

1. ARC_Agenda_2021_04_21

Documents:

[4-21-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_04_21

Documents:

[4-21-21 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, April 21, 2021, 7:00 pm

Zoom Virtual Meeting

Webinar ID: 852 9937 5076

Password: 0104336

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/85299375076?pwd=SXRpVzFBQ21HUTJZRG5EQy9ydldrQT09>

Or iPhone one-tap: US: +16465189805,,85299375076#,,1#,0104336# or
8335480276,,85299375076#,,1#,0104336# (Toll Free)

Or Telephone:Dial(for higher quality, dial a number based on your current location):
US: +1 646 518 9805 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853
5257 (Toll Free) or 888 475 4499 (Toll Free)

I. Exterior Alteration reviews:

1. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for an Exterior Alteration review for a **new ground mounted generator** at a property located at 10 Mason St. in the CGB zone. *Last reviewed at the 4-7-21 meeting at which Hein, Conte, Meniconi, Brake-Smith, Contadino, Krueger and Pugliese were present.*
View most recent plans [here](#).
2. **Collins 53 Forest LLC, 53 Forest Avenue; Application PLPZ202000365** Exterior Alteration review **for new driveway, parking area, resurfacing of existing stairs plus associated landscaping and lighting** at a property located at 53 Forest Avenue in the GB-IND-RE zone. *Last reviewed at the 3-17-21 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Krueger, LoBalbo, and Pugliese were present.*
View most recent plans [here](#).
3. **The Field Club of Greenwich, Inc., 276 Lake Avenue; Application: PLPZ201900495** for an Exterior Alteration review **to modify a 2014 approval for a new tennis building including shifting its location, adding new 1 ½ story component to building, replacing existing garage with a new garage, relocating maintenance drive and associated landscaping** on a property located at 276 LAKE AVENUE in the Zone RA-2. *Last reviewed at the 2-5-21 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, and Krueger were present.*
View most recent plans [here](#).

4. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall** at a property located at 1 American Lane in the BEX-50 zone.
View plans [here](#).

5. **Hayes Gallery, 405 Greenwich, Application PLPZ202100130 and PLPZ202100143** for Sign/Awning and Exterior review to **install signage on fabric awning, paint building façade including roof tiles, and replace 2nd story windows** on a property located at 405 Greenwich Avenue in the CGBR zone. *This property is located within the Greenwich Avenue Downtown Historic District.*
View plans [here](#).

II. Committee Business:

1. Any Business.

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA
Regular Meeting**

**Wednesday, April 21, 2021, 7:00 pm – 9:55 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt, Rhonda Cohen, Louis Contadino; Leander Krueger; Katherine LoBalbo; Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for an Exterior Alteration review for a **new ground mounted generator** at a property located at 10 Mason St. in the CGB zone. *Last reviewed at the 4-7-21 meeting at which Hein, Conte, Meniconi, Brake-Smith, Contadino, Krueger and Pugliese were present.*

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **The new configuration of the generator allows for a reduction in the size of the screen. Reduce the footprint of the screen and add plantings in its place.**
 2. **Bollards to be same color as screen (grey as shown on drawings).**
 3. **Height of fence shall be reduced and aligned with building windows.**
2. **Collins 53 Forest LLC, 53 Forest Avenue; Application PLPZ202000365** Exterior Alteration review **for new driveway, parking area, resurfacing of existing stairs plus associated landscaping and lighting** at a property located at 53 Forest Avenue in the GB-IND-RE zone. *Last reviewed at the 3-17-21 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Krueger, LoBalbo, and Pugliese were present.*

Decision Status: **Approved as submitted**

Motion: Hein Second: Pugliese Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

Notes:

1. **ARC accepts the updated proposal as submitted.**
2. **Option 1 is accepted for the bollards on Forest Avenue.**

3. **The Field Club of Greenwich, Inc., 276 Lake Avenue**; Application: **PLPZ201900495** for an Exterior Alteration review **to modify a 2014 approval for a new tennis building including shifting its location, adding new 1 ½ story component to building, replacing existing garage with a new garage, relocating maintenance drive and associated landscaping** on a property located at 276 LAKE AVENUE in the Zone RA-2. *Last reviewed at the 2-5-21 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, and Krueger were present.*

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **The East façade does not look as complete / sophisticated as the South façade – ARC recommends widening the vertical rake boards to create a framing effect on the East façade.**
4. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall to replace punched windows at base of building** at a property located at 1 American Lane in the BEX-50 zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Boldt Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **ARC finds that the architecture of this Skidmore, Owings, and Merrill building (“American Can” building) is historically significant and as such, the original design must be respected and preserved.**
2. **The original design is a stone base with ribbon windows above, which creates horizontal, almost transparent, layers. The punched windows on the base are a strong design element reminiscent of ancient stone architecture and fortresses.**
3. **New windows will be materially different than the existing historic windows, so they will not read exactly the same and this will disrupt the purity of the modernist structure.**
4. **The architect should try to use skylights to add lighting to the subject space instead of the proposed wall of windows.**
5. **The punched window level may be a load bearing wall – this must be kept in mind with any redesign.**

5. **Hayes Gallery, 405 Greenwich, Application PLPZ202100130 and PLPZ202100143** for Sign/Awning and Exterior review to **install signage on fabric awning, paint building façade including roof tiles, and replace 2nd story windows** on a property located at 405 Greenwich Avenue in the CGBR zone. *This property is located within the Greenwich Avenue Downtown Historic District.*

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **Provide scaled plans as required by the Exterior Alteration and Sign/Awning checklists including:**
 - a. **dimensioned architectural elevations showing all elements to scale, including the dimensions of the ledge where planters are proposed.**
 - b. **Provide mechanical drawings for the proposed awning and signage –dimensions of awning, height from ground, material and color, and height of letters.**
 - c. **Provide spec sheets for the new windows.**
 - d. **Provide a section view of the building and proposed alterations.**
2. **Do not eliminate the brick arched door structurally --a fabric awning or sign board that covers the archway without damaging / eliminating it may be okay.**
3. **Provide exact color of “Romabio” wash and a physical sample.**
4. **Applicant should research repointing / repairing brick instead of painting the entire façade as ARC tends not to approve painting of brick.**
5. **ARC noted that a development at Mason St. is under review that would utilize the access way next to the subject property for public access to and from Greenwich Ave.**

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