

1. Meeting Materials

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 17, 2017

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri
Alternate Member Present: Dennis Yeskey
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. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00484, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Boat and Yacht Club, Inc., located at Grass Island, 250 Shore Road in the R-20 zone. (*Staff: MA*) (*Must act by 12/31/2017*) (*Page Number: 14*)

Motion to approve municipal improvement
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

2. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00485, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Old Greenwich Yacht Club, Inc., located at Greenwich Point Park, 0 Tod's Driftway in the RA-1 zone. (*Staff: MA*) (*Must act by 12/31/2017*) (*Page Number: 43*)

Motion to approve municipal improvement
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

3. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00486, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Post 29, American Legion, Inc., located at 248 Glenville Road in the LB Zone. *(Staff: MA) (Must act by 12/31/2017) (Page Number: 71)*

Motion to approve municipal improvement
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

4. **Scott Tortoricci;** application PLPZ 2017 00426, for a final site plan to create an elderly accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on property located at 7 Nedley Lane in the R-7 zone. *(Staff: PL) (Must decide by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 99)*

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

5. **Those Crazy Kids LLC;** application PLPZ 2017 00415 for a final coastal subdivision to subdivide a 3.18-acre parcel into two parcels where parcel 1 would be 1.48-acres and parcel 2 would be 1.19-acres and a 0.50-acre Open Space Parcel, which represents 15.9% of the total area of the property located at 204 Otter Rock Drive in the RA-1 zone. *(Staff: MA) (Must decide by 10/20/2017) (Maximum extension available to 12/19/2017) (Page Number: 111)*

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

6. **25 West Way, LLC**; application PLPZ 2017 00314 for a final coastal site plan, to demolish the existing dwelling and construct a new 5,919 sq. ft. dwelling to conform with the current flood zone regulations, modify the existing pool, construct a new deck, shift the driveway to meet the new proposed garage and related site and drainage improvements on a 20,167 sq. ft. property located at 25 West Way in the R-20 zone. (Staff: PL) (**Must decide by 10/18/2017**) (Extension granted to 10/18/2017. Maximum extension available to 11/4/2017) (Page Number: 179)

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

7. **421 Field Point, LLC**; application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. (Staff: CT) (**Must decide by 10/18/2017**) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/28/2017) (Continued from the 9/19/2017 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)

Postponed – Extension Granted

8. **North Capital Partners, LLC**; application PLPZ 2017 00412 for a final coastal site plan to demolish the existing dwelling and construct a new 5,315.3 sq. ft. residence, elevated pool, spa, patio, renovate the existing boat house and make related site and drainage improvements on a 30,018 sq. ft. property located at 30 North Way in the Coastal Overlay and R-20 zones. (Staff: MK) (**Must decide by 11/11/2017**) (Maximum extension available to 1/15/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri) (Page Number: 262)

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

PUBLIC HEARING 7:15 PM

9. **Planning and Zoning Staff**; application PLPZ 2017 00414, for a text amendment, to amend the definition and permitted activities of a Commercial Nursery under Sections 6-5 (a)(11) and 6-94(a)(3.) as follows: (*Staff: KD*) (*Must open by 11/11/2017*) (*Maximum extension available to 1/18/2018*) (*Page Number: 327*) (TEXT IN **BOLD** TO BE ADDED)

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

Modify Section 6-5(a) as follows:

(11) Commercial Nursery shall mean a place where plant material such as trees, shrubs, flowers, and other plants are grown for sale and permitted to be installed and maintained off site. It may sell on site (i) items directly related to care and maintenance of the plant material such as fertilizer, mulch, garden tools and accessories (ii) seasonally appropriate holiday items such as wreaths and pumpkins; and (iii) small accessory locally made items such as honey, jams and eggs.

Modify 6-94(a) as follows:

6-94(a) (3) Commercial agricultural uses including commercial nurseries and greenhouses, livestock and poultry raising, dairy farming, and kennels, provided that any building or structure designed for such use including the storage of manure, **mulch, composts and associated equipment** or soil fertilizer shall be located not less than one hundred (100) feet from any street or lot line, provided further that any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large, provided further that commercial slaughtering, fertilizer manufacture or any commercial reduction of animal matter shall not be permitted.

10. **The Stanwich School**; applications PLPZ 2017 00456 and PLPZ 2017 00457, for a final site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq. ft. religious facility and confirm that the subject property would no longer function as a mixed religious and education use and the maximum floor-to-area-ratio (FAR) permitted for the campus would be a 0.15 FAR per Section 6-205(s), Note 7(b), retain the existing north wing of the existing academic building, which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the same building approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32,415.5-acres property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018) (Page Number: 353)

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy who was absent at the time of voting), Fox, and Macri

5-0

11. **330 Railroad Avenue, LLC**, application PLPZ 2017 00468, for a zoning text amendment, to amend Section 6-167(a) "Height Restrictions" under Division 16. "Signs", of the Town of Greenwich Building Zone Regulations as follows: (Text in **bold** to be added, text in ~~strike through~~ to be removed) (Staff: MK) (Must open by 12/7/2017) (Maximum extension available to 2/10/2018) (Page Number: 511)

Sec. 6-167. HEIGHT RESTRICTIONS.

(a) Free-standing signs, including posts, **when located outside the required front and street side yard**, shall not exceed a height of ten (10) feet in a residential zone, **and** ~~or~~ fifteen (15) feet overall in a business zone above the surface of the ground where located. ~~There shall be a clear space underneath a free-standing sign~~ **free-standing signs, including posts, when located within the required front or street side yard in a business zone so that the sign will not interfere with the vision of a driver approaching a** ~~and street intersection.~~ **Side yard shall:**

- 1. not exceed a height of six (6) feet and shall be located so as to comply with Sections 6-126, 6-166(b) and Section 6-167 of the Town of Greenwich Building Zone Regulations and the DPW Roadway Design Manual of all driveways on the property and at all street intersections adjacent to the property; or**
- 2. not exceed a height of fifteen (15) feet and have** ~~The clear space beneath the sign of shall be~~ at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.

Sight distances at all driveways and intersections adjoin the property and sign location on the property must be shown on a plan prepared by an Engineer certified in the State of Connecticut and provided to any reviewing Agency or Department to confirm compliance with Sections 6-126, 6-166(b) and this Section 6-167 of the Town of Greenwich Building Zone Regulations. Said plans must include the statement:

“The sight lines, sign distances and sign location shown here complies with the standards contained in the Town of Greenwich Roadway Design Manual and Standard Construction Details prepared by the Engineering Division of the Department of Public Works and with the standards of Sections 6-126, 6-166(b) and 6-167 of the Town of Greenwich Building Zone Regulations.”

(b) Window and wall signs shall not exceed four (4) feet in height.

Left Open

12. **75 Holly LLC**; applications PLPZ 2017 00454 and PLPZ 2017 00455, for a final site plan and special permit, to expand the parking lot by adding 77 parking spaces, increasing the total parking onsite to 461 standard spaces and 13 ADA compliant spaces, and confirm that adequate parking would exist for 73 medical professionals on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018) (Page Number: 526)

Left Open – Extension Granted to December 1, 2017

13. **Miller Partners 321 LLC**; applications PLPZ 2017 00394 and PLPZ 2017 00395, for a final site plan and special permit, to allow the basement of the vehicle dealership to be converted from vehicle storage to an automobile detailing use, which will be used by the subject property's affiliated tenant, Miller Motorcars, Inc., and in conjunction with its dealerships on adjoining properties at 273-315 West Putnam Avenue, and revise the sidewalk area in front of the building on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. (Staff: PL) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 589)

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Fox
Voting in favor: Maitland, Yeskey (*for Alban who recused*), Fox, and Macri
4-0
Absent: Levy

14. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (**Must close by 10/19/2017**) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Yeskey (for Levy), Fox, and Macri) (Page Number: 631)

Closed – No Action

15. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe**; applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes and one (1) multifamily home, and construct a new nineteen (19) unit multi-family dwelling, underground parking for thirty-six (36) vehicles, on-grade parking for eighteen (14) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. (Staff: PL) (**Must close by 10/19/2017**) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Yeskey (for Levy), Fox, and Macri) (Page Number: 670)

Closed – No Action

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**

- a. **Planning and Zoning Commission Meeting Schedule for 2018, and Architectural Review Committee Meeting Schedule for 2018** (Page Number: 809)

No Action

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

September 25, 2017

Motion to approve minutes of September 25, 2017 as modified
Moved by Yeskey, seconded by Macri
Voting in favor: Maitland, Alban, Yeskey (*for Levy who was absent at time of vote*), Fox, and Macri
5-0

October 3, 2017

Motion to approve minutes of October 3, 2017
Moved by Yeskey, seconded by Macri
Voting in favor: Maitland, Alban, Yeskey (*for Levy who was absent at time of vote*), and Macri
4-0

19. **OTHER:**

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

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

Flouty Family Limited Partnership; applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. (*Staff: CT*) (*Must closed by 11/9/2017*) (*Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017*) (*Continued from the 9/19/2015 meeting*) (*Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri*)

Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia; application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. (*Staff: CT*) (*Must decide by 10/18/2017*) (*Extension to decide granted to 10/18/2017. Maximum extension available to 11/15/2017*) (*Continued from the 10/3/2017 meeting*) (*Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri*)

143 Sound Beach Avenue Associates LP; applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 and 10/3/2017 meetings) (Seated at the 8/1/2017 meeting: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 10/3/2017 meeting: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*

Bianca 121 LLC; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Must close by 11/7/2017) (Maximum extension available to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*

1162 East Putnam Avenue, LLC c/o Fareri Associates LP; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 17, 2017
FINAL AGENDA

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Application PLPZ 2017 00369 has been POSTPONED – Extension Granted

8. **North Capital Partners, LLC**; application PLPZ 2017 00412 for a final coastal site plan to demolish the existing dwelling and construct a new 5,315.3 sq. ft. residence, elevated pool, spa, patio, renovate the existing boat house and make related site and drainage improvements on a 30,018 sq. ft. property located at 30 North Way in the Coastal Overlay and R-20 zones. (Staff: MK) (**Must decide by 11/11/2017**) (Maximum extension available to 1/15/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri) (Page Number: 262)

PUBLIC HEARING 7:15 PM

9. **Planning and Zoning Staff**; application PLPZ 2017 00414, for a text amendment, to amend the definition and permitted activities of a Commercial Nursery under Sections 6-5 (a)(11) and 6-94(a)(3.) as follows: (Staff: KD) (**Must open by 11/11/2017**) (Maximum extension available to 1/18/2018) (Page Number: 327)

Section 6-5(a)

Current language:

- (11) Commercial Nursery shall mean a place where trees and other plants are grown for sale.

Proposed language:

- (11) **Commercial Nursery shall mean a place where plant material such as**

trees, shrubs, flowers, and other plants are grown for sale and permitted to be installed and maintained off site. It may sell on site (i) items directly related to care and maintenance of the plant material such as fertilizer, mulch, garden tools and accessories (ii) seasonally appropriate holiday items such as wreaths and pumpkins; and (iii) small accessory locally made items such as honey, jams and eggs.

Section 6-94(a)

Current language:

(3) Commercial agricultural uses including commercial nurseries and greenhouses, livestock and poultry raising, dairy farming, and kennels, provided that any building or structure designed for such use including the storage of manure or soil fertilizer shall be located not less than one hundred (100) feet from any street or lot line, provided further that any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large, provided further that commercial slaughtering, fertilizer manufacture or any commercial reduction of animal matter shall not be permitted.

Proposed language:

(3) Commercial agricultural uses including commercial nurseries and greenhouses, livestock and poultry raising, dairy farming, and kennels, provided that any building or structure designed for such use including the storage of manure, mulch, composts, or soil fertilizer and associated equipment and any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large, shall be located not less than one hundred (100) feet from any street or lot line, provided further that:

- a) any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large; and**
- b) commercial slaughtering, fertilizer manufacture or any commercial reduction of animal matter shall not be permitted; and**
- c) self-adjusting backup alarms shall be installed on all equipment that requires backup alarms in accordance with applicable safety standards; and**
- d) inventory delivery and commercial machinery shall only be used on the property, weekdays between 7:00 a.m. and 6 p.m., and Saturdays, between 9:00 a.m. to 5:00 p.m. No Commercial machinery shall be used at any time on Sundays or holidays.**

10. **The Stanwich School**; applications PLPZ 2017 00456 and PLPZ 2017 00457, for a final site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq. ft. religious facility and confirm that the subject property would no longer function as a mixed religious and education use and the maximum floor-to-area-ratio (FAR) permitted for the campus would be a 0.15 FAR per Section 6-205(s), Note 7(b), retain the existing north wing of the existing academic building, which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the same building approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32,415.5-acre property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018) (Page Number: 353)
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Sec. 6-167. HEIGHT RESTRICTIONS.

(a) Free-standing signs, including posts, **when located outside the required front and street side yard**, shall not exceed a height of ten (10) feet in a residential zone, **and** ~~or~~ fifteen (15) feet overall in a business zone above the surface of the ground where located. ~~There shall be a clear space underneath a free-standing sign~~ **free-standing signs, including posts, when located within the required front or street side yard in a business zone so that the sign will not interfere with the vision of a driver approaching a** ~~and street intersection.~~ **Side yard shall:**

- 1. not exceed a height of six (6) feet and shall be located so as to comply with Sections 6-126, 6-166(b) and Section 6-167 of the Town of Greenwich Building Zone Regulations and the DPW Roadway Design Manual of all driveways on the property and at all street intersections adjacent to the property; or**
- 2. not exceed a height of fifteen (15) feet and have** ~~The clear space beneath the sign of~~ **shall be** at least seven (7) feet four (4) inches; measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.

Sight distances at all driveways and intersections adjoin the property and sign location on the property must be shown on a plan prepared by an Engineer certified in the State of Connecticut and provided to any reviewing Agency or Department to confirm compliance with Sections 6-126, 6-166(b) and this Section 6-167 of the Town of

Greenwich Building Zone Regulations. Said plans must include the statement:

“The sight lines, sign distances and sign location shown here complies with the standards contained in the Town of Greenwich Roadway Design Manual and Standard Construction Details prepared by the Engineering Division of the Department of Public Works and with the standards of Sections 6-126, 6-166(b) and 6-167 of the Town of Greenwich Building Zone Regulations.”

(b) Window and wall signs shall not exceed four (4) feet in height.

12. **75 Holly LLC**; applications PLPZ 2017 00454 and PLPZ 2017 00455, for a final site plan and special permit, to expand the parking lot by adding 77 parking spaces, increasing the total parking onsite to 461 standard spaces and 13 ADA compliant spaces, and confirm that adequate parking would exist for 73 medical professionals on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018) (Page Number: 526)
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14. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (Must close by 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 631)

15. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes and one (1) multifamily home, and construct a new nineteen (19) unit multi-family dwelling, underground parking for thirty-six (36) vehicles, on-grade parking for eighteen (14) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. *(Staff: PL) (Must close by 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 670)*

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**

- a. **Planning and Zoning Commission Meeting Schedule for 2018, and Architectural Review Committee Meeting Schedule for 2018** *(Page Number: 809)*

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

September 25, 2017
October 3, 2017

19. **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:

Flouty Family Limited Partnership; applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. *(Staff: CT) (Must closed by 11/9/2017) (Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017) (Continued from the 9/19/2015 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia; application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. (Staff: CT) (Must decide by 10/18/2017) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/15/2017) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

143 Sound Beach Avenue Associates LP; applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 and 10/3/2017 meetings) (Seated at the 8/1/2017 meeting: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 10/3/2017 meeting: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

Bianca 121 LLC; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. (Staff: MK) (Must close by 11/7/2017) (Maximum extension available to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

1162 East Putnam Avenue, LLC c/o Fareri Associates LP; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. (Staff: PL) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 17, 2017

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00484, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Boat and Yacht Club, Inc., located at Grass Island, 250 Shore Road in the R-20 zone. *(Staff: MA) (Must act by 12/31/2017)*
2. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00485, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Old Greenwich Yacht Club, Inc., located at Greenwich Point Park, 0 Tod's Driftway in the RA-1 zone. *(Staff: MA) (Must act by 12/31/2017)*
3. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00486, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Post 29, American Legion, Inc., located at 248 Glenville Road in the LB Zone. *(Staff: MA) (Must act by 12/31/2017)*
4. **Scott Tortoricci;** application PLPZ 2017 00426, for a final site plan to create an elderly accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on property located at 7 Nedley Lane in the R-7 zone. *(Staff: PL) (Must decide by 11/11/2017) (Maximum extension available to 1/15/2018)*
5. **Those Crazy Kids LLC;** application PLPZ 2017 00415 for a final coastal subdivision to subdivide a 3.18-acre parcel into two parcels where parcel 1 would be 1.48-acres and parcel 2 would be 1.19-acres and a 0.50-acre Open Space Parcel, which represents 15.9% of the total area of the property located at 204 Otter Rock Drive in the RA-1 zone. *(Staff: MA) (Must decide by 10/20/2017) (Maximum extension available to 12/19/2017)*

6. **25 West Way, LLC**; application PLPZ 2017 00314 for a final coastal site plan, to demolish the existing dwelling and construct a new 5,919 sq. ft. dwelling to conform with the current flood zone regulations, modify the existing pool, construct a new deck, shift the driveway to meet the new proposed garage and related site and drainage improvements on a 20,167 sq. ft. property located at 25 West Way in the R-20 zone. (Staff: PL) (**Must decide by 10/18/2017**) (Extension granted to 10/18/2017. Maximum extension available to 11/4/2017)

7. **421 Field Point, LLC**; application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. (Staff: CT) (**Must decide by 10/18/2017**) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/28/2017) (Continued from the 9/19/2017 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)

8. **North Capital Partners, LLC**; application PLPZ 2017 00412 for a final coastal site plan to demolish the existing dwelling and construct a new 5,315.3 sq. ft. residence, elevated pool, spa, patio, renovate the existing boat house and make related site and drainage improvements on a 30,018 sq. ft. property located at 30 North Way in the Coastal Overlay and R-20 zones. (Staff: MK) (**Must decide by 11/11/2017**) (Maximum extension available to 1/15/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

PUBLIC HEARING 7:15 PM

9. **Planning and Zoning Staff**; application PLPZ 2017 00414, for a text amendment, to amend the definition and permitted activities of a Commercial Nursery under Sections 6-5 (a)(11) and 6-94(a)(3.) as follows: (Staff: KD) (**Must open by 11/11/2017**) (Maximum extension available to 1/18/2018)

Section 6-5(a)

Current language:

- (11) Commercial Nursery shall mean a place where trees and other plants are grown for sale.

Proposed language:

- (11) **Commercial Nursery shall mean a place where plant material such as trees, shrubs, flowers, and other plants are grown for sale and permitted to be installed and maintained off site. It may sell on site (i) items directly related to care and maintenance of the plant material such as fertilizer, mulch, garden tools and accessories (ii) seasonally appropriate holiday items such as wreaths and pumpkins; and (iii) small accessory locally made items**

such as honey, jams and eggs.

Section 6-94(a)

Current language:

(3) Commercial agricultural uses including commercial nurseries and greenhouses, livestock and poultry raising, dairy farming, and kennels, provided that any building or structure designed for such use including the storage of manure or soil fertilizer shall be located not less than one hundred (100) feet from any street or lot line, provided further that any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large, provided further that commercial slaughtering, fertilizer manufacture or any commercial reduction of animal matter shall not be permitted.

Proposed language:

(3) Commercial agricultural uses including commercial nurseries and greenhouses, livestock and poultry raising, dairy farming, and kennels, provided that any building or structure designed for such use including the storage of manure, mulch, composts, or soil fertilizer and associated equipment and any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large, shall be located not less than one hundred (100) feet from any street or lot line, provided further that:

- a) any poultry or livestock shall be kept in approved enclosures and shall not be allowed to roam at large; and**
- b) commercial slaughtering, fertilizer manufacture or any commercial reduction of animal matter shall not be permitted; and**
- c) self-adjusting backup alarms shall be installed on all equipment that requires backup alarms in accordance with applicable safety standards; and**
- d) inventory delivery and commercial machinery shall only be used on the property, weekdays between 7:00 a.m. and 6 p.m., and Saturdays, between 9:00 a.m. to 5:00 p.m. No Commercial machinery shall be used at any time on Sundays or holidays.**

10. **The Stanwich School;** applications PLPZ 2017 00456 and PLPZ 2017 00457, for a final site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility and confirm that the subject property would no longer function as a mixed religious and education use and the maximum floor-to-area-ratio (FAR) permitted for the campus would be a 0.15 FAR per Section 6-205(s), Note 7(b), retain the existing north wing of the existing academic building, which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the same building approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32,415.5-acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: PL) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018)*

11. **330 Railroad Avenue, LLC**, application PLPZ 2017 00468, for a zoning text amendment, to amend Section 6-167(a) “Height Restrictions” under Division 16. “Signs”, of the Town of Greenwich Building Zone Regulations as follows: (Text in **bold** to be added, text in ~~strike through~~ to be removed) (Staff: MK) (Must open by 12/7/2017) (Maximum extension available to 2/10/2018)

Sec. 6-167. HEIGHT RESTRICTIONS.

(a) Free-standing signs, including posts, **when located outside the required front and street side yard**, shall not exceed a height of ten (10) feet in a residential zone, **and** ~~or~~ fifteen (15) feet overall in a business zone above the surface of the ground where located. ~~There shall be a clear space underneath a free-standing sign~~ **free-standing signs, including posts, when located within the required front or street side yard in a business zone so that the sign will not interfere with the vision of a driver approaching a** ~~and street intersection.~~ **Side yard shall:**

1. **not exceed a height of six (6) feet and shall be located so as to comply with Sections 6-126, 6-166(b) and Section 6-167 of the Town of Greenwich Building Zone Regulations and the DPW Roadway Design Manual of all driveways on the property and at all street intersections adjacent to the property; or**
2. **not exceed a height of fifteen (15) feet and have** ~~The clear space beneath the sign of shall be~~ at least seven (7) feet four (4) inches; measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.

Sight distances at all driveways and intersections adjoin the property and sign location on the property must be shown on a plan prepared by an Engineer certified in the State of Connecticut and provided to any reviewing Agency or Department to confirm compliance with Sections 6-126, 6-166(b) and this Section 6-167 of the Town of Greenwich Building Zone Regulations. Said plans must include the statement:

“The sight lines, sign distances and sign location shown here complies with the standards contained in the Town of Greenwich Roadway Design Manual and Standard Construction Details prepared by the Engineering Division of the Department of Public Works and with the standards of Sections 6-126, 6-166(b) and 6-167 of the Town of Greenwich Building Zone Regulations.”

- (b) Window and wall signs shall not exceed four (4) feet in height.

12. **75 Holly LLC**; applications PLPZ 2017 00454 and PLPZ 2017 00455, for a final site plan and special permit, to expand the parking lot by adding 77 parking spaces, increasing the total parking onsite to 461 standard spaces and 13 ADA compliant spaces, and confirm that adequate parking would exist for 73 medical professionals on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (Must open by 11/23/2017) (Maximum extension available to 1/27/2018)
13. **Miller Partners 321 LLC**; applications PLPZ 2017 00394 and PLPZ 2017 00395, for a final site plan and special permit, to allow the basement of the vehicle dealership to be converted from vehicle storage to an automobile detailing use, which will be used by the subject property's affiliated tenant, Miller Motorcars, Inc., and in conjunction with its dealerships on adjoining properties at 273-315 West Putnam Avenue, and revise the sidewalk area in front of the building on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. (Staff: PL) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018)
14. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (Must close by 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
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REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**
 - a. **Planning and Zoning Commission Meeting Schedule for 2018**

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

September 25, 2017
October 3, 2017

19. **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:**

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1162 East Putnam Avenue, LLC c/o Fareri Associates LP; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*