

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, December 6, 2017

Action AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

ARC MEMBERS PRESENT: Richard Hein (chairman),
James Doyle (vice-chairman),
Mark Strazza (vice-chairman),
Katherine LoBalbo (secretary),
Rhonda Cohen,
Lou Contadino,
Paul Pugliese and
Heidi Smith.

STAFF MEMBER PRESENT: Cindy Tyminski

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Richard Hein (chairman)
James Doyle (vice-chairman)
Mark Strazza (vice-chairman)
Katherine LoBalbo (secretary)
Rhonda Cohen
John Conte
Louis Contadino
Paul Pugliese
Heidi Brake Smith



Architectural Review Committee

1. Greenwich Water Club

Application PLPZ2017 00488 for Exterior Alteration review for an infill addition to on a property located at 49 RIVER ROAD COS COB in the Zone WB Zone.

Proposed use: club use Existing Use: club use

STATUS: must return to ARC

(Motion: LoBalbo Second: Strazza)

Voting to return: Hein, Doyle, Strazza, LoBalbo, Cohen, Contadino, and Smith.

Recused: Pugliese.

- There is no landscaping and no lighting associated with this proposal.
- Fenestration of the windows on the second floor is not consistent with first floor fenestration or arcade.
- This elevation is also very different) than all the elevations, and it is not in keeping with the pre-existing structure.
- The flare in the old architecture is inconsistent with the new windows.
- Change the glazing to provide for something completely different, like butt glazing, so you don't have to unsuccessfully respect the existing architecture.
- Need samples of any new materials at the next meeting.
- The applicant should address whether this area, and this windows will be illuminated in the evening and early morning hours.

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Architectural Review Committee

2. St. Agnes Church

Application PLPZ2017 00495 for Exterior Alteration review install ground mounted solar panel arrays in the front yard, the installation of light posts along the edges of the driveway and parking areas, and a generator on a property located at 247 STANWICH ROAD GREENWICH, CT 06830 in the Zone RA-2 Zone. Proposed use: institutional Existing Use: institutional
STATUS: DID NOT SHOW, no prior notice

Richard Hein (chairman)
James Doyle (vice-chairman)
Mark Strazza (vice-chairman)
Katherine LoBalbo (secretary)
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Architectural Review Committee

3. Chicken Joe's

Application PLPZ2017 00492 for Exterior Alteration Review for
installation of stone veneer around the foundation and new hardie
plank siding on a property located at 235 EAST PUTNAM

AVENUE, COS COB in the LBR-2 Zone. Proposed use: retail food

Existing Use: retail food

STATUS: does not return to ARC, electronic resubmission

(Motion: LoBalbo Second: Strazza)

Voting to approve: Hein, Doyle, Strazza, LoBalbo, Cohen, Contadino, and
Smith. Recused: Pugliese.

- The applicant has agreed to screen the ice unit and the trash area has already been enclosed.
- Applicant should provide a survey with the footprint of all the buildings and the annotated temporary structures.
- The applicant has agreed to modify the background of the 'Chicken Joe's' sign from white to cream.
- Electronic Resubmission required.

Richard Hein (chairman)
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Architectural Review Committee

4. YMCA

Application PLPZ2017 00440 for Exterior Alteration review to modify the south parking lot and install new lights and landscaping on a property located at 50 EAST PUTNAM AVENUE, GREENWICH in the Zone CGBR-HO Zone.

Proposed use: institutional Existing Use: institutional

STATUS: Did not hear

(Motion: LoBalbo Second: Strazza)

Voting to return: Hein, Doyle, Strazza, LoBalbo, Cohen, Contadino, Pugliese and Smith

- Committee made the motion that this will not be heard this evening as the appropriate information was not submitted on time and the applicant wanted review of a lumen plan is not compliant with the BZR.

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Architectural Review Committee

5. Tamarack Country Club

Application PLPZ2017 00546 for Exterior Alteration review to construct a new building including expansion of the grill and terrace areas on a property located at 55 LOCUST ROAD, GREENWICH in the Zone RA-4 Zone. Proposed use: institutional Existing Use: institutional

STATUS: does not return to ARC,
(Motion: LoBalbo Second: Strazza)

Voting to approve: Hein, Doyle, Strazza, LoBalbo, Cohen, Contadino, Pugliese and Smith

- Application approved as submitted.

Richard Hein (chairman)
James Doyle (vice-chairman)
Mark Strazza (vice-chairman)
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Architectural Review Committee

6. Pickwick Plaza

Application PLPZ2017 00560 for Exterior Alteration review **for review of the new lighting only on** a property located at 1 – 3 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: office/retail Existing Use: office/retail.

STATUS: DID NOT SHOW, no prior notice

Richard Hein (chairman)
James Doyle (vice-chairman)
Mark Strazza (vice-chairman)
Katherine LoBalbo (secretary)
Rhonda Cohen
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Architectural Review Committee

7. Sound View and Field Point Residential Development

Application PLPZ2017 00108 for Exterior Alteration review **to construct two buildings with twelve (12) units over a common parking garage** on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 Zone. Proposed use: residential Existing Use: residential

STATUS: must return to ARC, electronic resubmit (Architecture only)

(Motion: Smith Second: Strazza)

Voting to approve: Hein, Doyle, Strazza, Cohen, Contadino, Pugliese and Smith

Architecture:

- The applicant is afforded the opportunity to return electronically with modified architecture plans. The applicant shall note that if there are any issues that aren't readily resolved then the applicant must return to a meeting with the revised architecture plans as well.
- The Committee selected Option "B" with the dark background.
- There needs to be more development of the long façade, the applicant needs to address the different system of fenestration.
- The graphic and drafting errors and inconsistencies, including but not limited to sheet A-302 should be fixed.
- The deep recess on the first and second floor, needs to be treated differently than the third floor which should be brought out to the existing siding material.
- The field stone base shall match the landscape walls.
- Need actual samples on the next meeting.

[PLPZ2017 00108 continued]

Landscape:

- The applicant must return to the meeting to review the lighting and landscaping together.
- The applicant provided an arborist report and noted that they will remove most of the existing trees on site.
- The Committee notes that there is an opportunity to do something interesting with the landscaping that elevates the proposed modern building. The current planting plan is overly complicated, and not simplistic as was described. What has been proposed does not complement the modern architecture, as it is highly varied in color and plant palate. The applicant shall simplify the plant list and plant color palate; keeping in mind less is more. The applicant should consider including more graphic plants.
- Specific Examples of this is that the perimeter along Field Point has been under planted with three different colored azaleas and the area of knock out roses shows a large mix of colors.
- Consider a replacement plant for the crepe myrtle that is in the courtyard.
- Continue the green giant arborvitae along the southern border and remove the bamboo.
- The large street trees are well chosen but must come back with a new planting plan for the rest of the infill.

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

ACTION AGENDA

Monday, December 4, 2017

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Rhonda Cohen, Richard Hein, Paul Pugliese, Heidi Smith
and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

DECISION STATUS (12/06/2017): APPROVED AS SUBMITTED

Voting TO APPROVE the recommendations of the Sign Sub-committee:

(Motion: Doyle Second: Conte)

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Cohen, Contadino, Conte, and Smith.

1. Fayette Studio

Application PLPZ2017 00554 and for Sign and Awning review **for a new façade sign** on a property located at 28 BRUCE PARK AVENUE, GREENWICH in the Zone CGB Zone. Proposed use: retail (floor coverings) Existing Use: office

STATUS: does not return to ARC, electronic resubmission

(Motion: Strazza, Second: Smith)

Voting in favor: Cohen, Hein, Pugliese, Smith and Strazza.

- Top of highest font to the lowest font can be 18"
- Take out the spaces between S and T.
- Need to finesse the letter forms.
- Need breathing room at least 2" inches top and bottom.
- Panel height is 22" and will not allow something that is 18" top and bottom to sit comfortably. Need to reduce the height.
- Drawing should show the distant.
- Mix some grey in the white of the letters.
- Resubmit electronically.

2. Fayette Studio

Application PLPZ2017 00567 and for Exterior Alteration review **to paint the front of the building** on a property located at 28 BRUCE PARK AVENUE, GREENWICH in the Zone CGB Zone. Proposed use: retail (floor coverings)

Existing Use: office

STATUS: does not return to ARC, electronic resubmission

(Motion: Strazza, Second: Smith)

Voting in favor: Cohen, Hein, Pugliese, Smith and Strazza.

- Building has already been painted black with white.
- Benjamin Moore; PM 9 black and PM49 white.
- Must submit cut sheets for the light fixtures.
- Resubmit electronically

3. Sushi Soba

Application PLPZ2017 00558 for Sign and Awning review **to install two new façade signs** on a property located at 1345 EAST PUTNAM AVENUE, RIVERSIDE in the Zone LB Zone. Proposed use: restaurant Existing Use:

restaurant

STATUS: does not return to ARC

(Motion: Strazza, Second: Smith)

Voting in favor: Cohen, Hein, Pugliese, Smith and Strazza

- Will use the same light fixtures as is over the hairdresser's establishment.
- Going forward for the entire building, it is better to have the dark background with white or light letters.
- Approved as submitted.

4. Angela Cosmai Salon

Application PLPZ2017 00547 for Sign and Awning review to re-install a non-conforming sign on a property located at 289 GREENWICH AVENUE, GREENWICH in the Zone CGBR Zone. Proposed use: salon Existing Use: unknown

STATUS: does not return to ARC, electronic resubmission

(Motion: Strazza, Second: Smith)

Voting in favor: Cohen, Hein, Pugliese, Smith and Strazza

- Basement use, pre-existing non-conforming sign.
- Reduce the logo so that is the same length as the name.
- Visibility on the street is an important consideration; refer to zoning enforcement for review of this.
- Reduce the sign so the bottom of the panel is at the top of the rail.
- Resubmit electronically

5. Patrick Mele

Application PLPZ2017 00557 for Sign and Awning review for a new façade sign on a property located at 58 WILLIAM STREET GREENWICH in the Zone LBR-2 Zone. Proposed use: retail (interior design) Existing Use: retail

STATUS: must return to ARC

(Motion: Strazza, Second: Smith)

Voting to Return: Cohen, Hein, Pugliese, Smith and Strazza

- The applicant did alteration work, including electrical work on building without any permits.
- The electrical wiring runs on the outside of the building and the applicant removed the existing siding, so that there is no consistency with the rest of the building.
- Applicant needs a new exterior alteration or HDC application and needs to get these modifications complete.
- Need an elevation that has dimensions on it.
- The sign should not be pushed over to the left of the new band board.
- Committee will re-address when the applicant gets the elevation

approved.

6. Sound Shore Drive

Application PLPZ2017 00540 for Exterior Alteration review to install two new façade signs on a property located at 1 SOUND SHORE DRIVE, COS COB in the Zone GB Zone. Proposed use: office Existing Use: office

STATUS: Withdrawn

7. Old Greenwich Shell

Application PLPZ2017 00548 for Exterior Alteration review to remove and replace eight fuel dispensers on a property located at 1429 EAST PUTNAM AVENUE OLD GREENWICH in the Zone GB Zone. Proposed use: gas station Existing Use: gas station

STATUS: must return to ARC if electronic return not approved

(Motion: Strazza, Second: Smith)

Voting to Return: Cohen, Hein, Smith and Strazza

Recused: Pugliese.

- Need a plan instead of a page from a catalog.
- Need a clear mechanical of what you are proposing.
- Need it in inches in dimensions (not cm).
- Return electronically if this can be resolved this way.

8. Yale New Haven Hospital

Application PLPZ2017 00556 for Sign and Awning review to install 7 new signs on a property located at 5 PERRYRIDGE ROAD GREENWICH, GREENWICH in the Zone H-1 Zone. Proposed use: hospital Existing Use: hospital (Greenwich Hospital)

STATUS: not heard by Committee

- Was not heard as the appropriate sized plans with good resolution as requested were not received and the fees have not been paid.

NOTE:

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, YOU WILL NOT BE HEARD**, and must wait until a subsequent ARC meeting. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

On future agendas:

105 Prospect Street; Application: PLPZ201700509 for an Exterior Alteration Add vestibule, redo roof, add deck in back, redo landscaping, pave driveway, and replace back fire stairs on a property located at 105 PROSPECT STREET GREENWICH, CT 06830 in the Zone GB.

James Perse; Application PLPZ2017 00510 for Exterior Alteration review **to add landscaping and lighting** on a property located at 1 LAFAYETTE COURT, GREENWICH located in the Zone CGBR Zone. Proposed use: mixed use Existing Use: mixed use

Central Middle School; Application PLPZ2017 00430 for Exterior Alteration review **to add seven (7) new light posts adding to the two (2) existing light poles** on a property located at 9 INDIAN ROCK LANE, COS COB, in the R-12 Zone. Proposed use: institutional Existing Use: institutional (education)

1154-1166 East Putnam Avenue; APPLICATION PLPZ2017 00432 for Exterior Alteration review **to modify the exterior of two buildings with no proposed changes to the site lighting or the landscaping** on a property located at 1156 EAST PUTNAM AVENUE, Unit: -1170 RIVERSIDE located in the Zone LB Zone. Proposed use: mixed use Existing Use: mixed use

75 Holly Hill Lane; Application PLPZ2017 00489 for Exterior Alteration review for expanded parking lot with new lighting and landscaping on a property located at 75 HOLLY HILL LANE, GREENWICH the Zone GBO Zone. Proposed use: mixed office use Existing Use: mixed office use

777 West Putnam; APPLICATION PLPZ2017 00491 for Exterior Alteration review for new multi-family construction with associated landscaping and lighting at 777 WEST PUTNAM AVENUE GREENWICH the Zone GBO Zone. Proposed use: residential Existing Use:

Greenwich High School; Application PLPZ2017 00323 for Sign review **to add new free standing sign** on a property located at 10 HILLSIDE ROAD GREENWICH in the R-20 Zone. Proposed Use: institutional Existing Use: institutional