

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

July 09, 2019

Final AGENDA

REGULAR MEETING 7:00 PM

1. **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).
2. **John Margenot**; application PLPZ 2019 00249 for a final coastal site plan to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones. (Staff: BD) (**Must decide by 8/3/2019**) (Maximum extension to decide available to 10/7/2019.)
3. **15 Westaway LLC**; application PLPZ 2019 00250, for a final coastal site plan, to construct a new dwelling, driveway, rear deck, and related site and stormwater improvements on a 18,283 sq. ft. property located at **15 West Way** in the R-20 and COZ zones. (Staff: JP) (**Must decide by 8/3/2019**) (Maximum extension to decide available to 10/7/2019.)

Application PLPZ 2019 00250 has been Postponed by applicant

4. **SGS Clapboard Ridge, LLC**; application PLPZ 2019 00238, for a final subdivision, to subdivide an existing 7.9877-acres parcel into two parcels where Lot 1 would be 3.7895-acres and Lot 2 would be 3.000-acres and an open space parcel of 1.1982-acres would be proposed (equal to 15% of the total lot area). The subject parcel is located at **214 Clapboard Ridge Road** in the RA-2 zone. (Staff: SB) (**Must decide by 8/3/2019**) (Maximum extension to decide available to 10/7/2019.)

5. **Timothy K. Saunders**; application PLPZ 2019 00212, for a final subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. (Staff: BD) (Must decide by 7/9/2019) (Maximum extension to decide available to 9/7/2019.)
6. **Antoinette Delia**; application PLPZ 2019 00243, for a final site plan, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at **62 Byram Terrace Drive** in the R-6 zone. (Staff: PL) (Must decide by 8/3/2019) (Maximum extension to decide is available to 10/7/2019)
7. **Charles Moore**; application PLPZ 2019 00241, for a final site plan, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at **63 Oak Ridge Street** in the R-6 zone. (Staff: PL) (Must decide by 8/3/2019) (Maximum extension to decide is available to 10/7/2019)
8. **HM Hamilton, LLC**; application PLPZ 2019 00242, for a final site plan, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at **241 Hamilton Avenue** in the R-6 zone. (Staff: PL) (Must decide by 8/3/2019) (Maximum extension to decide is available to 10/7/2019)

PUBLIC HEARING 7:15 PM

9. **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 8/6/2019) (Extension to 8/6/19 granted. Maximum extension to decide available to 8/28/2019). (Continued from the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Application PLPZ 2019 00182 has been Postponed by applicant

10. **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*).
11. **Elizabeth and Thomas Whit Armstrong Jr.;** application PLPZ 2019 00186, for a Zoning Map Amendment, to re-zone **107 Patterson Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). (*Staff: JP*) (*Must open by 7/18/19*) (*Maximum extension to open available to 9/21/2019.*)
12. **Elizabeth and Thomas Whit Armstrong Jr.;** applications PLPZ 2019 00184 and PLPZ 2019 00185, for final site plan and special permit, to convert an existing garage on the property to a cottage/pool house with two bedrooms, a full kitchen and 1.5 baths and to add a former of approximately 285 SF on a 33,109 SF property located at **107 Patterson Avenue** in the R-20 zone and subject to a rezoning application (see application PLPZ 2019 00186) to the R-20-HO zone. (*Staff: JP*) (*Must open by 7/18/19*) (*Maximum extension to open available to 9/21/2019.*)
13. **The Battle Hill Corporation;** applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 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 a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. (*Staff: MA*) (*Must open by 8/3/19*) (*Maximum extension to open available to 10/7/2019.*)

Application PLPZ 2019 00221 and 2019 00222 has been Postponed by applicant

14. **Twenty-Two Fourty-Four WPutnam Ave LP.;** 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 close by 7/30/19*) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

15. **Miller Partners, LLC.**; application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 13 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*).

REGULAR MEETING CONTINUED

16. **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*).

17. DISCUSSION ITEMS:

18. APPROVAL OF MINUTES:

May, 30, 2019
June 11, 2019
June 25, 2019

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:

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*).

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 8/6/2019*) (*Extension to decide granted. Maximum extension to decide available to 8/30/2019*). (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

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 8/6/2019*) (*Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.*) (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

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 00190 located at **10 South End Court** in the R-12 zone (*Staff: MA*) (*Must decide by 8/6/2019*) (*Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.*) (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

Judith Kane and Ireneé 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 9/21/2019*) (*Maximum extension to decide granted.*) (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

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 close by 7/30/19*) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

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 close by 7/30/19*) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)