

1. Meeting Materials

Documents:

FEBRUARY 1, 2017 ARCHITECTURAL REVIEW COMMITTEE ACTION
AGENDA.PDF

FEBRUARY 1, 2017 ARCHITECTURAL REVIEW COMMITTEE APPROVED
ACTION AGENDA.PDF

FEBRUARY 1, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA -
REVISED.PDF

FEBRUARY 1, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL
AGENDA.PDF

ARCHITECTURAL REVIEW COMMITTEE 7:00 – 10:30PM

Wednesday, February 1, 2017

FINAL AGENDA -revised

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

**ARC MEMBERS PRESENT: Paul Pugliese (chair), Richard Hein (vice-chair),
Louis Contadino, Katherine LoBalbo, Heidi Smith,
and Mark Strazza.**

STAFF MEMBER PRESENT: Adam Pisarkiewicz

1. Young Pioneers, LLC

Application PLPZ201700008 for Exterior Alteration review **for exhaust
system on roof and along an outside wall of a building under construction**

on a property located at 59 EAST PUTNAM AVENUE, GREENWICH in the
LB Zone. Proposed use: mixed use Existing Use: mixed use

DECISION STATUS: DENIED

Voting to deny: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Two grease ducts penetrating East building façade running up to roof unscreened then turning and penetration railing system.

COMMENTS:

- Run duct up over and out to the south façade of the building where existing mechanical systems are.
- Duct should be relocated screened the duct is too visible on the east façade.
- ARC preference is to run the duct internally as originally presented to the ARC – clarification in writing from the Fire Marshall is required.

2. Sak's Fifth Avenue

Application PLPZ201700009 for Exterior Alteration review to paint the entire brick building (all four facades) white on a property located at 200 GREENWICH AVENUE, GREENWICH, CT in the CGBR Zone. Proposed Use: retail/office Existing Use: retail/office

DECISION STATUS: DENIED

Voting to deny: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Paint brick in signature white color same as for Saks building on East Elm Street.

COMMENTS:

- This is a large building on Greenwich Avenue, larger than any of the presented precedents. Painting the building one color will make it uniform and imposing in a way that was not the original intention of the architecture.
- This building creates a campus of the church and the brick specifically pairs with the convent that is to the north side of the Church.
- Greenwich Avenue is recognized on the National Historic Register in such it is important to the board to preserve the character expressed in these documents and images, the building is called out in both text and images in its contribution to "the Avenue" overall
- Removal of the white paint would be difficult and could be permanent, or worse damaging to the original color and texture of the brick which is in good condition – the board must review this application in context of a time period that is significantly longer than the applicants lease.
- The paint takes away from the relationship and conversation of the architecture between the two brick floors and setback third floor above.

3. 25 Woodland Drive

Application PLPZ2016 00593 for Exterior Alteration review for **new multi-family dwellings** on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Variety of plantings including hydrangeas as opposed to continuous row of green giants at setback 4'-6" above sidewalk.
- Owners are responsible for the maintenance of these wall plantings.
- Stucco Wall sample presented with scoring to match scoring breaks in sidewalk, cedar privacy fence, – lighting not presented.
- Pennisetum /Hameln grass at grade.

MODIFICATIONS:

- ARC would recommend the requirement for the second shelf approx. 1'-6" in width would waive in this case to provide a greater width to the soil area of the plantings.
- Provide ginkgo tree cultivar reference.

4. 23 Woodland Drive

Application PLPZ2016 00592 for Exterior Alteration review for **new multi-family dwellings** on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Variety of plantings including hydrangeas as opposed to continuous row of green giants at setback 4'-6" above sidewalk.
- Owners are responsible for the maintenance of these wall plantings.
- Stucco Wall sample presented with scoring to match scoring breaks in sidewalk, cedar privacy fence, – lighting not presented.
- Pennisetum /Hameln grass at grade.

MODIFICATIONS:

- ARC would recommend the requirement for the second shelf approx. 1'-6" in width would waive in this case to provide a greater width to the soil area of the plantings.
- Provide ginkgo tree cultivar reference.

5. 241 East Putnam Avenue

Application PLPZ201600426 for Exterior Alteration review to **paint a previously reviewed building** on a property located at 241 EAST PUTNAM AVENUE in the LBR-2 Zone. Proposed Use: mixed use Existing Use: mixed use

DECISION STATUS: APPROVED AS NOTED, electronic return
Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Deterioration, rotted wood at corner discovered when stucco was removed in construction. Applicant seeks to paint brick at this time after efforts to find matching brick were met with limited success.

MODIFICATIONS:

- Remove corner make repair with new brick as required, investigate condition on the east façade. Submit images of the repair for review by ARC and determination if paint is appropriate action at that time.
- Investigate increasing the frieze panel.
- Submit detail of repair.

6. 500 West Putnam Avenue

Application PLPZ2017 000019 for Exterior Alteration review to **change previous approval to metal panel color, arch louvers and sun shade style and column treatment** on property located at 500 West Putnam Avenue in the GB Zone. Proposed use: office Existing Use: office

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Louver Reduction to 3'-10".
- Addition of Limestone Tile at first floor.
- Addition of Greenwich Hospital tenant entrance with enclosed elevator; Otis Gen2.
- No site work or lighting presented.

MODIFICATIONS:

- ARC recommends the louvers retain the grey color shown in the rendering for contrast vs. Dutch Blue in sample presented.
- Revise parapet of the addition to more realistically screen the overrun.

7. 102 Greenwich Avenue

Application PLPZ201700018 for Exterior Alteration review for **modifications to the storefront including relocating the entry door** on a property located at 102 GREENWICH AVENUE, GREENWICH, in the CGBR Zone. Proposed Use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- New Paneling removal of planting to make retail more accessible from sidewalk, redesign of entrances to the offices above and retail.
- Signage and lighting not presented.

MODIFICATIONS:

- Colors approved
- Revise the entrance to retail looking at continuing pilasters instead of breaking them at signage area, this will also enlarge area for signage.
- Finalize whether a panel above the office entrance will be included or not and coordinate drawings for clarification

8. Lexus of Greenwich

Application PLPZ201600616 for Exterior Alteration review for **construction of a new building with brick siding and storefront panel system** on a property located at 40 OLD FIELD POINT ROAD GREENWICH, in the CGBR Zone. Proposed Use: automotive Existing Use: automotive

DECISION STATUS: RETURN

PRESENTED:

- New Paneling removal of planting to make retail more accessible from sidewalk, redesign of entrances to the offices above and retail.
- Signage and lighting not presented.

COMMENTS:

- Provide Site Sections and information of relative building heights surrounding the site.
- Provide view from opposite corner that will show the grade change and detail; look and how matching the angle of the corner to the street may be beneficial or softening the corner.
- Provide additional plantings and review how trees on neighboring property will be protected or effected by excavation.
- Break the long horizontal wall of the service area with paneling or other details.
- Provide photometric plan, fixture cuts, and screening images for trash.

6. Something Natural

Application PLPZ201700014 for Exterior Alteration review for **replace siding and install new windows** on a property located at 189 GREENWICH AVENUE, Unit: REAR GREENWICH, in the CGBR Zone. Proposed Use: retail food Existing Use: retail food

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza

PRESENTED:

- New vinyl siding and windows, double hung with simulated divided lights
- Porch updates with railing and new roofing for building.

MODIFICATIONS:

- Colors approved.

- Drawings need significant coordination and clarification of areas for renovation and areas which will remain; specifically, in regards to railings and base of structure.
- Preference for one uniform base around the entire building, stone veneer possibly, lattice at porch would be acceptable.
- Submit manufacturer drawings for windows (shop drawings clarifying mullion size).
- Provide lighting cut sheets with selected type and finishes for porch and all emergency lighting required at stairs and exits.
- Sealed of NY State professional license and referencing NY State Energy code not applicable in Connecticut.
- Paint existing posts that are wood white to match new vinyl.
- Confirm this meets ADA requirements in State of Connecticut.

COMMITTEE BUSINESS

1. REVIEW OF JANUARY 2017 ACTION AGENDA

DECISION STATUS: APPROVED AS SUBMITTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

[continued on next page]

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE 10:00 AM– 11:30AM

FINAL AGENDA

as heard on

Monday, January 30, 2017

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

**ARC MEMBERS PRESENT: Richard Hein (chair), Lou Contadino, Heidi Smith
and Mark Strazza.**

STAFF MEMBER PRESENT: Adam Pisarkiewicz

1. Essence Spa

Application PLPZ201700003 for Sign and Awning review **for a new facade sign** on a property located 103 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: spa Existing Use: spa

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Remove the words “massage, facial, waxing”.

2. India Avenue

Application PLPZ201700010 for Sign and Awning review **for a new sign** on a property located 249 RAILROAD AVENUE GREENWICH, in the GB Zone.

Proposed use: restaurant Existing Use: restaurant NOTE: must provide a floor plan; restaurant use allowed on first floor only per site plan review.

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Need sign board and do not paint letters directly on building.
- Letters cannot be greater than 18”.
- Drawing must be to scale.
- Awning is needed over rear door.
- Must provide seating plan.

3. Kristals

Application PLPZ201700013 for Sign and Awning review for a new sign on a property located 229 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail (cosmetics) Existing Use: retail (Optyx)

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Scale back logo to 9".
- Need to send mechanical drawings.

4. Clearwater Acquisitions, LLC

Application PLPZ201700015 for Sign and Awning review for a new sign on a property located 315 WEST PUTNAM AVENUE GREENWICH in the GB Zone. Proposed use: automotive Existing Use: automotive (Rolls Royce)

DECISION STATUS: APPROVED AS SUBMITTED

Voting to approve: Hein, Contadino, Smith, Strazza.

5. Cadillac of Greenwich

Application PLPZ201700023 for Sign and Awning review for a new sign on a property located 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Drawings and specs to match as there are differences in dimensions and capitalization.

6. Something Natural

Application PLPZ201700014 for Exterior Alteration review for **replace siding and install new windows** on a property located at 189 GREENWICH AVENUE, Unit: REAR GREENWICH, in the CGBR Zone. Proposed Use: retail food Existing Use: retail food

DECISION STATUS: opened, hearing moved to 2/1/2017.

7. Hebrew Wizards

Application PLPZ2016 00638 for Sign and Awning review **for a new sign** on a property located 118 RIVER ROAD, COS COB in the LB Zone. Proposed use: school Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

Modifications:

- **Check with zoning officer to determine if the proposed monument sign meets with the regulations.**
- **Need a site plan to identify the location of the sign.**

NOTICE TO APPLICANTS

SUBMITTING APPLICATIONS:

Submitting an application by the posted deadline date does not guarantee a spot on the agenda. The agenda is filled on a first come basis. You must make an appointment with the application coordinator Lauren at lauren.lockwood@greenwichct.org to submit all applications. Please note that no appointments may be available the day of the deadline if you wait too long. Here is the link to the 2017 meeting schedule:

<http://www.greenwichct.org/upload/medialibrary/e03/2017%20ARC%20MEETING%20SCHEDULE.pdf>

BEFORE THE MEETING:

The final agenda is posted online the Friday before the meeting. You will be able to determine where your application is on the agenda. Please double check to confirm the date and the time of your meeting. To access the Final Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:

http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they **will not be allowed to attend the regular**

ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alternation applications, applicants are required to **bring eight (8) sets of all plans to the meeting**. Exterior Alternation plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, you will not be heard**, and must wait until a subsequent ARC meeting to be heard. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review. **This needs to be accomplished within one month after the meeting**. All revisions that are delayed past this time will need to return to a meeting.

It is the responsibility of the applicant to follow up on electronic reviews and find their conditions of approval. The conditions of approval or requested revisions will be found on the Action Agenda which is posted the Friday following the meeting. To access the Action Agenda, you can find it on the main page of the Town website under Meetings and then Architectural Review Committee: http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

RETURNING TO A FUTURE MEETING:

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting. In addition, please note that **submitting any application or revision by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements.

Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

ARCHITECTURAL REVIEW COMMITTEE 7:00 – 10:30PM

Wednesday, February 1, 2017

Approved Action Agenda

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Richard Hein (vice-chair), Louis Contadino, Katherine LoBalbo, Heidi Smith, and Mark Strazza.

STAFF MEMBER PRESENT: Adam Pisarkiewicz

1. Young Pioneers, LLC

Application PLPZ201700008 for Exterior Alteration review **for exhaust system on roof and along an outside wall of a building under construction**

on a property located at 59 EAST PUTNAM AVENUE, GREENWICH in the LB Zone. Proposed use: mixed use Existing Use: mixed use

DECISION STATUS: DENIED

Voting to deny: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Two grease ducts penetrating East building façade running up to roof unscreened then turning and penetration railing system.

COMMENTS:

- Run duct up over and out to the south façade of the building where existing mechanical systems are.
- Duct should be relocated screened the duct is too visible on the east façade.
- ARC preference is to run the duct internally as originally presented to the ARC – clarification in writing from the Fire Marshall is required.

2. Sak's Fifth Avenue

Application PLPZ201700009 for Exterior Alteration review to **paint the entire brick building (all four facades) white** on a property located at 200 GREENWICH AVENUE, GREENWICH, CT in the CGBR Zone. Proposed Use: retail/office Existing Use: retail/office

DECISION STATUS: DENIED

Voting to deny: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Paint brick in signature white color same as for Saks building on East Elm Street.

COMMENTS:

- This is a large building on Greenwich Avenue, larger than any of the presented precedents. Painting the building one color will make it uniform and imposing in a way that was not the original intention of the architecture.
- This building creates a campus of the church and the brick specifically pairs with the convent that is to the north side of the Church.
- Greenwich Avenue is recognized on the National Historic Register in such it is important to the board to preserve the character expressed in these documents and images, the building is called out in both text and images in its contribution to "the Avenue" overall
- Removal of the white paint would be difficult and could be permanent, or worse damaging to the original color and texture of the brick which is in good condition – the board must review this application in context of a time period that is significantly longer than the applicants lease.
- The paint takes away from the relationship and conversation of the architecture between the two brick floors and setback third floor above.

3. 25 Woodland Drive

Application PLPZ2016 00593 for Exterior Alteration review for **new multi-family dwellings** on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Variety of plantings including hydrangeas as opposed to continuous row of green giants at setback 4'-6" above sidewalk.
- Owners are responsible for the maintenance of these wall plantings.
- Stucco Wall sample presented with scoring to match scoring breaks in sidewalk, cedar privacy fence, – lighting not presented.
- *Pennisetum /Hameln* grass at grade.

MODIFICATIONS:

- ARC would recommend the requirement for the second shelf approx. 1'-6" in width would waive in this case to provide a greater width to the soil area of the plantings.
- Provide ginkgo tree cultivar reference.

4. 23 Woodland Drive

Application PLPZ2016 00592 for Exterior Alteration review for **new multi-family dwellings** on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Variety of plantings including hydrangeas as opposed to continuous row of green giants at setback 4'-6" above sidewalk.
- Owners are responsible for the maintenance of these wall plantings.
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MODIFICATIONS:

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- Provide ginkgo tree cultivar reference.

5. 241 East Putnam Avenue

Application PLPZ201600426 for Exterior Alteration review to **paint a previously reviewed building** on a property located at 241 EAST PUTNAM AVENUE in the LBR-2 Zone. Proposed Use: mixed use Existing Use: mixed use

DECISION STATUS: APPROVED AS NOTED, electronic return
Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Deterioration, rotted wood at corner discovered when stucco was removed in construction. Applicant seeks to paint brick at this time after efforts to find matching brick were met with limited success.

MODIFICATIONS:

- Remove corner make repair with new brick as required, investigate condition on the east façade. Submit images of the repair for review by ARC and determination if paint is appropriate action at that time.
- Investigate increasing the frieze panel.
- Submit detail of repair.

6. 500 West Putnam Avenue

Application PLPZ2017 000019 for Exterior Alteration review to **change previous approval to metal panel color, arch louvers and sun shade style and column treatment** on property located at 500 West Putnam Avenue in the GB Zone. Proposed use: office Existing Use: office

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- Louver Reduction to 3'-10".
- Addition of Limestone Tile at first floor.
- Addition of Greenwich Hospital tenant entrance with enclosed elevator; Otis Gen2.
- No site work or lighting presented.

MODIFICATIONS:

- **The louvers must retain the grey color shown in the rendering for contrast. The Dutch Blue in the sample provided is denied.**
- Revise parapet of the addition to more realistically screen the overrun.

7. 102 Greenwich Avenue

Application PLPZ201700018 for Exterior Alteration review for **modifications to the storefront including relocating the entry door** on a property located at 102 GREENWICH AVENUE, GREENWICH, in the CGBR Zone. Proposed Use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

PRESENTED:

- New Paneling removal of planting to make retail more accessible from sidewalk, redesign of entrances to the offices above and retail.
- Signage and lighting not presented.

MODIFICATIONS:

- Colors approved
- Revise the entrance to retail looking at continuing pilasters instead of breaking them at signage area, this will also enlarge area for signage.
- Finalize whether a panel above the office entrance will be included or not and coordinate drawings for clarification

8. Lexus of Greenwich

Application PLPZ201600616 for Exterior Alteration review for **construction of a new building with brick siding and storefront panel system** on a property located at 40 OLD FIELD POINT ROAD GREENWICH, in the CGBR Zone. Proposed Use: automotive Existing Use: automotive

DECISION STATUS: RETURN

PRESENTED:

- New Paneling removal of planting to make retail more accessible form sidewalk, redesign of entrances to the offices above and retail.
- Signage and lighting not presented.

COMMENTS:

- Provide Site Sections and information of relative building heights surrounding the site.
- Provide view from opposite corner that will show the grade change and detail; look and how matching the angle of the corner to the street may be beneficial or softening the corner.
- Provide additional plantings and review how trees on neighboring property will be protected or effected by excavation.
- Break the long horizontal wall of the service area with paneling or other details.
- Provide photometric plan, fixture cuts, and screening images for trash.

6. Something Natural

Application PLPZ201700014 for Exterior Alteration review for **replace siding and install new windows** on a property located at 189 GREENWICH AVENUE, Unit: REAR GREENWICH, in the CGBR Zone. Proposed Use: retail food Existing Use: retail food

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza

PRESENTED:

- New vinyl siding and windows, double hung with simulated divided lights
- Porch updates with railing and new roofing for building.

MODIFICATIONS:

- Colors approved.

- Drawings need significant coordination and clarification of areas for renovation and areas which will remain; specifically, in regards to railings and base of structure.
- Preference for one uniform base around the entire building, stone veneer possibly, lattice at porch would be acceptable.
- Submit manufacturer drawings for windows (shop drawings clarifying mullion size).
- Provide lighting cut sheets with selected type and finishes for porch and all emergency lighting required at stairs and exits.
- Sealed of NY State professional license and referencing NY State Energy code not applicable in Connecticut.
- Paint existing posts that are wood white to match new vinyl.
- Confirm this meets ADA requirements in State of Connecticut.

COMMITTEE BUSINESS

1. REVIEW OF JANUARY 2017 ACTION AGENDA

DECISION STATUS: APPROVED AS SUBMITTED

Voting to approve: Pugliese, Hein, Contadino, LoBalbo, Smith, Strazza.

[continued on next page]

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE 10:00 AM– 11:30AM

FINAL AGENDA

as heard on

Monday, January 30, 2017

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

**ARC MEMBERS PRESENT: Richard Hein (chair), Lou Contadino, Heidi Smith
and Mark Strazza.**

STAFF MEMBER PRESENT: Adam Pisarkiewicz

1. Essence Spa

Application PLPZ201700003 for Sign and Awning review **for a new facade sign** on a property located 103 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: spa Existing Use: spa

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Remove the words “massage, facial, waxing”.

2. India Avenue

Application PLPZ201700010 for Sign and Awning review **for a new sign** on a property located 249 RAILROAD AVENUE GREENWICH, in the GB Zone.

Proposed use: restaurant Existing Use: restaurant NOTE: must provide a floor plan; restaurant use allowed on first floor only per site plan review.

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Need sign board and do not paint letters directly on building.
- Letters cannot be greater than 18”.
- Drawing must be to scale.
- Awning is needed over rear door.
- Must provide seating plan.

3. Kristals

Application PLPZ201700013 for Sign and Awning review for a new sign on a property located 229 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail (cosmetics) Existing Use: retail (Optyx)

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Scale back logo to 9".
- Need to send mechanical drawings.

4. Clearwater Acquisitions, LLC

Application PLPZ201700015 for Sign and Awning review for a new sign on a property located 315 WEST PUTNAM AVENUE GREENWICH in the GB Zone. Proposed use: automotive Existing Use: automotive (Rolls Royce)

DECISION STATUS: APPROVED AS SUBMITTED

Voting to approve: Hein, Contadino, Smith, Strazza.

5. Cadillac of Greenwich

Application PLPZ201700023 for Sign and Awning review for a new sign on a property located 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

MODIFICATIONS:

- Drawings and specs to match as there are differences in dimensions and capitalization.

6. Something Natural

Application PLPZ201700014 for Exterior Alteration review for **replace siding and install new windows** on a property located at 189 GREENWICH AVENUE, Unit: REAR GREENWICH, in the CGBR Zone. Proposed Use: retail food Existing Use: retail food

DECISION STATUS: opened, hearing moved to 2/1/2017.

7. Hebrew Wizards

Application PLPZ2016 00638 for Sign and Awning review **for a new sign** on a property located 118 RIVER ROAD, COS COB in the LB Zone. Proposed use: school Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Hein, Contadino, Smith, Strazza.

Modifications:

- **Check with zoning officer to determine if the proposed monument sign meets with the regulations.**
- **Need a site plan to identify the location of the sign.**

NOTICE TO APPLICANTS

SUBMITTING APPLICATIONS:

Submitting an application by the posted deadline date does not guarantee a spot on the agenda. The agenda is filled on a first come basis. You must make an appointment with the application coordinator Lauren at lauren.lockwood@greenwichct.org to submit all applications. Please note that no appointments may be available the day of the deadline if you wait too long. Here is the link to the 2017 meeting schedule:

<http://www.greenwichct.org/upload/medialibrary/e03/2017%20ARC%20MEETING%20SCHEDULE.pdf>

BEFORE THE MEETING:

The final agenda is posted online the Friday before the meeting. You will be able to determine where your application is on the agenda. Please double check to confirm the date and the time of your meeting. To access the Final Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:

http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they **will not be allowed to attend the regular**

ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alternation applications, applicants are required to **bring eight (8) sets of all plans to the meeting**. Exterior Alternation plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, you will not be heard**, and must wait until a subsequent ARC meeting to be heard. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review. **This needs to be accomplished within one month after the meeting**. All revisions that are delayed past this time will need to return to a meeting.

It is the responsibility of the applicant to follow up on electronic reviews and find their conditions of approval. The conditions of approval or requested revisions will be found on the Action Agenda which is posted the Friday following the meeting. To access the Action Agenda, you can find it on the main page of the Town website under Meetings and then Architectural Review Committee: http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

RETURNING TO A FUTURE MEETING:

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting. In addition, please note that **submitting any application or revision by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements.

Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 1, 2017

FINAL AGENDA -revised

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

1. Young Pioneers, LLC

Application PLPZ201700008 for Exterior Alteration review **for exhaust system on roof and along an outside wall of a building under construction**

on a property located at 59 EAST PUTNAM AVENUE, GREENWICH in the LB Zone. Proposed use: mixed use Existing Use: mixed use

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

-
- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

2. Sak's Fifth Avenue

Application PLPZ201700009 for Exterior Alteration review to **paint the entire brick building (all four facades) white** on a property located at 200

GREENWICH AVENUE, GREENWICH, CT in the CGBR Zone. Proposed

Use: retail/office Existing Use: retail/office

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

-
- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

3. 25 Woodland Drive

Application PLPZ2016 00593 for Exterior Alteration review for new multi-family dwellings on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

- DECISION STATUS:**
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

4. 23 Woodland Drive

Application PLPZ2016 00592 for Exterior Alteration review for new multi-family dwellings on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

- DECISION STATUS:**
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

7. 102 Greenwich Avenue

Application PLPZ201700018 for Exterior Alteration review for **modifications to the storefront including relocating the entry door** on a property located at 102 GREENWICH AVENUE, GREENWICH, in the CGBR Zone. Proposed Use: retail Existing Use: retail

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

8. Lexus of Greenwich

Application PLPZ201600616 for Exterior Alteration review for **construction of a new building with brick siding and storefront panel system** on a property located at 40 OLD FIELD POINT ROAD GREENWICH, in the CGBR Zone. Proposed Use: automotive Existing Use: automotive

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

COMMITTEE BUSINESS

1. REVIEW OF JANUARY ACTION AGENDA

DECISION STATUS:
 AS SUBMITTED AS NOTED RETURN DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

(continued on next page)

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, January 30, 2017
CONE ROOM
10:00 AM
Greenwich Town Hall
Second Floor

101 Field Point Road, Greenwich, CT

1. Essence Spa

Application PLPZ201700003 for Sign and Awning review **for a new facade sign** on a property located 103 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: spa Existing Use: spa

- DECISION STATUS:**
- | | | | |
|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
| | | <input type="checkbox"/> Meeting | |
| | | <input type="checkbox"/> Electronic resubmission | |
| | | <input type="checkbox"/> Construction Documents | |

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

2. India Avenue

Application PLPZ201700010 for Sign and Awning review **for a new sign** on a property located 249 RAILROAD AVENUE GREENWICH, in the GB Zone. Proposed use: restaurant Existing Use: restaurant NOTE: must provide a floor plan; restaurant use allowed on first floor only per site plan review.

- DECISION STATUS:**
- | | | | |
|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
| | | <input type="checkbox"/> Meeting | |
| | | <input type="checkbox"/> Electronic resubmission | |
| | | <input type="checkbox"/> Construction Documents | |

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

3. Kristals

Application PLPZ201700013 for Sign and Awning review for a new sign on a property located 229 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail (cosmetics) Existing Use: retail (Optyx)

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

4. Clearwater Acquisitions, LLC

Application PLPZ201700015 for Sign and Awning review for a new sign on a property located 315 WEST PUTNAM AVENUE GREENWICH in the GB Zone. Proposed use: automotive Existing Use: automotive (Rolls Royce)

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

5. Cadillac of Greenwich

Application PLPZ201700023 for Sign and Awning review for a new sign on a property located 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: retail Existing Use: retail

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

6. Something Natural

Application PLPZ201700014 for Exterior Alteration review for **replace siding and install new windows** on a property located at 189 GREENWICH AVENUE, Unit: REAR GREENWICH, in the CGBR Zone. Proposed Use: retail food Existing Use: retail food

DECISION STATUS:

- | | | | |
|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
| | | <input type="checkbox"/> Meeting | |
| | | <input type="checkbox"/> Electronic resubmission | |
| | | <input type="checkbox"/> Construction Documents | |

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| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
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Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 1, 2017

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

1. Young Pioneers, LLC

Application PLPZ201700008 for Exterior Alteration review **for exhaust system on roof and along an outside wall of a building under construction**

on a property located at 59 EAST PUTNAM AVENUE, GREENWICH in the LB Zone. Proposed use: mixed use Existing Use: mixed use

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

2. Sak's Fifth Avenue

Application PLPZ201700009 for Exterior Alteration review to **paint the entire brick building (all four facades) white** on a property located at 200

GREENWICH AVENUE, GREENWICH, CT in the CGBR Zone. Proposed

Use: retail/office Existing Use: retail/office

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

3. 25 Woodland Drive

Application PLPZ2016 00593 for Exterior Alteration review for new multi-family dwellings on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

- DECISION STATUS:**
- AS SUBMITTED AS NOTED RETURN DENIED
 - Meeting
 - Electronic resubmission
 - Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

4. 23 Woodland Drive

Application PLPZ2016 00592 for Exterior Alteration review for new multi-family dwellings on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential Proposed Use: multi-family residential

- DECISION STATUS:**
- AS SUBMITTED AS NOTED RETURN DENIED
 - Meeting
 - Electronic resubmission
 - Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

5. 241 East Putnam Avenue

Application PLPZ201600426 for Exterior Alteration review to **paint a previously reviewed building** on a property located at 241 EAST PUTNAM AVENUE in the LBR-2 Zone. Proposed Use: mixed use Existing Use: mixed use

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

6. 500 West Putnam Avenue

Application PLPZ2017 000019 for Exterior Alteration review to **change previous approval to metal panel color, arch louvers and sun shade style and column treatment** on property located at 500 West Putnam Avenue in the GB Zone. Proposed use: office Existing Use: office

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

FINAL AGENDA

Monday, January 30, 2017

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

1. Essence Spa

Application PLPZ201700003 for Sign and Awning review **for a new facade sign** on a property located 103 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: spa Existing Use: spa

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

-
- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

2. India Avenue

Application PLPZ201700010 for Sign and Awning review **for a new sign** on a property located 249 RAILROAD AVENUE GREENWICH, in the GB Zone.

Proposed use: restaurant Existing Use: restaurant NOTE: must provide a floor plan; restaurant use allowed on first floor only per site plan review.

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

-
- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

3. Kristals

Application PLPZ201700013 for Sign and Awning review for a new sign on a property located 229 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail (cosmetics) Existing Use: retail (Optyx)

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

4. Clearwater Acquisitions, LLC

Application PLPZ201700015 for Sign and Awning review for a new sign on a property located 315 WEST PUTNAM AVENUE GREENWICH in the GB Zone. Proposed use: automotive Existing Use: automotive (Rolls Royce)

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

5. Cadillac of Greenwich

Application PLPZ201700023 for Sign and Awning review for a new sign on a property located 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: retail Existing Use: retail

- DECISION STATUS:**
 AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

NOTICE TO APPLICANTS

SUBMITTING APPLICATIONS:

Submitting an application by the posted deadline date does not guarantee a spot on the agenda. The agenda is filled on a first come basis. You must make an appointment with the application coordinator Lauren at lauren.lockwood@greenwichct.org to submit all applications. Please note that no appointments may be available the day of the deadline if you wait too long. Here is the link to the 2017 meeting schedule:

<http://www.greenwichct.org/upload/medialibrary/e03/2017%20ARC%20MEETING%20SCHEDULE.pdf>

BEFORE THE MEETING:

The final agenda is posted online the Friday before the meeting. You will be able to determine where your application is on the agenda. Please double check to confirm the date and the time of your meeting. To access the Final Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:

http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they **will not be allowed to attend the regular ARC meeting** as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alternation applications, applicants are required to **bring eight (8) sets of all plans to the meeting**. Exterior Alternation plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, you will not be heard**, and must wait until a subsequent ARC meeting to be heard. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review. **This needs to be accomplished within one month after the meeting**. All revisions that are delayed past this time will need to return to a meeting.

It is the responsibility of the applicant to follow up on electronic reviews and find their conditions of approval. The conditions of approval or requested revisions will be found on the Action Agenda which is posted the Friday following the meeting. To access the Action Agenda, you can find it on the main page of the Town website under Meetings and then Architectural Review Committee: http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

RETURNING TO A FUTURE MEETING:

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting. In addition, please note that **submitting any application or revision by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements.

Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.