder of the park – a win, win!

Moreover, Life Time Fitness is a Class-A amenity for a Class-A park. This state-of-the-art facility would enhance the environment for people who live in the area, as well as those who work or own businesses nearby. The market for housing and office space in North Stamford is stagnant, because residents and businesses desire amenities not currently available. Adding a Life Time Fitness would bring tremendous value to the residential and office markets of the area.

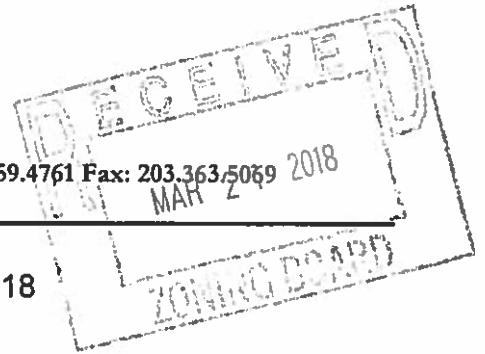
Additionally, it should be noted that Life Time Fitness would also create a sense of community around the facility. In other regions that have added a Life Time Fitness, the local YMCAs, JCCs and similar organizations have all continued to thrive. Life Time Fitness simply adds another option for membership that I know our neighbors are eager to embrace, presenting options that only a world-class facility could.

In conclusion, I join with my friends and neighbors of Stamford in urging you to approve the proposed concept for a Life Time Fitness in High Ridge Park.

Sincerely,  
Jordan Dolger  
Realtor- Higgins Group



733 Summer Street Suite 104 Stamford CT 06901 Telephone: 203.359.4761 Fax: 203.363.5069 2018  
www.stamfordchamber.com



March 21, 2018

Mr. Thomas Mills, Chair  
Stamford Zoning Board  
888 Washington Boulevard  
Stamford, CT 06901

**RE: Zoning Board Application No. 217-01, High Ridge Office Park**

Dear Zoning Board Members:

As a leading proponent of Stamford's business community, the Chamber of Commerce is deeply concerned about the economic health of the City's suburban office inventory. As such, the Chamber was quite impressed with the work of the Planning Board in connection with the 2014 Master Plan. Recognition of the need to consider alternative uses and the need to redevelop some elements of these parks was forward thinking and impressive. Thus, we were equally disappointed to find out that the Planning Board recommended denial of the above referenced application.

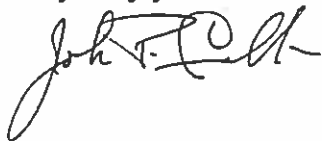
Notably, the Planning Board found that the proposed *use* conformed to the Master Plan but had some concerns about other elements of the proposal and the ultimate development plan that could follow. I have reviewed the latest version of the application and commend the Applicant on its responsiveness to the Planning Board's concerns. I believe the current application forwards the goal of the Master Plan to revitalize these office parks while ensuring that the surrounding residential neighbors are not negatively impacted by the changes.

The Chamber is wholly supportive of the efforts of the owner of High Ridge Office Park to remove vacant office space in "Building 3" and redevelop the area with a high-end health and fitness facility. We think this use a perfect complement to the office park. The commercial nature of the use means it will produce very little demand on municipal services while paying impressive tax revenue. Further, it is an enhancement to the remainder of the park thus keeping it an attractive place for office workers which translates to high occupancy and stable rent rates.

We also note that the particular proposed operator, Life Time, would be an attractive addition to the Stamford community. Maintaining the desirability for people (including young couples) to choose Stamford as a place to raise their family is critical to the future of the City. Having a facility like a Life Time, which is convenient and centrally located, can only enhance the desirability to live here. In turn, it will also enhance real estate value for all segments of the residential market, including the single family residential market.

For all the above reasons, we hope that you will approve the text change and allow this project to continue along the approval path. Thank you for the opportunity to comment. Thank you.

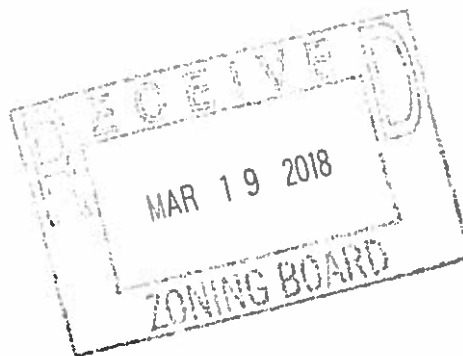
Very truly yours

A handwritten signature in black ink, appearing to read "John P. Condlin", written in a cursive style.

John P. Condlin  
President and CEO

**From:** Mills, Tom  
**Sent:** Monday, March 19, 2018 8:20 AM  
**To:** Blessing, Ralph; Mathur, Vineeta  
**Subject:** Fwd: Code change for Life Time Fitness

Sent from my Verizon iPhone  
Tom Mills  
203-223-0295



Begin forwarded message:

**From:** "Jeffrey A. Wu" <[jeffrey.a.wu@gmail.com](mailto:jeffrey.a.wu@gmail.com)>  
**Date:** March 19, 2018 at 7:27:38 AM EDT  
**To:** <[tmills@stamfordct.gov](mailto:tmills@stamfordct.gov)>  
**Subject:** Code change for Life Time Fitness

Dear Mr. Mills,

I am writing to voice my firm opposition to text changes that will allow fitness and similar facilities on High Ridge and Long Ridge Roads as well as the Turn of River area.

There are already significant traffic delays as well as many near accidents throughout the day. These are a result of the large number of people in the office buildings and adjacent businesses. Fitness and similar facilities will not only bring additional traffic, it will extend the hours where traffic and noise are issues. This directly impacts residents and is in direct conflict with the vision of the planning board to protect the character of such neighborhoods.

I would be more than pleased to amplify my comments or elucidate anything that was not clearly stated. My mobile phone number is 203-816-7345.

Thank you for your consideration of my concern.

Jeffrey Wu  
180 Turn of River Road  
Unit 15B  
Stamford, CT 06905

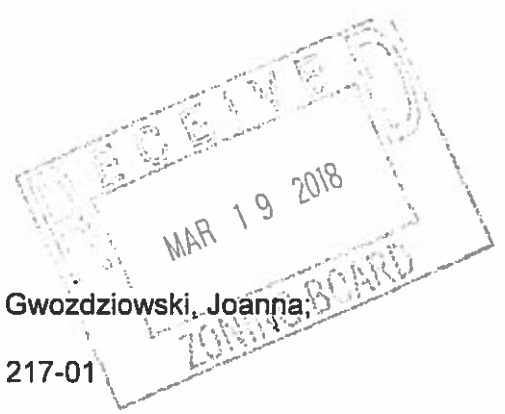
-----Original Message-----

From: Hank Cuthbertson [mailto:hankcuth@hotmail.com]

Sent: Saturday, March 17, 2018 2:56 PM

To: Mills, Tom; McManus, Rosanne; Stein, David; Morris, William; Gwozdzowski, Joanna; Dennies, Sandra; Mathur, Vineeta

Subject: Please Vote No on Life Time Fitness Text Code Change, 217-01



Dear Zoning Board Member,

I am writing to voice my opposition to the proposed zoning code text change that would apply to the building 3# parcel in the High Ridge Park office complex. This text change will allow Lifetime Fitness Inc. to construct a large commercial indoor/outdoor recreational complex on this sight. This would involve the demolition of the existing office building, the construction of a much larger fitness center as well as the installation of two outdoor swimming pools. It will also include a health spa and an "upscale" bistro serving a variety of food and beverages.

The construction of this commercial indoor/outdoor recreational fitness center will permanently alter the basic nature of both Sterling Lake and the High Ridge Office Park. It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality-of-life and the character of residential neighborhoods.

I live in and am the President of The Sterling Lake Association. Sterling Lake contains thirteen free-standing houses. They are surrounded by Nature Conservancy land. Currently Sterling Lake has the look and feel of a nature sanctuary. The building and outdoor swimming pools would directly abut our pond and our property. It will be clearly visible from both the upstairs and downstairs rooms of my and my neighbors' homes. The noise from the outdoor swimming pools and the complexes supporting systems would also be clearly audible from our decks and from inside our houses.

The addition of this complex will radically change the basic nature and operation of the High Ridge Park. Currently High Ridge Park is an office park serving people who work "normal business hours", 8 am to 6 pm 5 days a week. The hours of operation of this complex would be from 5 am to 11 pm, 7 days a week, 365 days per year. Representatives from the company confirmed that it will have in excess of 5,000 memberships. The outdoor swimming pools will be used throughout the summer and programs will serve young children, adolescents and adults.

Traffic on Turn of River Road will be dramatically increased. Currently it is difficult to exit and enter our complex during rush hours. This fitness center and swimming club will increase traffic at all hours of the day and night. This will be especially noticeable in the evening and on weekends.

Lifetime Fitness estimates that the demolition of the existing building and the construction of the recreational complex will take 14 months. This will be a loud, dirty and highly disruptive process. It could easily last months longer. It will surely run through two summers.

The presence of a large, visible and noisy commercially promoted facility in such close proximity to our homes will surely reduce our property values.

We currently live in a very private nature preserve. This development will permanently change the basic character of our residential neighborhood.

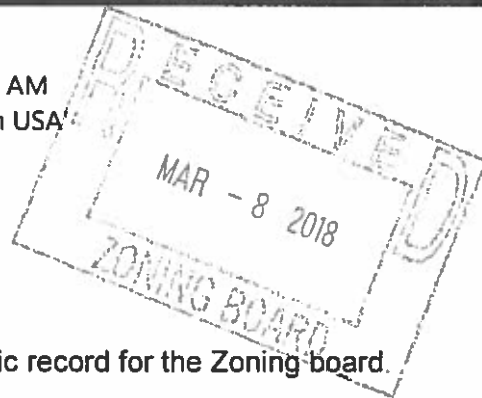
Please do whatever you can to stop this development from being built. Thank you for your work on important issues like this.

Sincerely yours,  
Hank Cuthbertson  
President, Sterling Lake Association  
181 Turn of River Road  
Unit 7  
Stamford, CT  
203-461-9501  
[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)

## **Briscoe, Tracy**

---

**From:** Mathur, Vineeta  
**Sent:** Thursday, March 08, 2018 11:44 AM  
**To:** 'Zieminski Michael - Technogym USA'  
**Cc:** Briscoe, Tracy; Blessing, Ralph  
**Subject:** RE: Lifetime Fitness



Hello Michael,

Thanks for your comments. We will include them in the public record for the Zoning board.

Thanks,  
Vineeta

-----Original Message-----

**From:** Zieminski Michael - Technogym USA [<mailto:mzieminski@technogym.com>]  
**Sent:** Saturday, March 03, 2018 11:35 AM  
**To:** Mathur, Vineeta  
**Subject:** Lifetime Fitness

Hello Vineeta,

My name is Michael Zieminski. I am a resident of North Stamford and a member of Lifetime Fitness in Harrison, NY. I am writing you to show my support for bringing Lifetime Fitness to Stamford.

Lifetime Fitness is an incredible club for my entire family. We currently drive to White Plains which is a hike. One of the things we really thought the North Stamford area was missing when consider moving here was a fitness facility. Lifetime has wonderful family classes, babysitting, yoga, swimming and many more family friendly amenities. Please consider approving this project. I know there are mixed feelings about this but I can speak for many young families in North Stamford who would really love to see this in our community.

Thank you for your time.  
Mike Z.

Sent from my iPhone

## Briscoe, Tracy

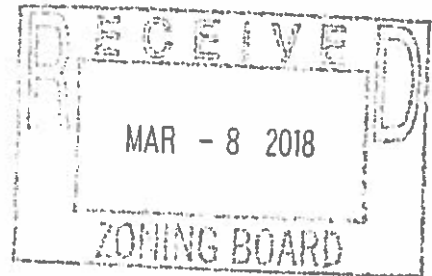
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**From:** Mathur, Vineeta  
**Sent:** Thursday, March 08, 2018 11:41 AM  
**To:** 'BClay@criusenergy.com'  
**Cc:** Briscoe, Tracy; Blessing, Ralph  
**Subject:** FW: Support for Lifetime Fitness

Barbara,

Thanks for your comments. We will include it in our record for the Zoning Board.

Vineeta Mathur  
Associate Planner  
City of Stamford Government Center  
Land Use Bureau  
888 Washington Blvd., 7th Floor  
Stamford, CT 06904-2152  
Phone: 203.977.4716  
Fax: 203.977.4100  
Email: [vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)  
Web: [www.cityofstamford.org](http://www.cityofstamford.org)



---

**From:** Barbara Clay [<mailto:BClay@criusenergy.com>]  
**Sent:** Thursday, March 08, 2018 11:14 AM  
**To:** Mathur, Vineeta  
**Subject:** Support for Lifetime Fitness

Mr. Mathur,

I have been a member at lifetime fitness in Westchester New York for a year. I live in North Stamford. I would very much support Lifetime Fitness coming to Stamford. I have completed over 180 races, triathlons, trail runs, and swim events, thus, I am a pretty high-end consumer of fitness facilities. I must say Lifetime fitness is a top notch, family oriented, and beautiful facility --- a real asset to each community it is located in. I hope Stamford sees this as a huge opportunity for its residents.

I am happy to answer any questions you have. I can be reached at 203.560.4477.

Best regards,

Barbara Clay, Esq.



**Barbara Clay**  
*Chief Legal Officer*  
o 203 663 5079 | m. 203 560 4477  
[bclay@criusenergy.com](mailto:bclay@criusenergy.com)



Learn more about our family of brands at [www.criusenergy.com](http://www.criusenergy.com)



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February 3, 2017

**VIA U.S. MAIL**

Zoning Board, City of Stamford  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901

FEB - 3 2017

**RE: High Ridge Office Park/Life Time Fitness, LLC**

Dear Ladies and Gentlemen:

Sunrise Senior Living is the manager of the adjacent parcel to the High Ridge Office Park in Stamford. This letter will confirm that for the past several months Sunrise has been in communication with our neighbor to the east, High Ridge Real Estate Owner LLC. Specifically, our neighbor has detailed its plans to demolish the existing Building 3 of the office park and to redevelop that building pad, and the area to the north of it, with a new facility to be operated by Life Time Fitness, LLC as a recreational and social use.

We understand that the new building will be approximately the same size as the existing office building, but that the area to the immediate north of the existing building will be redeveloped to parking and an outside pool and pool deck area. We also understand that an application will be filed to modify the text of the CD zone to allow for greater flexibility with regard to setback standards and similar restrictions.

We appreciate the courtesy of our neighbor in discussing those plans with our company and offer this letter to you evidencing our support of the redevelopment plans and related text changes. Should you have any questions, please contact the undersigned.

Sincerely,  
Sunrise Senior Living, LLC

  
Philip Kroskin  
SVP Real Estate

**Community Support Office**  
7902 Westpark Drive, McLean, Virginia 22102  
Main: 703-273-7500  
SunriseSeniorLiving.com

**From:** Stein, David  
**Sent:** Wednesday, March 29, 2017 9:04 AM  
**To:** Mathur, Vineeta  
**Subject:** FW: High Ridge Park text change

for the zb record.

---

**From:** [stephipepper1@aol.com](mailto:stephipepper1@aol.com) [stephipepper1@aol.com]  
**Sent:** Wednesday, March 22, 2017 3:11 PM  
**To:** Stein, David  
**Subject:** High Ridge Park text change



Dear David,

We recently learned of the possibility of a large scale fitness center wanting to move into High Ridge Park. As Sterling Lake residents we are opposed to this alteration of the landscape and use. It would be an erosion of the nature of High Ridge Park to allow a business whose prime service is the sale of recreation and exercise instead of maintaining the current atmosphere of business development and sound commerce. In particular, the increase of traffic on Turn of River Road would continue to undermine the already overused and overburdened use of the road. Such a proposed place is almost as busy as an airport. The huge amount of members required to make it successful cannot be supported by the roads. We just don't want a loud and busy business disturbing the tranquility of Sterling Lake which would be very visible from our side. I hope you will not support this text change to allow this construction to take place. There are many other better locations for Life Time Fitness to build a successful enterprise including some of our rapidly becoming vacant office buildings downtown. Turn of River is already overburdened with traffic going to both High Ridge Park and the Merritt Parkway. Please do not allow this to go forward.

Summarily:

1. The removal of the building would potentially disturb the wetlands on which the present building is on. New construction with parking garages would cause further wetlands disturbances.
2. The noise and lights of this year round facility would pose a serious emotional and financial hardship for the people of Sterling Lake.
3. Finally, Turn of River Road was never meant to become the "highway" to High Ridge Park, Merritt Parkway and shopping center. A fitness center would generate enormous additional around the clock traffic including weekends.
4. It would be a conflict with neighboring fitness and swim clubs such as the Jewish Community Center, the Italian Center, Newfield Swim Club and Chelsea Piers.

Respectfully yours,

Rebecca Mark  
Stephanie Mark  
181 Turn of River Road, House 13  
Stamford, CT 06905  
203-329-7562

[stephipepper1@aol.com](mailto:stephipepper1@aol.com)

-----Original Message-----

From: Stein, David

Sent: Monday, March 06, 2017 1:01 PM

To: Mathur, Vineeta

Subject: FW: Zoning Text Code change for High Ridge Office Park

For the ZB record.



---

From: Hank [hankcuth@hotmail.com]

Sent: Sunday, March 05, 2017 5:35 PM

To: Stein, David

Subject: Zoning Text Code change for High Ridge Office Park

Dear Mr. Stein,

I am writing to voice my opposition to the proposed zoning code text change that would apply to the building 3# parcel in the High Ridge Park office complex. This text change will allow Lifetime Fitness Inc. to construct a large commercial indoor/outdoor recreational complex on this site. This would involve the demolition of the existing office building, the construction of a much larger fitness center as well as the installation of two outdoor swimming pools. It will also include a health spa and an "upscale" bistro serving a variety of food and beverages.

The construction of this commercial indoor/outdoor recreational fitness center will permanently alter the basic nature of both Sterling Lake and the High Ridge Office Park. It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality-of-life and the character of residential neighborhoods.

I live in and am the President of The Sterling Lake Association. Sterling Lake contains thirteen free-standing houses. They are surrounded by Nature Conservancy land. Currently Sterling Lake has the look and feel of a nature sanctuary. The building and outdoor swimming pools would directly abut our pond and our property. It will be clearly visible from both the upstairs and downstairs rooms of my and my neighbors' homes. The noise from the outdoor swimming pools and the complexes supporting systems would also be clearly audible from our decks and from inside our houses.

The addition of this complex will radically change the basic nature and operation of the High Ridge Park. Currently High Ridge Park is an office park serving people who work "normal business hours", 8 am to 6 pm 5 days a week. The hours of operation of this complex would be from 5 am to 11 pm, 7 days a week, 365 days per year. Representatives from the company confirmed that it will have in excess of 3,000 members. The outdoor swimming pools will be used throughout the summer and programs will serve young children, adolescents and adults.

Traffic on Turn of River Road will be dramatically increased. Currently it is difficult to exit and enter our complex during rush hours. This fitness center and swimming club will increase traffic at all hours of the day and night. This will be especially noticeable in the evening and on weekends.

Lifetime Fitness estimates that the demolition of the existing building and the construction of the recreational complex will take 14 months. This will be a loud, dirty and highly disruptive process. It could easily last months longer. It will surely run through two summers.

The presence of a large, visible and noisy commercially promoted facility in such close proximity to our homes will surely reduce our property values.

We currently live in a very private nature preserve. This development will permanently change the basic character of our residential neighborhood.

Please do whatever you can to stop this development from being built. Thank you for your work on important issues like this.

Sincerely yours,  
Hank Cuthbertson  
President, Sterling Lake Association  
181 Turn of River Road  
Unit 7  
Stamford, CT  
203-461-9501  
[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)

RIVERTURN CONDOMINIUM ASSOCIATION  
180 TURN OF RIVER ROAD  
STAMFORD, CT 06905



Government Center  
Zoning Board  
888 Washington Boulevard  
Stamford, Ct 06901

June 21, 2017

ATTENTION: Mr. Thomas Mills

Dear Mr. Mills,

I am reside on Turn of River Road where it intersects with Buxton Farm Road. This is an intersection of great concern to my neighbors, the community, and me. This intersection is widely used by commuters going to and from work, as well as non rush hour periods. In addition we have the Turn of Riverturn Fire Department near by. At this intersection there is an assisted living facility with approximately one hundred residents.

Not too long ago a vehicle ran down a senior pedestrian, residing at Sunrise Senior Living. He had multiple bone fractures, was hospitalized for a period of time and now recovering slowing.

Although there is a stop sign at this intersection it is often times ignored. I am a concerned citizen and president of the Riverturn Condominium Association which is composed of seventy homes, made up with families ranging from retired couples to families with young children and there are numerous other homes off Turn of The River Road. It is time we looked out for well being of the pedestrian.

It is the opinion of the Associations Board of Directors that this was the accident which was waiting to happen. Should we now wait for a fatality in order to act?

To compound matters a Life Time Fitness Center is planned at the High Ridge Office Park, with an expected member ship of potentially five thousand members. Its hours of operation from 5 AM to 11 PM seven days a week. This complex is planning a wide variety of offerings, to mention a few: a competitive basketball league, social events, child center, personal training, outdoor sports shopping, food and a bar. This complex does not belong in a residential area. The influx of commercial traffic bases as well private vehicles will be unbelievable. An area you would not like to call home.

I am extremely concerned for the safety of our citizens. Your members of the planning board as well as the Zoning Board should not allow this to happen. SUPPORT THE RESIDENCE YOU REPRESENT.

Your attention in this matter is urgently needed

Sincerely yours,

Peter Licopantis  
President, Riverturn Condominium Association,

RIVERTURN CONDOMINIUM ASSOCIATION  
180 TURN OF RIVER ROAD  
STAMFORD, CT 06905

JUN 27 2017

Government Center  
Zoning Board  
888 Washington Boulevard  
Stamford, Ct 06901

June 21, 2017

ATTENTION: Ms. Joanna Gwozdzowski

Dear Ms. Gwozdzowski,

I am reside on Turn of River Road where it intersects with Buxton Farm Road. This is an intersection of great concern to my neighbors, the community, and me. This intersection is widely used by commuters going to and from work, as well as non rush hour periods. In addition we have the Turn of Riverturn Fire Department near by. At this intersection there is an assisted living facility with approximately one hundred residents.

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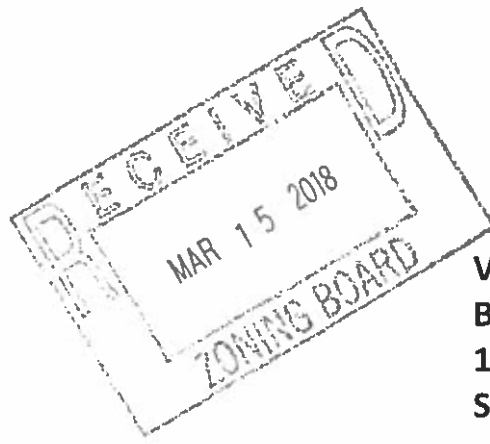
Your attention in this matter is urgently needed

Sincerely yours,



Peter Licopantis  
President, Riverturn Condominium Association,

**March 11, 2018**



**Valerie Herrmann  
BERKSHIRE HATHWAY  
1200 High Ridge Road  
Stamford, CT. 06905**

**City of Stamford  
Vineeta Mathur, Zoning Dept.  
888 Washington Blvd. 7<sup>th</sup> Floor  
Stamford, CT. 06901**

**RE: 3 High Ridge Park Life Time Athletics Proposal**

**In regards to proposing the existing building located at 3 High Ridge Park to stay within the foot print and be transformed into The State of the Arts Sports and recreation Spa facility I am totally in favor of this project.**

**As a professional Realtor I see the value in this facility and I am aware of our young family's needs and wanting to know always ... Where is the Grocery store and how close is the gym?**

**I am in favor of Life Time Athletics staying within the same envelope, foot print of this 95,000 sq. ft. Building, providing there is no change in the building size and height. In regards to the hours of operation I would like to see the facility Close at 9:00 p.m.**

**This will be a win win situation for the City of Stamford and there residence for the following reasons:**

**1. As a resident I see the value that The City of Stamford will receive \$1M Tax revenue.**

**2. Stamford The City that Works will attract Buyers that will be drawn to purchase homes in North Stamford knowing they can enjoy personal time and Family time together in this state of the Arts Spa facility. The Location compliments the North Stamford families with activities for the entire family**



which includes the following amenities: Mani, Pedi, Yoga, Pilates, Men's, woman's and Family Locker rooms, indoor pool, outdoor pool, Alpha room and State of the Art exercise equipment.

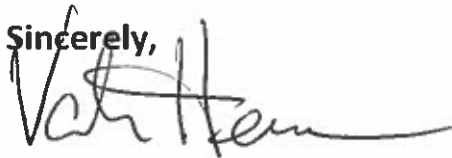
3. The existing 95,000 sq. ft. building will become more attractive and the employees that currently work in the Corporate Buildings at High Ridge Park can work out prior to work, during Lunch time or after 5:00 p.m. work day ( Enter the Merritt Parkway at 7:00 p.m. when the bumper to bumper traffic subsides).

4. Today's Millennial's want a facility where they can enjoy all of these amenities and LifeTime is offering all of that.

5. Equally as important is being considerate of our neighbors, the residential homes, The Fire Dept and The Sunrise house by creating a buffer zone, building a 4 ft. high burb topped with Hemlocks or Pines.

The above scenario offers a very balanced work and Healthy Life in Stamford.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie Herrmann", written over the word "Sincerely,".

Valerie Herrmann

Cc: William J. Hennessey, Jr.