

1. ARC_Agenda_2018_10_24

Documents:

[10-24-18 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2018_10_24

Documents:

[10-24-18 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, October 24th, 2018

FINAL AGENDA

Hayden Room, 3rd Floor

Town Hall, 101 Field Point Road, Greenwich

Special Meeting 7:00 PM

Note to applicants: For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all required plans and documentation to the meeting**. If these plans are not brought to the meeting, the project will not be reviewed. The applicant must also provide all **color samples and materials** at the meeting.

1. **Banks property, 4 Armonk Street;** Application **PLPZ 201800103** for an Exterior Alteration review for construction of a new mixed use building and associated site work on a property located at 4 ARMONK STREET, GREENWICH in the LBR-2 zone.
2. **The Common Condominium Association, Inc., 1465 East Putnam Ave.;** Application: **PLPZ 201800470** for an Exterior Alteration review to locate refuse and recycling areas on site with associated enclosure/screening on a property located at 1465 EAST PUTNAM AVENUE OLD GREENWICH in the R-PHD-SU Zone.
3. **Palmer Point, 7 River Road;** Application: **PLPZ 201800443** for an Exterior Alteration review to replace railings on one of the four buildings on a property located at 7 RIVER ROAD in the WB Zone.
4. **Indian Harbor Yacht Club, 710 Steamboat Road;** Application: **PLPZ 201800469** for an Exterior Alteration review to reconstruct the south dining porch including replacing the brick pavers, installing code compliant guard and hand rails and re-constructing the stairs leading from the porch to the terrace below on a property located at 710 STEAMBOAT ROAD in the R-6 Zone.
5. **Young Pioneers, LLC, 59 East Putnam Ave.;** Application: **PLPZ 201800472** for a Exterior Alteration review to add one front entry door on the east side of the building with one window, and to add louver to west side of building and one chimney on a property located at 59 EAST PUTNAM AVENUE, COS COB in the LB Zone.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, October 24th, 2018

ACTION AGENDA

Hayton Room, 3rd Floor

Town Hall, 101 Field Point Road, Greenwich

Special Meeting 7:00 PM

ARC Members present: Richard Hein, Chairman; James Doyle, Co-Vice-Chairman; Katherine LoBalbo, Secretary; Rhonda Cohen; Louis Contadino; John Conte; Paul Pugliese.

Absent: Mark Strazza, Co-Vice-Chairman; Heidi Brake-Smith.

ARC Staff present: Marisa Anastasio, Senior Planner.

1. **Banks property, 4 Armonk Street;** Application **PLPZ 201800103** for an Exterior Alteration review for construction of a new mixed use building and associated site work on a property located at 4 ARMONK STREET, GREENWICH in the LBR-2 zone. **DECISION STATUS: Return electronically with revisions.**

(Motion: LoBalbo Second: Pugliese)

Voting in favor: Hein, Doyle, LoBalbo, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Since the last meeting, the applicant has lowered the roof line, relocated windows, submitted specs for mechanicals (on roof), and garage doors. Color samples were reviewed at meeting.
- Applicant offered to provide documentation of the State approval for the Handicap lift.
- East elevation of the building should be articulated so that it is not a blank block wall. The geometry of the flat roof should be reflected.
- The garage doors will be raised by 2 feet to eliminate the white band below signage board, and the signage board will also be raised higher to eliminate the white band above.
- Consider using narrower trees to avoid damage from passing vehicles.
- Applicant represented that various browns will be used throughout to break up the color scheme (most areas that appear to be white on plans will be brown variants).
- Any proposed signage requires further review.

2. **The Common Condominium Association, Inc., 1465 East Putnam Ave.;** Application: **PLPZ 201800470** for an Exterior Alteration review to locate refuse and recycling areas on site with associated enclosure/screening on a property located at 1465 EAST PUTNAM AVENUE OLD GREENWICH in the R-PHD-SU Zone.
DECISION STATUS: **Recommend approval as submitted.**

(Motion: LoBalbo Second: Doyle)

Voting in favor: Hein, Doyle, LoBalbo, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant is proposing Belgium block curb, retaining wall, and vegetation on three sides, to define and enclose an on-site refuse area.
- The proposed arborvitae shall be spaced amongst the existing Spruce trees so that three sides of the refuse area are adequately screened by landscaping.
- Pole light is existing – no lighting is being added.

3. **Palmer Point, 7 River Road;** Application: **PLPZ 201800443** for an Exterior Alteration review to replace railings on one of the four buildings on a property located at 7 RIVER ROAD in the WB Zone.
DECISION STATUS: **Does not need to return to a meeting .**

(Motion: LoBalbo Second: Conte)

Voting in favor: Hein, Doyle, LoBalbo, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant proposes to replace aging rails and 42” posts with new cedar, up to code railings and posts.
- ARC recommends 45” height for new posts (vs. the proposed 48”).
- Lights remain “as is”, no new lighting proposed.
- Future rail/post replacements, including for other buildings on site, should be consistent with this decision in terms of design, material and color. If consistent, future replacements will not require review at a meeting.

4. **Indian Harbor Yacht Club, 710 Steamboat Road**; Application: **PLPZ 201800469** for an Exterior Alteration review to reconstruct the south dining porch including replacing the brick pavers, installing code compliant guard and hand rails and re-constructing the stairs leading from the porch to the terrace below on a property located at 710 STEAMBOAT ROAD in the R-6 Zone.
DECISION STATUS: **Recommend approval as submitted.**

(Motion: LoBalbo Second: Pugliese)

Voting in favor: Hein, Doyle, LoBalbo, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Recommended to reuse same stones and preserve keystone of arch during repair and replacement.
- ARC notes that there are many HVAC units on the roof that are unscreened that could be addressed in the future. Applicant pointed out that a hedge along the road had been removed by the Town which had previously done a good job of screening.

5. **Young Pioneers, LLC, 59 East Putnam Ave.**; Application: **PLPZ 201800472** for a Exterior Alteration review to add one front entry door on the east side of the building with one window, and to add louver to west side of building and one chimney on a property located at 59 EAST PUTNAM AVENUE, COS COB in the LB Zone.
DECISION STATUS: **Recommend approval as submitted. (Admin Site Plan is**

pending with P+Z)

(Motion: LoBalbo Second: Pugliese)

Voting in favor: Hein, Doyle, LoBalbo, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- The owner is proposing to divide the tenant space and will be adding a door and window to allow for rear entrance, and adding a louver and chimney.
- ARC had no objection to the plans as submitted.
- Although not required, Mr. Conte recommended the owner consider adding trees with a larger canopy to the site
- Applicant discussed the possibility of a freestanding sign and indicated they had been turned down for one in the past – Mr. Pugliese pointed out that the building appears to be 35 feet from the curb line of the road and ARC suggested the applicant revisit the freestanding proposal.