

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

February 21, 2019
TENTATIVE AGENDA

REGULAR MEETING 6:00 PM

1. DECISION ITEMS:

- a. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant;** application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*
- b. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,913 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,211 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Closed at the 12/18/2018 meeting) (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*

- c. **Greenwich Academy, Inc.;** applications PLPZ 2018 00495 and PLPZ 2018 00496, for a final site plan and special permit, to consolidate two parcels and adaptively reuse the historic building located at 96 Maple Avenue from a multi-family use to a mixed-use of educational use, to be known as the “Cowan Center”, and three (3) residential units for Greenwich academy's faculty and staff, and make related exterior modifications, site and stormwater improvements on properties located at 96 and 100 Maple Avenue in the R-20 and R-20-HO zones. (Staff: MA) (Must decide by 3/28/2019) (Maximum extension to decide available to 5/27/2019. Five (5) days of extension used to open application) (Closed at the 1/22/2019 meeting) (Seated: Goss [for vacant seat], Alban, Levy, Yeskey [for Fox who recused at the 1/8/2019 meeting], Hardman [for Yeskey at the 1/22/2019 meeting], and Macri)
2. **The Greenwich Academy, Inc.;** application PLPZ 2018 00494 for a final subdivision to consolidate 96 and 100 Maple Avenue into one parcel to support development of the lot proposed under Application PLPZ 2018 00495 and 496. The subject properties are within the R-20 and R-20-HO zones. (Staff: MA) (**Must decide by 2/23/2019**) (Extension to decide granted.) (Continued from the 1/8/2019 and 1/22/2019 meetings) (Seated: Goss [for vacant seat], Alban, Levy, Hardman [for Fox who recused] and Macri)
3. **Berkley Insurance Company;** application PLPZ 2018 00489 for a final coastal site plan to amend a prior approval's condition that required the entrance ramp to/from Davenport Avenue to be used for “emergency ingress/egress” only and is now requesting that said ramp be permitted to be used, on an intermittent basis depending on the activity along Museum Drive for the 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. (Staff: SB) (**Must decide by 2/21/2019**) (Extension to decide granted. Maximum extension to decide available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)
4. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit “A”, the existing one-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town's Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. (Staff: PL) (**Must decide by 2/21/2019**) (Extension to decide granted. Maximum extension to decide is available to 3/30/2019) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)

5. **Robert P. Altomaro II. & Zorianna L. Altomaro;** application PLPZ 2018 00574 for a final subdivision to confirm that two lots, held in common, at 57 Sundance Road would be considered two separate building lots of 10,864 sq. ft. (excluding 2,145 sq. ft. of Right-of-way) and 11,569 sq. ft. (excluding 1,580 sq. ft. of Right-of-Way) for Lots 57 and 58 as shown on Map No. 4931 and located at 57 Sundance Drive in the R-12 zone. (Staff: PL) (**Must decide by 2/21/2019**) (Extension to decide granted. Maximum extension to decide available to 4/6/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)
6. **Thomas and Noelle Twiggs;** application PLPZ 2018 00554, for a final coastal site plan to tear down the existing 2,463 sq. ft. residence and construct a new residence of approximately 3,000 sq. ft., a new pool/patio area, deck and driveway configuration with related site improvements on a 13,746 sq. ft. property located at 32 West Way in the R-20 and COZ Zones. (Staff: PL) (**Must decide by 2/21/2019**) (Extension to decide granted. Maximum extension to decide available to 4/13/2019)
7. **Dulce Miller;** application PLPZ 2018 00596 for a preliminary subdivision to subdivide a two-acres parcel of land into two (2), one-acre parcels with an open space easement equal to 8,166 sq. ft. (equal to 15% of the total lot area). The shape of the proposed parcels would not meet the 150-foot diameter lot shape requirement of Sec. 6-205, requiring a variance from the Planning and Zoning Board of Appeals and therefore requires a preliminary approval per Sec. 6-19(a)(5) from the Planning and Zoning Commission prior to a decision of the Planning and Zoning Board of Appeals on a variance related to a subdivision action. The subject parcel is 2.0 acres and located at 260 Stanwich Road in the RA-1 zone. (Staff: SB) (**Must decide by 2/24/2019**) (maximum extension to decide available to 4/24/2019)
8. **Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00597 for a final subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (**Must decide by 2/24/2019**) (maximum extension to decide available to 4/24/2019)
9. **Smokey Hill LLC;** application PLPZ 2018 00598 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00597) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.0-acres less access way) with an open space easement area of 1.247 acres (equal to 15% of the total lot area to be subdivided) on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (**Must decide by 2/24/2019**) (maximum extension to decide available to 4/24/2019)

PUBLIC HEARING 7:15 PM

10. **RT 169GA, LLC**; applications PLPZ 2018 00567 and PLPZ 2018 00598, for final site plan and special permit, to add approximately 463 sq. ft. to the second floor of the building, convert the second floor from use as a single residential unit to retail use, and to add two roof decks and an exit stair on a 0.0594-acre property located at **169 Greenwich Avenue** in the RA-2 zone (*Staff: MA*) (**Must open by 2/21/2019**) (*Maximum extension to open available to 4/27/2019*)

11. **500 WPA LLC, and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (*Staff: PL*) (**Must close by 3/28/2019**) (*Maximum extension to close granted*) (*Continued from the 12/18/2018 and 2/5/2019 meetings*) (*Seated: Hardman, Alban, Levy, Fox, and Macri*)

12. **UB Greenwich I LLC owners of 393 and 409 East Putnam Avenue, Cos Cob in the LB zone**; application PLPZ 2018 00518, for a Zoning Text Amendment, to modify the language of Sec. 6-103(G) pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, as follows: (Language in **Bold** to be added, language in [Brackets] to be removed) (*Staff: JP*) (**Must close by 2/21/2019**) (*Extension to close granted. Maximum extension to close available to 4/18/2019*) (*Continued from the 1/8/2019 meeting*) (*Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri*)

Amend Subsection (G) as follows:

[Within existing buildings in the LBR-1 Zone, the following uses are permitted:

Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers; Walk-in Medical Clinics; Sales Agencies of Real Estate or Insurance; Art Galleries; and Schools, both profit and non-profit.

If the School use requires student drop-off, then a special permit application is required.]

Amend Subsection (H) as follows:

- (H) [There shall be no display of merchandise or the placement of equipment used for an on-site business activity permitted in the required parking area.]

Within existing buildings in the LBR-1 and LBR-2 Zones, the following uses are permitted:

Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers; Walk-in Medical Clinics; Sales Agencies of Real Estate or Insurance; Art Galleries; and Schools, both profit and non-profit. A special permit is required for any use which involved student drop-off. All uses shall provide a storefront appearance for the occupied space as viewed from the adjacent street.

Add a new subsection (I) as follows:

- (I) **There shall be no display of merchandise or the placement of equipment used for an on-site business activity permitted in the required parking area.**

13. **Parker Stacy**; applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. *(Staff: BD) (Must close by 2/21/2019) (Extension to close granted. Maximum extension to close available to 4/18/2019) (Continued from the 1/8/2019 meeting) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*
14. **Sasha Vincent of Sashagroup, LLC**; applications PLPZ 2018 00407 and PLPZ 2018 00408, for a final site plan and special permit, to construct a new mixed use building with retail space on the first floor and one (1) two-level apartment that would occupy a portion of the first floor and all of the second floor, on a 12,319 sq. ft. property located at 300 Valley Road in the LBR-zone. *(Staff: SB) (Must close by 2/23/2019) (Maximum extension to close granted) (Continued from the 1/8/2019 and 1/22/2019 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*
15. **The Hartford Roman Catholic Diocesan Corporation**; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *(Staff: MA) (Must close by 2/26/2019) (Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

16. **The Saint Michael's Roman Catholic Church Corporation, and Greenwich Catholic School;** applications PLPZ 2018 00525 and PLPZ 2018 00526, for a final site plan and special permit, to: renovate and construct additions to the church building; construct an addition onto the rectory; re-configure the parking lot, driveways and walks; and improve landscaping, with site work but no construction proposed on the Greenwich Catholic School parcel the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on properties located at 469 and 471 North Street in the RA-1 zone. *(Staff: MA) (Must close by 2/26/2019) (Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*
17. **Stanwich Club, Inc.;** applications PLPZ 2018 00542 and PLPZ 2018 00543, for a final site plan and special permit, to renovate and construct an addition of approximately 3,066 sq. ft. onto the clubhouse building to expand the Club's kitchen facilities on a 183.83-acres property located at 888 North Street in the RA-4 zone. *(Staff: SB) (Must close by 2/26/2019) (Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*
18. **Stephen C. Friedheim;** applications PLPZ 2018 00559 and PLPZ 2018 00560, for a final coastal site plan and special permit, to reconstruct the existing storm damaged accessory residence, as well as construct a detached carport, demolish an existing green house, reduce the size of the existing pool house and related site, grading, and drainage improvements, the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on a 2.85-acres property located at 1 Smith Road in the RA-1 and the Coastal Overlay zones. *(Staff: JP) (Must close by 3/12/2019) (Maximum extension to close available to 5/16/2019)*

REGULAR MEETING CONTINUED

19. **DISCUSSION ITEMS:**

20. **APPROVAL OF MINUTES:**

January 22, 2019
February 5, 2019

21. **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:**

Salon Greenwich; application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 3/30/2019) (Maximum extension granted) (Postponed by Applicant at the 1/8/2019 and 1/22/2019 meetings)*

John Margenot; application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. *(Staff: BD) (Must decide by 3/9/2019) (Maximum extension to decide granted.) (Postponed at the 12/18/2018 meeting)*

585 West Putnam LLC and Putnam 600 Acquisition LLC; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

Office Park LLC; application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

Office Park LLC; application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum*

extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)

Office Park LLC; application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hartman, Alban, Levy, Fox, and Macri)*

The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1); applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. *(Staff: PL) (Must close by 3/12/2019) (Maximum extension to close available to 5/16/2019)*