TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 25, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. DECISION ITEMS:
   a. River Road Development LLC, applications PLPZ 2019 00075 and PLPZ 2019 00076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway on a 1.36-acres property located at 89 River Road, Cos Cob, in the WB and COZ zones (Staff: PL) (Must decide by 8/15/2019) (Maximum extension to decide available to 9/28/2019) (Continued from the 4/16/19 and 5/14/19 meetings. Closed at the 6/11/19 meeting) (Seated: Alban, Macri, Hardman, Levy, Yeskey (for Fox).
b. **Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant**; applications PLPZ 2019 00025 and PLPZ 2019 00026, for a final site plan and special permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 – acres property located at **257 Stanwich Road** in the RA-2 Zone. *(Staff: PL) (Must decide by 8/15/2019.) (Maximum extension to decide available to 8/31/2019) (Opened at the 3/19/19 meeting, heard at the 3/19/19, 5/14/19, and 6/11/19 Meetings. Closed at the 6/11/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).*

c. **1075 Post Road Realty, LLC.;** applications PLPZ 2019 00160 and PLPZ 2019 00161, for a final food establishment site plan and special permit, to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at **5 Riverside Lane** and **1075 East Putnam Ave** in the LBR-2 zone *(Staff: MA) (Must decide by 8/15/2019.) (Maximum extension to decide available to 10/19/2019) (Opened and closed at the 6/11/19 meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Hardman).*

d. **1075 Post Road Realty, LLC.;** applications PLPZ 2019 00195 and PLPZ 2019 00196, for a final retail building site plan and special permit, to reconstruct a single story retail building for a 10,943 sq. ft. property located at **5 Riverside Lane** in the LBR-2 zone *(Staff: MA) (Must decide by 8/15/2019.) (Maximum extension to decide available to 10/19/2019) (Heard at the 5/30/19 and 6/11/19 meeting. Closed at the 6/11/19 meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Hardman).*

2. **Andrew Greco;** application PLPZ 2019 00193, for a final site plan, to create an accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on a 0.25-acre property located at **10 Susan Lane** in the R-7 zone *(Staff: JP) (Must decide by 7/18/2019) (Maximum extension available to 9/21/2019)(Continued from the 6/11/19 meeting.) (Seated: Alban, Macri, Goss (for Levy), Fox, and Hardman).*
3. **Terry Tattar**; application PLPZ 2019 00208 for a **final subdivision** to confirm that **0 Oak Street** (Tax ID 04-1438/S) are separate and distinct building lot within the R-6 zone (Staff: PL) (**Must decide by 7/8/2019**) (Maximum extension to decide available to 9/6/2019).

4. **Palmer Island LLC**; application PLPZ 2019 00188 for a **final coastal subdivision** to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at **10 South End Court** and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone (Staff: MA) (**Must decide by 7/1/2019**) (Maximum extension to decide available to 8/30/2019).

5. **Palmer Island, LLC, (Proposed Lot 1)**; application PLPZ 2019 00189 for a **final coastal site plan**, to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at **10 South End Court** in the R-12 zone (Staff: MA) (**Must decide by 7/18/2019**) (Maximum extension to decide available to 9/21/2019).

6. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2019 00190 for a **final coastal site plan**, to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00189 located at **10 South End Court** in the R-12 zone (Staff: MA) (**Must decide by 7/18/2019**) (Maximum extension to decide available to 9/21/2019).

7. **Judith Kane and Irenee May**; application PLPZ 2019 00210, for a **final site plan**, to make alterations to an existing three-family dwelling, add a second floor over the current garage and convert a garage bay into living space on a 11,470 sq. ft. parcel at **123 Havemayer Place** in the R-6 zone (Staff: BD) (**Must decide by 7/18/2019**) (Maximum extension to decide available to 9/21/2019).

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**PUBLIC HEARING 7:15 PM**

8. **Pickwick Plaza**; applications PLPZ 2019 00214 and PLPZ 2019 00215, for a **final site plan and special permit**, to make alterations the existing 2nd floor pedestrian bridge within the Pickwick Plaza, the result of which would increase the building volume, further exceeding the 40,000 cubic-foot threshold for a building in the CGBR zone under Sec. 6-101(a), on a 3.091-acres property located at **3 East Putnam Avenue** in the CGBR and CGIO zones (Staff: MA) (**Must open by 7/18/19**) (Maximum extension to open available to 9/21/2019).
9. **Paradigm 44-48 West Putnam Ave LLC.**; applications PLPZ 2019 00137 and PLPZ 2019 00138, for a final site plan and special permit, to allow for use of a portion of the premises as a retail use and relief from a prior condition of approval (site plan and special permit #1736) that was previously identified by the Commission as the “mezzanine space”, but which is actually on the second floor, “be considered part of the ground floor level for use purposes” on a 1.271-acres property located at **44-48 West Putnam Avenue** in the CGBR and CGIO zones (Staff: PL) *(Opened at the 6/11/19)* *(Must close by 7/16/2019)* *(Maximum extension to close available to 9/19/2019)*.

10. **19 W Elm Street Holdings, LLC.**; applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at **19 West Elm Street** in the CGB zone *(Staff: JP)* *(Must close by 6/26/2019)* *(Extension to close granted to 6/26/2019. Maximum extension to close available to 8/22/2019)* *(Continued from the 5/14/19 meeting)* *(Seated: Alban, Macri, Levy, Fox, and Hardman)*.

11. **343 West Putnam Avenue, LLC.**; applications PLPZ 2019 00157 and PLPZ 2019 00158, for a final site plan and special permit, to make architectural alterations to the building, landscaping improvements, parking lot restriping, and a change of use from motor vehicle sales and service to motor vehicle repair, on a 35,908 sq. ft. property located at **343 west Putnam Avenue** in the GB zone *(Staff: PL)* *(Must close by 7/4/2019)* *(Maximum extension to close available to 9/7/2019)* *(Left open from the 5/30/19 meeting)* *(Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), and Hardman)*.

12. **CLT Fairway, LLC.**; application PLPZ 2019 00182, for a final re-subdivision, to divide a 2.8424-acres property into two (2) parcels of 1.129-acres and 1.0847-acres, and open space parcel on 17,211 sq. ft., equal to 15.1% of the total lot area, for a property located at **7 Fairway Lane** in the RA-1 zone *(Staff: BD)* *(Must decide by 6/29/2019)* *(Maximum extension to decide available to 8/28/2019)*.

13. **55 Arch LLC.**; application PLPZ 2019 00180, for a Zoning Map Amendment, to re-zone **55 Arch Street** from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: JP)* *(Must open by 7/4/19)* *(Maximum extension to open available to 9/7/2019)*.

14. **55 Arch LLC.**; applications PLPZ 2019 00178 and PLPZ 2019 00179, for a final site plan and special permit, to allow for an addition of approximately 1,379 square feet above the single-story portion of the existing building and other site improvements, on a 0.3247-acres property located at **55 Arch Street** in the CGB and CGIO zones and subject to a rezoning application (see application PLPZ 2019 00180) to the CGB-HO zone. *(Staff: JP)* *(Must open by 7/4/19)* *(Maximum extension to open available to 9/7/2019)*.
15. **Luzzo's Pizzeria:** applications PLPZ 2019 00223 and PLPZ 2019 00224, for final site plan and special permit, for a change of use from retail (coffee shop) to a restaurant use (Luzzo's Pizzeria) on a property without and front or rear building line, on a property located at **24 West Putnam Avenue** in the CGBR and CGIO zones *(Staff: PL)* *(Must open by 8/3/2019) (Maximum extension to open available to 10/7/2019)*.

**REGULAR MEETING CONTINUED**

16. **DISCUSSION ITEMS:**

17. **APPROVAL OF MINUTES:**

May, 30, 2019
June 11, 2019

18. **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:**

**Office Park LLC.**; application PLPZ 2019 00070 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 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone *(Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman)).

**Office Park LLC.**; application PLPZ 2019 00071 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 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone *(Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman)).
Office Park LLC.; application PLPZ 2019 0072 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 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman)).

Miller Partners, LLC.; application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston Place in the R-6 zone (Staff: BD) (Must close by 8/8/2019) (Maximum extension to close granted.) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman).

Miller Partners, LLC.; application PLPZ 2019 00099, for a final site plan, to remove existing residential structure on 9 Livingston and retain existing structure on 13 Livingston for continued use as a residential building, and construct a new surface parking lot, with new drainage systems, to be used in connection with the operation of the Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed zone change application PLPZ 2019 00100) (Staff: BD) (Must decide by 8/10/2019) (Maximum extension granted.) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman).

Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone (Staff: BD) (Must close by 7/11/2019. Maximum extension to close granted.) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman).

Calabrese Property Association and Mariano Lozano; application PLPZ 2019 00102 for a final subdivision, to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the R-12 zone (Staff: PL) (Must decide by 7/10/2019) (Extension to decide granted to 7/10/2019. Maximum extension available to 7/23/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox).
Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station: application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB zone (Staff: MA) (Must decide by 8/24/2019.) (Maximum extension granted) (Continued from the 5/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman).