

## 1. Meeting Materials

### Documents:

[FEBRUARY 3, 2016 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF](#)

[FEBRUARY 3, 2016 NOTICE OF MEETING CANCELLATION.PDF](#)

# ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 3, 2015

## FINAL AGENDA

### Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

#### 1. Douglas Elliman Real Estate

Application PLPZ2016 00027 for Sign and Awning Review for new free standing on a property located at 88 FIELD POINT ROAD, GREENWICH in the CGB Zone. Proposed use: office Existing Use: office

DECISION STATUS:

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

**POSTPONED BY APPLICANT**

- 
- |                                   |                                    |                                  |                          |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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. 28 Havemeyer Place

Application PLPZ2016 00022 for Exterior Alteration review for screening of roof top mechanicals on a property located at 28 HAVEMEYER PLACE, GREENWICH in the CGB Zone. Proposed use: Office Existing Use: Retail Bank/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. Christ Church

Application PLPZ2016 00012 for Exterior Alteration review for new paving, curbing, and site lighting on a property located at 254 EAST PUTNAM, GREENWICH in the R-20 Zone. Proposed use: Institutional Existing Use: Institutional

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. The Perfect Provenance

Application PLPZ2016 00007 for Sign and Awning Review for new vertical sign and freestanding sign on a property located at 47 ARCH STREET, GREENWICH in the CGB Zone. Proposed use: office Existing Use: office Note: Variances needed.

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. The Perfect Provenance

Application PLPZ2016 00006 for Exterior Alteration for sign and awning review for wood fence, to remove two trees which block house from street, site lighting, landscaping, new AC condenser on a property located at 47 ARCH STREET, GREENWICH in the CGB Zone. Proposed use: retail food 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. Saks Fifth Avenue - Women's Apparel**

Application PLPZ2016 0011 for Sign and Awning review for façade signs and awnings on a property located at 200 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS:**

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

**POSTPONED BY APPLICANT**

- 
- |                                   |                                    |                                  |                          |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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. Saks Fifth Avenue - Women's Apparel**

Application PLPZ2016 00010 for Exterior Alteration review to paint brick front façade gray and replace storefront on a property located at 200 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS:**

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

**POSTPONED BY APPLICANT**

- 
- |                                   |                                    |                                  |                          |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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. Saks Fifth Avenue - Women's Shoes**

Application PLPZ2016 0009 for Sign and Awning review for façade signs and awnings on a property located at 20 EAST ELM, GREENWICH in the CGBR 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"/> |

**9. Saks Fifth Avenue - Women's Shoes**

Application PLPZ2016 00008 for Exterior Alteration review to paint brick building gray, close off windows, add glass covered entrance canopy and lighted planters at entrance on a property located at 20 EAST ELM, GREENWICH in the CGB 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"/> |

**10. Milbrook Country Club**

Application PLPZ2016 00024 for Exterior Alteration review for modifications to the club house and the pool house on a property located at 0 WEST BROTHER DRIVE, (A.K.A. 61 WOODSIDE DRIVE), GREENWICH in the RA-4 Zone. Proposed use: private club Existing Use: private club

Note: This is for Club property on the West side of Woodside Drive.

**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"/> |

**11. Milbrook Country Club**

Application PLPZ2016 00025 for Exterior Alteration review for new paddle tennis courts on a property located at 0 WOODSIDE DRIVE (A.K.A. 61 WOODSIDE DRIVE), GREENWICH in the RA-4 Zone. Proposed use: private club Existing Use: private club  
Note: This is for Club property on the East side of Woodside Drive.

**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"/> |

**12. 75 Holly Hill Lane**

Application PLPZ2015 00593 for Exterior Alteration review to add additional parking spaces with associated landscaping and lighting on a property located at 75 HOLLY HILL LANE, GREENWICH in the GBO Zone. Proposed use: medical Existing Use: office/medical

**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"/> |

**COMMITTEE BUSINESS**

**1. JANUARY 6, 2016 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"/> |

**2. OTHER COMMITTEE BUSINESS**

**[THE SIGN SUBCOMMITTEE MEETING  
FOR FEBRUARY 1, 2016  
HAS BEEN CANCELLED]**

~~ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE  
FINAL AGENDA~~

~~Monday, February 1, 2016~~

~~Cone Room~~

~~10:30 AM~~

~~Greenwich Town Hall~~

~~Second Floor~~

~~101 Field Point Road, Greenwich, CT~~

**NOTICE TO APPLICANTS**

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. **Please record all recommended revisions to your design** that are requested by the Architectural Review Committee during your public hearing.

If an application is **“approved as submitted”** and no revisions are required, **plans may be picked up** by the applicant at the Planning and Zoning Department. **These plans will not be available any sooner than 9:00 am on the Friday following the meeting.**

If an application requires revisions **the Committee may 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](mailto:ctyminski@greenwichct.org). The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant.

**Once revisions are approved, three new final design plan sets must be submitted** that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11" x 17" in size. Exterior Alternation plans must be full size and scalable. **Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 -11:00 AM.** If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: [ctyminski@greenwichct.org](mailto:ctyminski@greenwichct.org).

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 least three weeks prior to a meeting date to be scheduled for a particular meeting.

**To complete the permitting process** the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. 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.



## **NOTICE**

is hereby given that the  
**ARCHITECTURAL REVIEW COMMITTEE**

SCHEDULED FOR

**Wednesday, February 3, 2016**

at 7:00 PM

**HAS BEEN CANCELLED.**

An emergency repair to the main water line into Town Hall will **begin at 5:00 pm** tomorrow night, **February 3, 2016.** This action will force the Closing of Town Hall at that time. All evening meetings have been **cancelled.**

A NEW NOTICE WILL BE ISSUED IF THE MEETING IS RESCHEDULED.  
PLEASE CONTACT PLANNING AND ZONING AT  
203-622-7894

### **NOTE**

Copies of previous meeting agendas and minutes for the Architectural Review Committee are available for review at the Planning and Zoning Department or at [www.greenwichct.org](http://www.greenwichct.org)

### **NOTICE TO APPLICANTS**

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.

Following approval from the Architectural Review Committee, the applicant or his/her representative must pick up the approved, stamped and signed plans from the Planning and Zoning Department and apply to the Building Division of the Department of Public Works for a building permit. No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.