1. Meeting Materials

Documents:

APRIL 17, 2018 TENTATIVE AGENDA- REVISED.PDF
APRIL 17, 2018 TENTATIVE AGENDA.PDF
APRIL 17, 2018 ACTION AGENDA.PDF
APRIL 17, 2018 FINAL AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 17, 2018

TENTATIVE AGENDA REVISED

REGULAR MEETING 7:00 PM

1. Vladimir and Elena Loganchuk; request for a five-year extension of time to
start and complete construction related to applications PLPZ 2015 00065 and
PLPZ 2015 00066, a final site plan and special permit, to demolish the existing
house and construct a new 11,058 sq. ft. (188,182 cubic feet) single family home
with a storage shed, tennis court and new septic system in excess of 150,000 cubic
feet in volume on a 4.10-acre property located at 371 Taconic Road in the RA-4
zone, approved by the Commission at their 4/7/2015 meeting. (Staff: PL)

2. Greenwich Reform Synagogue - Pre-School & Playground; application PLPZ
2017 00581 for a final site plan. Greenwich Reform Synagogue proposes to install
a playground area north of the Synagogue Building to support the proposed pre-
school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12
zone. (Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide
granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy,
Fox, and Macri)

3. Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC; application PLPZ
2017 00583 for a final site plan to demolish the existing two (2) 2-family homes
and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside
development" pursuant to CGS 8-30g, with parking and associated site
improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at
176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 4/21/2018)
Maximum extension to decide granted) (Continued from the 2/22/2018 meeting)
(Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the
3/20/2018 and 4/3/2018 meetings)
4. **Chimney Corner LLC;** application PLPZ 2018 00045 for a final coastal site plan to demolish the existing dwelling and construct a new single family dwelling, pool, septic system, and related site improvements on a 3.1348-acres property located at 31 Vista Drive in the R-20 zone. *(Staff: PL) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018)*

5. **Anthony William Ruggiero;** application PLPZ 2018 00081 for a final subdivision to subdivide an 8.261-acres parcel into two (2) parcels of 4.001-acres and 4.001-acres, an open space parcel of 0.620-acres and two (2) open space easement areas of 0.320 and 0.354-acres (equal to 15% of the total lot area) on a property located at 39 Aiken Road in the RA-4 zone. *(Staff: BD) (Must decide by 4/23/2018) (Maximum extension available to 6/22/2018)*

6. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/18. Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

7. **257 Bruce Park Avenue, LLC;** application PLPZ 2018 00024, for a final subdivision to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension granted) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

**PUBLIC HEARING 7:15 PM**

8. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*
9. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*

10. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*

11. **The Greenwich Country Club, Inc.;** applications PLPZ 2018 00035 and PLPZ 2018 00036, for a final site plan and special permit, to replace the Club’s existing irrigation system and associated pump house, replace 19 of the Clubs 20 greens, install 5 permanent poles to support seasonal fans at the 5th, 8th, 10th and 14th holes, demolition and reconstruction of the existing Lake House (aka Half-way House) located adjacent to the 10th hole tee box, demolish and reconstruct the existing front nine restroom (aka the “comfort station”) and associated site infrastructure and drainage improvements on a 140+- acres property located at 19 Doubling Road in the RA-1 zone. *(Staff: SB) (Must close by 5/8/2018) (Maximum extension to close available to 7/12/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

12. **CRK, LLC;** application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk’s office). *(Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

13. **CRK, LLC;** applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. *(Staff: PL) Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)
14. **500 WPA, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2017 00543 and PLPZ 2017 00544, for a preliminary site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

15. **L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. (Staff: JP) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)

16. **116 Oneida Drive I, LLC;** applications PLPZ 2018 00074 and PLPZ 2018 00075, for a final coastal site plan and special permit, to construct a residential addition and renovations on an existing dwelling the result of which would exceed the 150,000 cubic feet threshold on a 92,000 sq. ft. property located at 116 Oneida Drive in the R-20 zone. (Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)

17. **Winnetka Partners LLC, and Robert L. and Elizabeth O. Berner, III;** application PLPZ 2018 00073, for a final re-subdivision, for an equal area exchange of 8,340 sq. ft. of property between the properties located at 52 and 68 John Street in the RA-4 zone. (Staff: SB) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/2018) Maximum extension available to 5/23/2018) (Postponed at the 3/20/2018 meeting) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

REGULAR MEETING CONTINUED

18. **DISCUSSION ITEMS:**
19. DECISION ITEMS:

   a. Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church; applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. (Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)

20. APPROVAL OF MINUTES:

   April 3, 2018

21. OTHER:

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Town of Greenwich Department of Public Works; application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). (Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting)

Town of Greenwich Department of Public Works; application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) (Staff: KD) (Must decide by 7/2/2018) (Maximum extension available granted) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
**Palmer Island LLC;** application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)*

**Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)*

**Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. *(Staff: PL) (Must decide by 5/1/2018) (Extension to decide granted to 5/1/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Musante Residence;** application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence on property located at 30 Sunset Road in the R-12 zone. *(Staff: PL) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 4/3/2018 meeting)*
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
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April 17, 2018

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1. **Vladimir and Elena Loganchuk;** request for a five-year extension of time to start and complete construction related to applications PLPZ 2015 00065 and PLPZ 2015 00066, a final site plan and special permit, to demolish the existing house and construct a new 11,058 sq. ft. (188,182 cubic feet) single family home with a storage shed, tennis court and new septic system in excess of 150,000 cubic feet in volume on a 4.10-acre property located at 371 Taconic Road in the RA-4 zone, approved by the Commission at their 4/7/2015 meeting. *(Staff: PL)*

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3. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 4/21/2018) Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the 3/20/2018 and 4/3/2018 meetings)
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19. **DECISION ITEMS:**

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April 3, 2018

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Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
April 17, 2018

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri
Alternate Members Present: Dennis Yeskey, Dave Hardman
Alternate Member Absent: Victoria Goss
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Vladimir and Elena Loganchuk; request for a five-year extension of time to start and complete construction related to applications PLPZ 2015 00065 and PLPZ 2015 00066, a final site plan and special permit, to demolish the existing house and construct a new 11,058 sq. ft. (188,182 cubic feet) single family home with a storage shed, tennis court and new septic system in excess of 150,000 cubic feet in volume on a 4.10-acre property located at 371 Taconic Road in the RA-4 zone, approved by the Commission at their 4/7/2015 meeting. (Staff: PL)

   Motion to approve extension of time of five years to start construction to 4/30/2023 and complete construction to 4/30/2025
   Moved by Alban, seconded by Fox
   Voting in favor: Maitland, Alban, Levy, Fox, and Macri
   5-0
2. **Greenwich Reform Synagogue - Pre-School & Playground;** application PLPZ 2017 00581 for a final site plan. Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. *(Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

   Motion to approve final site plan with modifications
   Moved by Alban, seconded by Fox
   Voting in favor: Maitland, Alban, Levy, Fox, and Macri
   5-0

3. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 4/21/2018) Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 and 4/3/2018 meetings)*

   Motion to approve final site plan with modifications
   Moved by Alban, seconded by Maitland
   Voting in favor: Maitland, Alban, Levy,
   Voting Against: Fox, and Macri
   Motion fail to carry 3-2

4. **Chimney Corner LLC;** application PLPZ 2018 00045 for a final coastal site plan to demolish the existing dwelling and construct a new single family dwelling, pool, septic system, and related site improvements on a 3.1348-acres property located at 31 Vista Drive in the R-20 zone. *(Staff: PL) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018)*

   **Maximum extension provided.**
   Commission referred the application to staff to handle as an administrative coastal site plan.
5. **Anthony William Ruggiero;** application PLPZ 2018 00081 for a **final** subdivision to subdivide an 8.621-acres parcel into two (2) parcels of 4.001-acres and 4.001-acres, an open space parcel of 0.620-acres and two (2) open space easement areas of 0.320 and 0.354-acres (equal to 15% of the total lot area) on a property located at 39 Aiken Road in the RA-4 zone. *(Staff: BD) (Must decide by 4/23/2018) (Maximum extension available to 6/22/2018)*

Motion to approve final subdivision with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Levy, Fox, and Macri
Voting Against: Alban
4-1

6. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a **final coastal site plan** to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/18. Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Application PLPZ 2018 00033 has been POSTPONED by the Applicant – Extension Granted

7. **257 Bruce Park Avenue, LLC;** application PLPZ 2018 00024, for a **final subdivision**, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension granted) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Motion to approve final subdivision with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0
PUBLIC HEARING 7:15 PM

8. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*

   Motion to approve final site plan and special permit with modifications
   Moved by Alban, seconded by Fox
   Voting in favor: Maitland, Alban, Hardman (for Levy), Fox, and Macri 5-0

9. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*

   Motion to approve final site plan and special permit with modifications
   Moved by Alban, seconded by Fox
   Voting in favor: Maitland, Alban, Hardman (for Levy), Fox, and Macri 5-0

10. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2018 00152, for an amendment to the Building Zone Map, to change the zoning designation of the fronting building at property located at 140 Greenwich Avenue from CGBR to CGBR-HO (as shown on a zoning map on file in the Town Clerk’s office) to match the CGBR-HO designation already in existence for the rear/annex building the result of which would place the whole site within the CGBR-HO zone. *(Staff: SB) (Must open by 6/21/2018) (Maximum extension available to 8/25/2018)*

   Application PLPZ 2018 00152 has been POSTPONED by the Applicant
11. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)*

**Application PLPZ 2018 00023 and PLPZ 2018 00091 has been POSTPONED by the Applicant**

12. **The Greenwich Country Club, Inc.;** applications PLPZ 2018 00035 and PLPZ 2018 00036, for a final site plan and special permit, to replace the Club’s existing irrigation system and associated pump house, replace 19 of the Clubs 20 greens, install 5 permanent poles to support seasonal fans at the 5th, 8th, 10th, and 14th holes, demolition and reconstruction of the existing Lake House (aka Half-way House) located adjacent to the 10th hole tee box, demolish and reconstruct the existing front nine restroom (aka the “comfort station”) and associated site infrastructure and drainage improvements on a 140+/- acres property located at 19 Doubling Road in the RA-1 zone. *(Staff: SB) (Must close by 5/8/2018) (Maximum extension available to 7/12/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

   **Motion to approve final site plan and special permit with modifications**
   Moved by Alban, seconded by Fox
   Voting in favor: Maitland, Alban, Levy, Fox, and Macri
   5-0

13. **116 Oneida Drive I, LLC;** applications PLPZ 2018 00074 and PLPZ 2018 00075, for a final coastal site plan and special permit, to construct a residential addition and renovations on an existing dwelling the result of which would exceed the 150,000 cubic feet threshold on a 92,000 sq. ft. property located at 116 Oneida Drive in the R-20 zone. *(Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)*

**Applications PLPZ 2018 00074 and PLPZ 2018 00075 have been POSTPONED**
14. **CRK, LLC;** application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk’s office). *(Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

   Motion to approve the building zone map amendment with conditions
   Moved by Alban, seconded by Fox
   Voting in favor:  Maitland, Alban, Levy, Fox, and Macri
   5-0

15. **CRK, LLC;** applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. *(Staff: PL) Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

   Motion to approve final coastal site plan and special permit with modifications
   Moved by Alban, seconded by Fox
   Voting in favor:  Maitland, Alban, Levy, Fox, and Macri
   5-0

16. **500 WPA, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2017 00543 and PLPZ 2017 00544, for a preliminary site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

   WITHDRAWN AT THE MEETING BY THE APPLICANT
17. **L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. *(Staff: JP) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)*

**Applications PLPZ 2018 00062 and PLPZ 2018 00063 have been POSTPONED – Extension Granted**


Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

**REGULAR MEETING CONTINUED**

19. **DISCUSSION ITEMS:**

20. **DECISION ITEMS:**
a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

21. **APPROVAL OF MINUTES:**
22. **ELECTION OF COMMISSION OFFICERS:**

   Motion to elect Richard Maitland as Chairman  
   Moved by Macri, seconded by Fox  
   Voting in favor:  Maitland, Alban, Levy, Fox, and Macri  
   5-0

   Motion to elect Margarita Alban as Secretary  
   Moved by Macri, seconded by Maitland  
   Voting in favor:  Maitland, Alban, Levy, Fox, and Macri  
   5-0

23. **OTHER:**

   a. Executive Session on pending litigation or personnel matters. - None
   b. Other items as may properly come before the Commission. – None

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

**Town of Greenwich Department of Public Works:** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018)* *(Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting)*

**Town of Greenwich Department of Public Works:** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 7/2/2018) (Maximum extension available granted) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Palmer Island LLC:** application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 5/11/2018)
Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)

Greenwich Academy, Inc.; application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. (Staff: PL) (Must decide by 5/1/2018) (Extension to decide granted to 5/1/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Musante Residence; application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence on property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 4/3/2018 meeting)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 17, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Vladimir and Elena Loganchuk;** request for a five-year extension of time to start and complete construction related to applications PLPZ 2015 00065 and PLPZ 2015 00066, a final site plan and special permit, to demolish the existing house and construct a new 11,058 sq. ft. (188,182 cubic feet) single family home with a storage shed, tennis court and new septic system in excess of 150,000 cubic feet in volume on a 4.10-acre property located at 371 Taconic Road in the RA-4 zone, approved by the Commission at their 4/7/2015 meeting. *(Staff: PL) (Page Number: 13)*

2. **Greenwich Reform Synagogue - Pre-School & Playground;** application PLPZ 2017 00581 for a final site plan. Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed preschool use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. *(Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 49)*

3. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 4/21/2018) Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the 3/20/2018 and 4/3/2018 meetings) (Page Number: 112)*
4. Chimney Corner LLC; application PLPZ 2018 00045 for a final coastal site plan to demolish the existing dwelling and construct a new single family dwelling, pool, septic system, and related site improvements on a 3.1348-acres property located at 31 Vista Drive in the R-20 zone. (Staff: PL) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Page Number: 312)

5. Anthony William Ruggiero; application PLPZ 2018 00081 for a final subdivision to subdivide an 8.261-acres parcel into two (2) parcels of 4.001-acres and 4.001-acres, an open space parcel of 0.620-acres and two (2) open space easement areas of 0.320 and 0.354-acres (equal to 15% of the total lot area) on a property located at 39 Aiken Road in the RA-4 zone. (Staff: BD) (Must decide by 4/23/2018) (Maximum extension available to 6/22/2018) (Page Number: 370)

6. Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/18. Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Fox, and Macri)

Application PLPZ 2018 00033 has been POSTPONED by the Applicant – Extension Granted

7. 257 Bruce Park Avenue, LLC; application PLPZ 2018 00024, for a final subdivision, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension granted) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 463)

PUBLIC HEARING 7:15 PM

8. 257 Bruce Park Avenue, LLC; applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting) (Page Number: 501)
9. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)* *(Page Number: 555)*

10. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2018 00152, for an amendment to the Building Zone Map, to change the zoning designation of the fronting building at property located at 140 Greenwich Avenue from CGBR to CGBR-HO (as shown on a zoning map on file in the Town Clerk’s office) to match the CGBR-HO designation already in existence for the rear/annex building the result of which would place the whole site within the CGBR-HO zone. *(Staff: SB) (Must decide by 0/0/2018) (Maximum extension available to 0/0/2018)* *(Page Number: 564)*

11. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)* *(Page Number: 603)*

12. **The Greenwich Country Club, Inc.;** applications PLPZ 2018 00035 and PLPZ 2018 00036, for a final site plan and special permit, to replace the Club’s existing irrigation system and associated pump house, replace 19 of the Clubs 20 greens, install 5 permanent poles to support seasonal fans at the 5th, 8th, 10th, and 14th holes, demolition and reconstruction of the existing Lake House (aka Half-way House) located adjacent to the 10th hole tee box, demolish and reconstruct the existing front nine restroom (aka the “comfort station”) and associated site infrastructure and drainage improvements on a 140+/- acres property located at 19 Doubling Road in the RA-1 zone. *(Staff: SB) (Must close by 5/8/2018) (Maximum extension to close available to 7/12/2018) (Continued from the 4/3/2018 meeting)* *(Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 667)*
13. **116 Oneida Drive I, LLC;** applications PLPZ 2018 00074 and PLPZ 2018 00075, for a final coastal site plan and special permit, to construct a residential addition and renovations on an existing dwelling the result of which would exceed the 150,000 cubic feet threshold on a 92,000 sq. ft. property located at 116 Oneida Drive in the R-20 zone. (Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)

**Applications PLPZ 2018 00074 and PLPZ 2018 00075 have been POSTPONED**

14. **CRK, LLC;** application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk’s office). (Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 907)

15. **CRK, LLC;** applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 939)

16. **500 WPA, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2017 00543 and PLPZ 2017 00544, for a preliminary site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 1088)
17. **L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. *(Staff: JP) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)*

**Applications PLPZ 2018 00062 and PLPZ 2018 00063 have been POSTPONED – Extension Granted**


**REGULAR MEETING CONTINUED**

19. **DISCUSSION ITEMS:**

20. **DECISION ITEMS:**

a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

21. **APPROVAL OF MINUTES:**

April 3, 2018

22. **OTHER:**

a. Executive Session on pending litigation or personnel matters.

b. Other items as may properly come before the Commission.
APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Town of Greenwich Department of Public Works; application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). (Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting)

Town of Greenwich Department of Public Works; application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) (Staff: KD) (Must decide by 7/2/2018) (Maximum extension available granted) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)
Greenwich Academy, Inc.; application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. (Staff: PL) (Must decide by 5/1/2018) (Extension to decide granted to 5/1/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Musante Residence; application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence on property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 4/3/2018 meeting)