1. Meeting Materials

Documents:

APRIL 1, 2015 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF
APRIL 1, 2015 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA - REVISED.PDF
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 1, 2015
Action Agenda
TOWN HALL MEETING ROOM
7:00 PM
Greenwich Town Hall
First Floor
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Ken Deck (chair), Richard Hein, Heidi Brake Smith, Mark Strazza and David Woods.
STAFF MEMBER PRESENT: Cindy Tyminski

EXTERIOR ALTERATIONS

1. 81 Byram Shore Road (opened at 7:40 PM)

Application PLPZ20150009 for Exterior Alteration review to install tennis court lights in the CAM zone on a property located at 81 BYRAM SHORE ROAD, GREENWICH in the zone RA-1. Proposed use: single family Existing use: single family.

DECISION STATUS: DENIED
Voting in favor of approval: none
Voting in favor of denial: Deck, Hein, Smith, Strazza and Woods

- Proposed six, 18’ foot poles. LED 1000 Watt lights.
- Applicant states this much light is needed to illuminate a tennis court and cannot reduce the height of poles.
- Committee found that the impact on the surrounding neighborhood would be significant.
- Committee found that the topography of this site positioned on a hummock and sloping downward towards the water, did not provide any natural screening.
- Committee found that the screening provided was not sufficient and as a result of the small distance to the neighbor’s property line and the tennis court, no additional (shrubs, deciduous) plant materials or permanent screening could be provided.
2. Gramercy Office (opened at 9:05 PM)

Application PLPZ20150080 for Exterior Alteration review to construct a new entrance with new windows and new awning on new side entrance on a property located at 8 DAYTON AVENUE, GREENWICH CT in the zone CGB. Proposed use: office Existing use: yoga school/accessory retail

DECISION STATUS: RETURN

- Propose the removal of the front entry door, will make the current side entrance the main entrance now.
- May not have rear door; with wrought iron stairs and
- Infill the existing front door with a large pane of glass.
- The front glass needs to provide a better solution so it doesn’t look like a door still.
- Make the sidewalk intersection more elegant.
- Conceptual approval; applicant will return with more detailed plans.

3. The Harbor (opened at 8:15)

Application PLPZ20150057 for Exterior Alteration review to construct a new three-family dwelling (Building C & former D) on a property located at 2 OENIDA DRIVE, GREENWICH, GREENWICH in the zone GB. Proposed use: multi-family Existing use: multi-family

DECISION STATUS: RETURN

Voting to approve: Deck, Hein, Smith, Strazza and Woods.

- Joined originally approved building C and Building #D, last two buildings along Steamboat Road, to provide more space between buildings.
- The applicant wants four stories of fireplaces.
  - Tapering the chimneys as was done in one of the other buildings would help the massiveness that these chimneys present.
  - Chimney needs to be at the same scale as the other buildings.
  - Make chimneys narrower by pulling pots in.
- Bring in clapboard instead of brick for siding in the center area.
- Foundation plantings on this building used the same plant palate.
- The two mansards behind/alongside the chimney need to be modified. Remove the two narrow windows on either side of chimney; they are very squeezed in
4. **Belle Haven Club** (opened at 7:15)

Application PLPZ20150060 for Exterior Alteration review for reconstruction of two swimming pools, modifications to the pool house and new handicapped ramp on a property located at 99 GLENWOOD DRIVE, GREENWICH (Parcel “B”) in the RA-1 zone. Proposed use: Private Club

Existing use: Private Club

**DECISION STATUS:** APPROVED AS NOTED

Voting to approve: Deck, Hein (7:15PM), Smith, Strazza and Woods.

- Replace two pools with identical pools with no increase of impervious surface area.
- Making changes to make it more ADA compliant.
- Bringing existing fencing up to code, by making it higher and have gates open in the correct direction. Need to be self-closing gates.
- Need a sample of the deck color will be a light aggregate color.
- Need to make changes on the architectural plans to show them swinging in the correct way.
- No additional site lighting is proposed.
- Mechanicals are screened.
- Landscape approved.

5. **Greenwich Water Club/Beacon Point Marine** (opened at 8:45)

Application PLPZ201500045 for Exterior Alteration review renovations of **Building 2 and Building 3** on a property located at 49 RIVER ROAD, COS COB in the WB Zone. Proposed use: Private Club Existing use: Private Club

**DECISION STATUS:** APPROVED AS SUBMITTED, return with CDs

Voting to approve: Deck, Hein, Smith, Strazza and Woods.

- RETURN WITH CONSTRUCTION DRAWINGS.
- Building #2:
  - Enclose some of the porches.
  - Enclose dining porch.
  - Patio on the roof; adding small seating area outside.
  - No lighting, No landscaping changes, No mechanicals.
  - Architectural modifications approved.
• Building #3
  o Enclose the existing pool – two story high natatorium.
  o Surrounding porch.
  o Mechanicals on roof but not ready to present now; will have screening. Will need to present when bring in CDs.
  o Lighting under porches, No landscaping changes.
  o Architectural modifications approved,

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
Action Agenda
Monday, March 30, 2015
Cone Room
10:30 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

DECISION STATUS (4/1/2015): APPROVED AS SUBMITTED
TO APPROVE the recommendations of the Sign Sub-committee:
Voting to approve: Deck, Hein, Smith, Strazza and Woods.

SIGN

1. Jem Woodworking and Cabinets
   Application PLPZ2015000056 for Exterior Alteration review for new façade sign on a property located at 444 EAST PUTNAM AVENUE, UNIT 450, COS COB in the LB Zone. Proposed use: retail Existing use: Retail

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Deck, Brown, Cohen Smith, and Strazza
• This is a showroom and will not manufacture cabinets.
• The word “and” will be spelled out on sign to provide more balance to the second line.
2. Kempo Academy

Application PLPZ2015000081 for Exterior Alteration review for new façade sign on a property located at 444 EAST PUTNAM AVENUE, UNIT 450, COS COB in the LB Zone. Proposed use: School (karate) Existing use: School (karate)

DECISION STATUS: RETURN
• Need color sample; should be ivory or gray.
• The sign says “Karate” and “Kung Fu” which is a “menu” of what is taking place inside. The ARC noted that the sign should be helpful to locate a business and not as a venue for advertisement of products or services. The name of this business should be submitted for their sign.
• Needs to fit into brick inset better. This needs to be clearer on drawings and photographs.
• The letters shall not be more than 12” in height.
• Decals in windows were not approved; and not compliant and must be removed.
• The sign has already been installed and must be removed.

3. Hacker Kitchens

Application PLPZ2015000058 for Exterior Alteration review for new façade sign on a property located at 388 WEST PUTNAM AVENUE, GREENWICH in the LBR-2 Zone. Proposed use: Retail Existing use: Retail

DECISION STATUS: APPROVED AS NOTED, electronic return
Voting to approve: Deck, Brown, Cohen Smith, and Strazza
• The awning is not approved. There are no other awnings on this building.
• Need a survey to demonstrate where the property line is.
• Sign should be on a panel that is not wider or thicker than the sign next to it.
• Must resubmit revisions electronically, prior to sign off.
4. Leggiardo

Application PLPZ2015000059 for Exterior Alteration review for new façade sign on a property located at 160 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: Retail Existing use: Retail (French Sole)

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Deck, Brown, Cohen Smith, and Strazza

- The top of the “R” to the bottom of the lowest “g” shall not be more than 18”. This shall be demonstrated on the plans.
- Window decal shall be centered on the glass.
- Must resubmit revisions electronically, prior to sign off.
- Halo lit signs.

5. Castiglione Funeral Home

Application PLPZ2015000061 for Exterior Alteration review for new sign on a property located at 544 OLD POST ROAD #3, GREENWICH in the GBO Zone. Proposed use: Funeral Home Existing use: Office

DECISION STATUS: RETURN

- The awnings cannot be supported by posts.
- The awnings look inappropriate on that style building and in addition this is not a retail use.
- The applicant should consider an architectural solution to the desire to cover the walkway.
- Italic font should be a true italic font, and not an italicized version of a regular font.
- Consider placing the sign to the right of the door.
- Landscaping has been removed. An exterior alteration application to ARC to replace the landscaping that they removed will be required prior to sign off on the sign and Certificate of Occupancy.
6. Watson’s Catering

Application PLPZ201500072 for Exterior Alteration review for new sign on a property located at 1 GLENVILLE STREET, GREENWICH in the LBR-2 Zone. Proposed use: catering Existing use: new structure

DECISION STATUS: APPROVED AS NOTED, electronic return
Voting to approve: Deck, Brown, Cohen Smith, and Strazza
- Remove some of the space between the letters on the front façade sign and make it more like the horizontal spacing on the side façade sign.
- Add space between the two lines on the side façade sign and make it more like the vertical spacing on the front façade sign.
- Must resubmit revisions electronically, prior to sign off.

7. Paradigm, LLC

Application PLPZ201500097 and PL201500098 for Exterior Alteration review for new awning and new windows and ramp on a property located at 19 – 25 WEST PUTNAM AVENUE, GREENWICH in the CGB Zone.
Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS SUBMITTED.
Voting to approve: Deck, Brown, Cohen Smith, and Strazza
- Return with new tenant on façade and free standing sign.
- Grey awnings like the rest of the building.

8. 1 Lafayette Place

Application PLPZ201400465 for Exterior Alteration review to examine selections on pavement color and pattern, from an earlier submission, on a property located at 1 LAFAYETTE PLACE, GREENWICH in the CGB Zone.
Proposed use: office Existing use: office

DECISION STATUS: RETURN
- Make design of the layout of the pavers more graphic. Should look arbitrary but needs to be better planned out.
- The brick and buff colored pavers are acceptable, as long as the green flecks can be removed from the buff paver.
- Return with samples of the glass tiles.
9. 230 Mill Street

Application PLPZ2015000015 Sign and Awning review for a new façade sign, on a property located at 230 MILL STREET, BYRAM in the LBR-2 Zone. Proposed use: restaurant Existing use: restaurant Note: Property has a façade easement.

DECISION STATUS: APPROVED AS NOTED, electronic return

Voting to approve: Deck, Brown, Cohen Smith, and Strazza

- Reduce the font size to 14” and the side words should have a font size of 10”.
- Need color samples.
- Should fill in the holes that were left by the other light and sign.
- Light fixtures approved.

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 Zoning Department and the Building Division of the Department of Public Works for the required permits.

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.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 1, 2015
FINAL AGENDA -revised
TOWN HALL MEETING ROOM
7:00 PM
Greenwich Town Hall
First Floor
101 Field Point Road, Greenwich, CT

EXTERIOR ALTERATIONS

1. 81 Byram Shore Road
   Application PLPZ20150009 for Exterior Alteration review to install tennis court lights in the CAM zone on a property located at 81 BYRAM SHORE ROAD, GREENWICH in the zone RA-1. Proposed use: single family Existing use: single family.

   DECISION STATUS:
   ☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

   ☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
   ☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
   ☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

2. Gramercy Office
   Application PLPZ20150080 for Exterior Alteration review to construct a new entrance with new windows and new awning on new side entrance on a property located at 8 DAYTON AVENUE, GREENWICH CT in the zone CGB. Proposed use: office Existing use: yoga school/accessory retail

   DECISION STATUS:
   ☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

   ☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
   ☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
   ☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH
3. The Harbor

Application PLPZ20150057 for Exterior Alteration review to construct a new three-family dwelling (Building C) on a property located at 2 OENIDA DRIVE, GREENWICH, GREENWICH in the zone GB. Proposed use: multi-family Existing use: multi-family

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

4. Belle Haven Club

Application PLPZ20150060 for Exterior Alteration review for reconstruction of two swimming pools, modifications to the pool house and new handicapped ramp on a property located at 99 GLENWOOD DRIVE, GREENWICH (Parcel “B”) in the RA-1 zone. Proposed use: Private Club Existing use: Private Club

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

5. Greenwich Water Club/Beacon Point Marine

Application PLPZ201500045 for Exterior Alteration review renovations of Building 4, Building 2 and Building 3 on a property located at 49 RIVER ROAD, COS COB in the WB Zone. Proposed use: Private Club Existing use: Private Club

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH
ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, March 30, 2015
Cone Room
10:30 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

SIGN

1. Jem Woodworking and Cabinets

Application PLPZ2015000056 for Exterior Alteration review for new façade sign on a property located at 444 EAST PUTNAM AVENUE, UNIT 450, COS COB in the LB Zone. Proposed use: retail Existing use: Retail

DECISION STATUS:
☐ AS SUBMITTED    ☐ AS NOTED    ☐ RETURN    ☐ DENIED

☐ PUGLIESE    ☐ DOYLE    ☐ COHEN    ☐ CONTADINO
☐ DECK    ☐ BROWN    ☐ HEIN    ☐ CONTE
☐    ☐ WOODS    ☐ STRAZZA    ☐ SMITH

2. Kempo Academy

Application PLPZ2015000081 for Exterior Alteration review for new façade sign on a property located at 444 EAST PUTNAM AVENUE, UNIT 450, COS COB in the LB Zone. Proposed use: School (karate) Existing use: School (karate)

DECISION STATUS:
☐ AS SUBMITTED    ☐ AS NOTED    ☐ RETURN    ☐ DENIED

☐ PUGLIESE    ☐ DOYLE    ☐ COHEN    ☐ CONTADINO
☐ DECK    ☐ BROWN    ☐ HEIN    ☐ CONTE
☐    ☐ WOODS    ☐ STRAZZA    ☐ SMITH
3. Hacker Kitchens

Application PLPZ2015000058 for Exterior Alteration review **for new façade sign** on a property located at 388 WEST PUTNAM AVENUE, GREENWICH in the LBR-2 Zone. Proposed use: Retail Existing use: Retail

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

4. Leggiardo

Application PLPZ2015000059 for Exterior Alteration review **for new façade sign** on a property located at 160 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: Retail Existing use: Retail (French Sole)

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

5. Castiglione Funeral Home

Application PLPZ2015000061 for Exterior Alteration review **for new sign** on a property located at 544 OLD POST ROAD #3, GREENWICH in the GBO Zone. Proposed use: Funeral Home Existing use: Office

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH
6. Watson’s Catering

Application PLPZ201500072 for Exterior Alteration review for new sign on a property located at 1 GLENVILLE STREET, GREENWICH in the LBR-2 Zone. Proposed use: catering Existing use: new structure

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ WOODS ☐ STRAZZA ☐ CONTE ☐ SMITH

7. Murphy & Company

Application PLPZ201500097 and PL201500098 for Exterior Alteration review for new awning and new windows and ramp on a property located at 19 – 25 WEST PUTNAM AVENUE, GREENWICH in the CGB Zone. Proposed use: retail Existing use: retail

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ WOODS ☐ STRAZZA ☐ CONTE ☐ SMITH

8. 1 Lafayette Place

Application PLPZ201400465 for Exterior Alteration review to examine selections on pavement color and pattern, from an earlier submission, on a property located at 1 LAFAYETTE PLACE, GREENWICH in the CGB Zone. Proposed use: office Existing use: office

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ WOODS ☐ STRAZZA ☐ CONTE ☐ SMITH
9. 230 Mill Street

Application PLPZ2015000XXX Sign and Awning review for a new façade sign, on a property located at 230 MILL STREET, BYRAM in the LBR-2 Zone. Proposed use: restaurant Existing use: restaurant Note: Property has a façade easement.

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED

<table>
<thead>
<tr>
<th>PUGLIESE</th>
<th>DOYLE</th>
<th>COHEN</th>
<th>CONTADINO</th>
</tr>
</thead>
<tbody>
<tr>
<td>DECK</td>
<td>BROWN</td>
<td>HEIN</td>
<td>CONTE</td>
</tr>
<tr>
<td></td>
<td>WOODS</td>
<td>STRAZZA</td>
<td>SMITH</td>
</tr>
</tbody>
</table>

**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 Zoning Department and the Building Division of the Department of Public Works for the required permits.

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.