

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 6-8-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 6-8-2021.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 6-8-2021.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

JUNE 8, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **Town of Greenwich, Department of Public Works;** application PLPZ 2021 00159, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss to removing the requirement to demolish the temporary Horseneck Fire Station to possibly house both the Town's Small Engine Shop and Marine Warehouse and propose to allow Neighbor to Neighbor to operate in the structure until their new facility is funded, on property located at **1 Horseneck Lane** in the R-6 Zone.
- b. **PAWS of Greenwich and 1340 East Putnam Avenue, LLC;** application PLPZ 2021 00214, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss locating a proposed grooming, day care, training, boarding facility for canines with sale of related pet products at **1340 East Putnam Avenue** in the LB Zone.

- c. **Veterinary Emergency Group and Chimblo Real Estate Enterprises;** application PLPZ 2021 00184, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a proposed text amendment to amend Section 6-100 of the Greenwich Building Zone Regulations to add "Veterinary Hospitals with indoor facilities only and no kennels" as a permitted use under Use Group 4 for a potential location at **409 East Putnam Avenue** in the LB Zone.
 - d. **Sal Gizzo, David Zadik and Christine Stewart;** application PLPZ 2021 00193, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss retaining the existing single-family home and construct a new single-family home in the rear of the property on property located at **151 Hamilton Avenue** in the R-6 Zone.
 - e. **Greenwich Medical Spa, Thru-Way Shopping Center, LLC;** application PLPZ 2021 00215, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss converting ground level parking into medical office space at property located at **1233-1285 East Putnam Avenue** in the LB Zone.
2. **Town of Greenwich Board of Selectmen;** application PLPZ 2021 00241, for a Municipal Improvement per Sec. 6-99 of the Town's Charter, to consider a sublease agreement between the Town of Greenwich and the Greenwich Adult Day Care, Inc. and the Open Arts Alliances, Inc. for use of the Town owned facility, located at **125 River Road Extension, Cos Cob**, in the LB Zone. (*Staff: PL*) (*Must act 8/26/2021. May defer up to an additional 90 days*)
 3. **Binney Point LLC;** request for a 5-year extension of time to complete approved work related to application PLPZ 2016 00646, a final coastal site plan, approved by the Commission at their May 16, 2017 meeting, to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on **63 and 66 Binney Lane** located in the R-12 zone. (*Staff: MA*)
 4. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to a school use and make interior alterations on a 5.568-acres parcel located at **200 Pemberwick Road** in the GBO, LB and R-7 Zones. (*Staff: PL*) (**Must decide by 6/8/2021**) (*Maximum extension to decide available to 8/12/2021*) (*85 additional days of statutory time is available per the Governor's Executive Order.*) (*Continued from the 5/25/2021 Meeting.*) (*Seated: Alban, Macri, Levy, Lowe, Yeskey*)

PUBLIC HEARING

(To commence after the above items are heard)

5. **Derron & Marion Slonecker and Peter & Lorraine Kelly;** application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 6/8/2021.) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
6. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (Staff: MA) (Must close by 6/29/2021) (Maximum extension to close available to 9/27/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe, Yeskey)
7. **Bruce Museum, Inc.;** application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acres parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
8. **Douglas Horowitz & Elizabeth Cooper;** application PLPZ 2021 00180, for a Final Re-Subdivision, to merge two (2) lots approved by the Commission in 1995 and as shown on Map #7054 as filed on the Town's Land Records, located at **10 and 0 Barnstable Lane** in the RA-2 Zone. (Staff: MA) (Must decide by 6/27/2021.) (Maximum extension to decide available to 8/26/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
9. **491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. (Staff: JP) (Must open by 6/17/2021) (Maximum extension to open available to 8/21/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

10. **Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
11. **Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
12. **Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
13. **DECISION ITEMS:**
14. **APPROVAL OF MINUTES:**
15. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 6/17/2021.) (Maximum extension to close granted.)

(15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/22/2021.) (Maximum extension to open available to 8/26/2021.) (57 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 6/22/2021.) (Maximum Extension to decide available to 8/21/2021.) (52 additional days of statutory time is available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 6/22/2021.) (Maximum extension to close available to 8/26/2021.) (30 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

The Banksville Community House Board; application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. (Staff: MA) (Must decide by 6/22/2021.) (Maximum extension to decide available to 8/26/2021) (85 additional days of statutory time is available per the Governor's Executive Order.)

Bernardo Luciano; application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) (Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.

START: _____
END: _____

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FINAL AGENDA

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JUNE 8, 2021

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To view the pre-application materials, please click [here](#).

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PUBLIC HEARING

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To view the updated staff report and application materials, please click [here](#)
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Application PLPZ 2021 00112 has been postponed by applicant

7. **Bruce Museum, Inc.;** application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acres parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
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Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 6/22/2021.) (Maximum extension to close available to 8/26/2021.) (30 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

The Banksville Community House Board; application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. (Staff: MA) (Must decide by 6/22/2021.) (Maximum extension to decide available to 8/26/2021) (85 additional days of statutory time is available per the Governor's Executive Order.)

Bernardo Luciano; application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to link to the transcribed audio file (.txt) of the entire meeting

JUNE 8, 2021

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, Peter Levy, and Dennis Yeskey

Regular Members Absent: Dave Hardman

Alternate Members Present:

Victoria Goss, Peter Lowe, and Bob Barolak

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 5:00 PM

1. DISCUSSION ITEMS:

- a. **Town of Greenwich, Department of Public Works;** application PLPZ 2021 00159, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss to removing the requirement to demolish the temporary Horseneck Fire Station to possibly house both the Town's Small Engine Shop and Marine Warehouse and propose to allow Neighbor to Neighbor to operate in the structure until their new facility is funded, on property located at **1 Horseneck Lane** in the R-6 Zone.

To view the pre-application materials, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

- b. PAWS of Greenwich and 1340 East Putnam Avenue, LLC;** application PLPZ 2021 00214, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss locating a proposed grooming, day care, training, boarding facility for canines with sale of related pet products at **1340 East Putnam Avenue** in the LB Zone.

To view the pre-application materials, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

- c. Veterinary Emergency Group and Chimblo Real Estate Enterprises;** application PLPZ 2021 00184, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a proposed text amendment to amend Section 6-100 of the Greenwich Building Zone Regulations to add "Veterinary Hospitals with indoor facilities only and no kennels" as a permitted use under Use Group 4 for a potential location at **409 East Putnam Avenue** in the LB Zone.

To view the pre-application materials, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

- d. Sal Gizzo, David Zadik and Christine Stewart;** application PLPZ 2021 00193, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss retaining the existing single-family home and construct a new single-family home in the rear of the property on property located at **151 Hamilton Avenue** in the R-6 Zone.

To view the pre-application materials, please click [here](#).

To view the presentation materials, please click [here](#).

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- e. **Greenwich Medical Spa, Thru-Way Shopping Center, LLC**; application PLPZ 2021 00215, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss converting ground level parking into medical office space at property located at **1233-1285 East Putnam Avenue** in the LB Zone.

To view the pre-application materials, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

2. **Town of Greenwich Board of Selectmen**; application PLPZ 2021 00241, for a **Municipal Improvement** per Sec. 6-99 of the Town’s Charter, to consider a sublease agreement between the Town of Greenwich and the Greenwich Adult Day Care, Inc. and the Open Arts Alliances, Inc. for use of the Town owned facility, located at **125 River Road Extension, Cos Cob**, in the LB Zone. (Staff: PL) (Must act 8/26/2021. May defer up to an additional 90 days)

To view the staff report and application materials, please click [here](#).

Motion to approve municipal improvement

Moved by Macri, Seconded by Goss

Voting in favor: Alban, Macri, Levy, Goss (for Hardman), Yeskey.

5-0

3. **Binney Point LLC**; request for a 5-year extension of time to complete approved work related to application PLPZ 2016 00646, a **final coastal site plan**, approved by the Commission at their May 16, 2017 meeting, to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on **63 and 66 Binney Lane** located in the R-12 zone. (Staff: MA)

To view the staff report and application materials, please click [here](#).

Motion to approve to approve extension of time

Moved by Macri, Seconded by Levy

Voting in favor: Alban, Macri, Levy, Goss (for Hardman), Yeskey.

5-0

4. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to a school use and make interior alterations on a 5.568-acre parcel located at **200 Pemberwick Road** in the GBO, LB and R-7 Zones. (Staff: PL) (**Must decide by 6/8/2021**) (Maximum extension to decide available to 8/12/2021) (85 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe, Yeskey)
To view the staff report and application materials, please click [here](#).

Motion to approve to final site plan with modifications

Moved by Macri, Seconded by Levy

Voting in favor: Alban, Macri, Levy, Goss (for Hardman), Yeskey.

5-0

PUBLIC HEARING

(To commence after the above items are heard)

5. **Derron & Marion Slonecker and Peter & Lorraine Kelly;** application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (**Must decide by 6/8/2021.**) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
To view the updated staff report and application materials, please click [here](#)

Application PLPZ 2021 00049 has been postponed by applicant

6. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (Staff: MA) (**Must close by 6/29/2021**) (Maximum extension to close available to 9/27/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe, Yeskey)

Application PLPZ 2021 00112 has been postponed by applicant

7. **Bruce Museum, Inc.;** application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acre parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the staff report and application materials, please click [here](#).

Left Open.

8. **Douglas Horowitz & Elizabeth Cooper;** application PLPZ 2021 00180, for a Final Re-Subdivision, to merge two (2) lots approved by the Commission in 1995 and as shown on Map #7054 as filed on the Town's Land Records, located at **10 and 0 Barnstable Lane** in the RA-2 Zone. (Staff: MA) (Must decide by 6/27/2021.) (Maximum extension to decide available to 8/26/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the staff report and application materials, please click [here](#).
To view the presentation materials, please click [here](#).

***Motion to find not a subdivision or re-subdivision with modifications
Moved by Macri, Seconded by Levy
Voting in favor: Alban, Macri, Levy, Goss (for Hardman), Yeskey.
5-0***

9. **491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. (Staff: JP) (Must open by 6/17/2021) (Maximum extension to open available to 8/21/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the staff report and application materials, please click [here](#).
To view public comment, please click [here](#).

Application PLPZ 2021 00140 has been postponed by applicant

10. **Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

To view the staff report and application materials, please click [here](#).

To view the presentation materials, please click [here](#).

Left Open.

11. **Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

To view the staff report and application materials, please click [here](#).

To view the presentation materials, please click [here](#).

Left Open.

12. **Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

To view the staff report and application materials, please click [here](#).

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Left Open.

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

15. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/22/2021.) (Maximum extension to open available to 8/26/2021.) (57 additional days of statutory time is still available per the Governor's Executive Order.)

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