

1. Tentative Agenda

Documents:

[T-01-22-19.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

January 22, 2019
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Salon Greenwich;** application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 1/24/2019) (Maximum extension available to 3/30/2019) (Postponed by Applicant at the 1/8/2019 meeting)*
2. **Robert P. Altomaro II. & Zorianna L. Altomaro;** application PLPZ 2018 00574 for a final subdivision to confirm that two lots, held in common, at 57 Sundance Road would be considered two separate building lots of 10,864 sq. ft. (excluding 2,145 sq. ft. of Right-of-way) and 11,569 sq. ft. (excluding 1,580 sq. ft. of Right-of-Way) for Lots 57 and 58 as shown on Map No. 4931 and located at 57 Sundance Drive in the R-12 zone. *(Staff: PL) (Must decide by 2/5/2019) (Maximum extension available to 4/6/2019)*
3. **Richard Granoff, Trustee;** application PLPZ 2018 00540 for a final coastal site plan to demolish the existing residence and construct a new 5,552 sq. ft. residence, maintain the current detached garage, construct a new dock with gangway and fixed pier, revise the current driveway and related site work on a 10,576 sq. ft. property located at 8 Eggleston Lane in the R-12 and Coastal Overlay Zones. *(Staff: BD) (Must decide by 1/24/2019) (Maximum extension available to 3/29/2019)*
4. **River Road Realty, LLC;** application PLPZ 2018 00539 for a final coastal site plan to make improvements to the existing commercial office building and add a 336 square feet to the entry and attic levels of the existing structure and open a currently enclosed area into a car port, increase onsite parking from 7 to 11 parking spaces, and create a pedestrian access way along the water side of the parcel on a 18,425 sq. ft. property located at 133 River Road in the WB zone. *(Staff: PL) (Must decide by 1/24/2019) (Maximum extension available to 3/30/2019)*

5. **David & Alicia Collier;** application PLPZ 2018 00487 for a preliminary coastal subdivision to subdivide a 22,545 sq. ft. property located at 370 Sound Beach Avenue in the R-12 zone into two (2) lots, with no open space, where the parcel to front onto South Beach Avenue would be 14,172 sq. ft. and the parcel to front onto Lincoln Avenue would be 8,404 sq. ft., the Lincoln Avenue parcel would not meet the minimum lot area required in the R-12 zone and thus a variance request to the PZBA is also being requested. *(Staff: MA) (Must decide by 2/16/2019) (Maximum extension granted) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*
6. **John Street Holding, LLC, and Neil and Anne Garfinkel, Trustees of the Garfinkel Family Trust;** application PLPZ 2018 00587 for a final subdivision to modify the common boundary and transfer 0.33-acres of land from 22 Buckfield Lane to 33 John Street where both parcels are within the RA-4 zone. *(Staff: JP) (Must decide by 2/18/2019) (Maximum extension available to 4/19/2019)*
7. **The Greenwich Academy, Inc.;** application PLPZ 2018 00494 for a final subdivision to consolidate 96 and 100 Maple Avenue into one parcel to support development of the lot proposed under Application PLPZ 2018 00495 and 496. The subject properties are within the R-20 and R-20-HO zones. *(Staff: MA) (Must decide by 1/22/2019) (Extension to decide granted to 1/22/2019. Maximum extension to decide available to 2/23/2018) (Postponed at the 12/18/2018 meeting) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Yeskey (for Fox who recused), and Macri)*

PUBLIC HEARING 7:15 PM

8. **Greenwich Academy, Inc.;** applications PLPZ 2018 00495 and PLPZ 2018 00496, for a final site plan and special permit, to consolidate two parcels and adaptively reuse the historic building located at 96 Maple Avenue from a multi-family use to a mixed-use of educational use, to be known as the “Cowan Center”, and three (3) residential units for Greenwich academy's faculty and staff, and make related exterior modifications, site and stormwater improvements on properties located at 96 and 100 Maple Avenue in the R-20 and R-20-HO zones. *(Staff: MA) (Must close by 2/12/2019) (Maximum extension to close available to 4/13/2019. Five (5) days of extension used to open application) (Postponed at the 12/18/2018 meeting) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Yeskey (for Fox who recused), and Macri)*

9. **John Street Holding LLC**; applications PLPZ 2018 00588 and PLPZ 2018 00589, for a final site plan and special permit, to enclose a previously approved carport accessory structure and its conversion to a studio and garage with three (3) bays on a site where the volume of all buildings exceed 150,000 cubic feet in volume and the studio and garage exceed 1,200 square feet in floor area, on 6.0358-acres property (proposed. see Application PLPZ 2018 00587) located at 33 John Street in the RA-4 zone. (Staff: JP) (Must open by 3/5/2019) (Maximum extension to open available to 5/9/2019)
10. **Planning and Zoning Staff**; application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations as they relate to the Waterfront Business Zone (WB). A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27> (Staff: KD) (Continued from the 8/7/2018 and 11/20/2018 meetings) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)
11. **Sasha Vincent of Sashagroup, LLC**; applications PLPZ 2018 00407 and PLPZ 2018 00408, for a final site plan and special permit, to construct a new mixed use building with retail space on the first floor and one (1) two-level apartment that would occupy a portion of the first floor and all of the second floor, on a 12,319 sq. ft. property located at 300 Valley Road in the LBR-zone. (Staff: SB) (Must close by 2/12/2019) (Maximum extension to close available to 2/23/2019. Fifty-four (54) days of extension already granted to open) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)
12. **The Hartford Roman Catholic Diocesan Corporation**; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. (Staff: MA) (Must open by 1/24//2019) (Maximum extension available to open available to 3/30/2019)

13. **The Saint Michael's Roman Catholic Church Corporation, and Greenwich Catholic School;** applications PLPZ 2018 00525 and PLPZ 2018 00526, for a final site plan and special permit, to: renovate and construct additions to the church building; construct an addition onto the rectory; re-configure the parking lot, driveways and walks; and improve landscaping, with site work but no construction proposed on the Greenwich Catholic School parcel the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on properties located at 469 and 471 North Street in the RA-1 zone. *(Staff: MA) (Must open by 1/24/2019) (Maximum extension available to open available to 3/30/2019)*
14. **Stanwich Club, Inc.;** applications PLPZ 2018 00542 and PLPZ 2018 00543, for a final site plan and special permit, to renovate and construct an addition of approximately 3,066 sq. ft. onto the clubhouse building to expand the Club's kitchen facilities on a 183.83-acres property located at 888 North Street in the RA-4 zone. *(Staff: SB) (Must open by 2/7/2019) (Maximum extension to open available to 4/13/2019)*
15. **Planning and Zoning Staff;** application PLPZ 2018 00591, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, to amend the language of Sec. 6-169, "DESIGN AND LETTERING" of the Town of Greenwich Building Zone Regulations to clarify that logos area shall also have a size limitation. The language is proposed to be amended as follows (language to be added in **bold**): *(Staff: KD)*

Amend Sec. 6-169. DESIGN AND LETTERING.

Signs shall be designed in harmony with the building and established development, in accordance with recommendations of the Architectural Review Committee. Three dimensional signs shall not exceed three (3) feet (four feet in a BEX-50 zone) in any dimension. All store units in the same building or in separate buildings in an integrated shopping center shall have a uniform design and placement of signs. No more than three (3) different colors, including black and white shall be used in a sign and no more than two (2) different colors shall be used in any lettering. Lettering **and/or logos** shall be no larger than eighteen (18) inches (four (4) feet in a BEX-50 zone) in height. Lettering **and/or logos** of permanent window and door signs shall be no larger than nine (9) inches in height except as allowed pursuant to Sec. 6-164(a)(1)(c).

16. **Planning and Zoning Staff**; application PLPZ 2018 00592 for a Zoning Text Amendment submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, to amend the language of Sec. 6-5(a) “Definitions” of the Town of Greenwich Building Zone Regulations to define a “Theater or Cinema” use. The language is proposed to be amended as follows (language to be added in **bold**): *(Staff: KD)*

Add Section 6-5(a)

(51.1) Theater or cinema: A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances. The theater/cinema shall have at least 250 seats. Such establishments may include related services such as food, beverage sales, and other concessions.

REGULAR MEETING CONTINUED

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

- a. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant**; application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*
- b. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant**; applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,913 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,211 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard’s parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone.

(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).

- c. **Greenwich 105 Prospect LLC**; applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. *(Staff: MA) (Must close by 2/21/2019) (Maximum extension to close available to 4/27/2019) (Continued from the 12/4/2018 meeting. Closed at the 12/18/2018 meeting) (Seated: Yeskey [for vacant seat], Alban, Levy, Goss [for Fox], and Macri) (Seated at the 12/18/2018 meeting Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

19. **APPROVAL OF MINUTES:**

January 8, 2019

20. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

500 WPA LLC, and Putnam 600 Acquisition LLC; applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing

mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

585 West Putnam LLC and Putnam 600 Acquisition LLC; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, , to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC; application PLPZ 2018 00479 for a final subdivision where 581 and 585 West Putnam Avenue would merge into one parcel and the common lot line between 581 / 585 West Putnam Avenue and 51 Weaver Street would be revised where 51 Weaver street would transfer 2,110 sq. ft. to 581 / 585 West Putnam Avenue and 1,836 sq. ft. would be transferred to 51 Weaver Street the result of which would increase the lot size of 581 / 585 West Putnam Avenue by 274 sq. ft. 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue are all within the GBO zone. (Staff: PL) (Must decide by 2/14/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

Office Park LLC; application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

Office Park LLC; application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park

Parcel) in the GBO zone. (Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

Office Park LLC; application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 meeting) (Seated: Hartman [for vacant seat], Alban, Levy, Fox, and Macri)

John Margenot; application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. (Staff: BD) (Must decide by 2/5/2019) (Extension to decide granted to 2/5/19. Maximum extension to decide available to 3/9/2019) (Postponed at the 12/18/2018 meeting)

Berkley Insurance Company; application PLPZ 2018 00489 for a final coastal site plan to amend a prior approval's condition that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and is now requesting that said ramp be permitted to be used, on an intermittent basis depending on the activity along Museum Drive for the 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. (Staff: SB) (Must decide by 2/5/2019) (Extension to decide granted to 2/5/19. Maximum extension to decide available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

Lucia & Tommaso LaRocca; application PLPZ 2018 00536 for a final site plan, to designate unit "A", the existing one-bedroom basement apartment, as a "set-aside development" pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town's Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. (Staff: PL) (Must decide by 2/6/2019) (Extension to decide granted to 2/6/19. Maximum extension to decide is available to 3/30/2019) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)

UB Greenwich I LLC owners of 393 and 409 East Putnam Avenue, Cos Cob in the LB zone; application PLPZ 2018 00518, for a Zoning Text Amendment, to modify the language of Sec. 6-103(G) pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut

General Statutes, as follows:

(Language in **Bold** to be added, language in [Brackets] to be removed) (Staff: JP)
(Must close by 2/12/2019) (Maximum extension to close available to 4/18/2019)
(Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban,
Levy, Fox, and Macri)

“Within existing buildings in the LBR-1 Zone **and LBR-2 Zone**, the following
uses are permitted:

Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers;
Walk-in Medical Clinics; Sales Agencies of Real Estate or
Insurance; Art Galleries; and Schools, both profit and non-profit. If
the School use requires student drop-off, then a special permit
application is required.”

Parker Stacy; applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final
coastal site plan and special permit, to request Special Permit approval for a
Resident Medical Professional Office and operate a counseling practice which
provides individual and group psychological counseling on a 25,003 sq. ft.
property located at 1 Kinsman Lane in the R-12 zone. (Staff: BD) (Must close by
2/12/2019) (Maximum extension to close available to 4/18/2019) (Continued from
the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and
Macri)