ARCHITECTURAL REVIEW COMMITTEE
Wednesday, May 4, 2016
FINAL AGENDA
Town Hall Meeting Room
7:00 PM
Greenwich Town Hall
First Floor
101 Field Point Road, Greenwich, CT

1. Wendy’s
Application PLPZ2015 00289 and PLPZ2016 00238 for Exterior Alteration and Sign Review review to modify the lights on a new building, relocate an existing sign and add new façade signs on a property located at 422 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: fast food restaurant Existing Use: fast food restaurant

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐

2. 16 Hawthorne Street, South
Application PLPZ2016 00004 for Exterior Alteration review to construct a total of five residential units a property located at 16 HAWTHORNE STREET SOUTH, GREENWICH, in the R-6 Zone. Proposed use: multi-family residential Existing Use: single family residential

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐
3. 33 Benedict Place

Application PLPZ2016 00213 for Exterior Alteration review **for landscaping modifications** to a property located at 33 BENEDICT PLACE, GREENWICH in the GBO Zone. Proposed use: Office Existing Use: Office

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
- [ ] Meeting
- [ ] Electronic resubmission
- [ ] Construction Documents

4. 205 Sound Beach Avenue

Application PLPZ2016 00218 for Exterior Alteration review **for construction of a new gas station canopy and lighting** to a property located at 205 SOUND BEACH AVENUE, OLD GREENWICH in the LBR-2 Zone. Proposed use: gas station Existing Use: gas station

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
- [ ] Meeting
- [ ] Electronic resubmission
- [ ] Construction Documents

5. Neighbor to Neighbor

Application PLPZ2016 00114 for Exterior Alteration review **for landscaping and lighting only on** a property located at 220 EAST PUTNAM, GREENWICH in the R-20 Zone. Proposed use: Institutional Existing Use: Institutional Note: HDC is reviewing the building.

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
- [ ] Meeting
- [ ] Electronic resubmission
- [ ] Construction Documents
6. 50 Old Field Point Road

Application PLPZ2016 00182 for Exterior Alteration review to install roof top mechanicals a property located at 50 Old Field Point Road, Greenwich in the GB Zone. Proposed use: mixed commercial use Existing Use: vacant

Note: Previous approvals required the rooftop mechanicals to be screened and this was never done.

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LOBALBO  ☐

7. 16 OTR

Application PLPZ201600183 for Exterior Alteration review of change the façade by bumping out the basement area on a property located at 16 OLD TRACK ROAD, GREENWICH in the GB Zone. Proposed use: mixed use Existing use: mixed use/fitness club

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
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☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LOBALBO  ☐
8. 37 Davenport Road

Applications PLPZ201600214 for Exterior Alteration review to install **new vinyl siding to cover existing siding and add decking and railing** on a property located at 37 DAVENPORT AVENUE, GREENWICH in the R-6 Zone. Proposed use: multi-family residential Existing use: multi-family res.

**DECISION STATUS:**
- [ ] AS SUBMITTED
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- [ ] DENIED
  - [ ] Meeting
  - [ ] Electronic resubmission
  - [ ] Construction Documents

- [ ] PUGLIESE
- [ ] HEIN
- [ ] CONTE
- [ ] DOYLE
- [ ] STRAZZA
- [ ] SMITH
- [ ] COHEN
- [ ] CONTADINO
- [ ] SMITH
- [ ] LOBALBO

9. Silver Gwen II, LLC

Applications PLPZ201600215 for Exterior Alteration review to **install new trim, shingles on front porch, railings on rear, gutters, new landscaping and a new wall** on a property located at 60 OAK RIDGE STREET, GREENWICH in the R-6 Zone. Proposed use: multi-family residential

**Existing use:** multi-family residential

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
  - [ ] Meeting
  - [ ] Electronic resubmission
  - [ ] Construction Documents

- [ ] PUGLIESE
- [ ] HEIN
- [ ] CONTE
- [ ] DOYLE
- [ ] STRAZZA
- [ ] SMITH
- [ ] COHEN
- [ ] CONTADINO
- [ ] SMITH
- [ ] LOBALBO
10. Two Sound View Drive

Application PLPZ2015 00579 for Exterior Alteration review for new landscaping and final details of pickling brick on a property located at 2 ARCH STREET GREENWICH, in the CGB Zone. Proposed use: office

Existing Use: office

DECISION STATUS:
- AS SUBMITTED
- AS NOTED
- RETURN
- DENIED

- Meeting
- Electronic resubmission
- Construction Documents

COMMITTEE BUSINESS

1. APPROVAL OF APRIL 2016 ACTION AGENDA

DECISION STATUS:
- AS SUBMITTED
- AS NOTED
- RETURN
- DENIED

[CONTINUED ON THE NEXT PAGE]
ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, May 2, 2016
CONE ROOM
10:30 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

1. Velvet by Graham and Spencer

Application PLPZ2016 00 for Sign and Awning review for new façade sign and awning on a property located at 271 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: clothes Existing use: clothes

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
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☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐

2. Oliver Peoples

Application PLPZ2016 00212 and PLPZ2016 00211 for Sign and Awning and Exterior Alteration review for new façade sign and new first floor paint on a property located at 234 GREENWICH AVENUE, GREENWICH (Unit 238) in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐
3. Douglas Elliman Real Estate

Application PLPZ2016 00027 for Sign and Awning Review for **new free standing** on a property located at 88 FIELD POINT ROAD, GREENWICH in the CGB Zone. Proposed use: office Existing Use: office

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED

- [ ] PUGLIESE
- [ ] DOYLE
- [ ] COHEN
- [ ] CONTADINO
- [ ] DECK
- [ ] BROWN
- [ ] HEIN
- [ ] CONTE
- [ ] OTHER

4. Convent of the Sacred Heart

Application PLPZ2016 00168 for Sign and Awning review **for new freestanding sign** on a property located at 1177 KING STREET, GREENWICH in the RA-4 Zone. Proposed use: institutional Existing use: institutional

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
- [ ] MEETING
- [ ] ELECTRONIC RESUBMISSION
- [ ] CONSTRUCTION DOCUMENTS

- [ ] PUGLIESE
- [ ] COHEN
- [ ] SMITH
- [ ] CONTADINO
- [ ] DOYLE
- [ ] STRAZZA
- [ ] CONTE
- [ ] LOBALBO
- [ ] OTHER

5. 2 Sound View Drive

Application PLPZ2016 00216 for Sign and Awning review **for new façade sign** on a property located at 2 ARCH STREET, GREENWICH in the CGB Zone. Proposed use: office Existing use: office

**DECISION STATUS:**
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- [ ] AS NOTED
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- [ ] DENIED
- [ ] MEETING
- [ ] ELECTRONIC RESUBMISSION
- [ ] CONSTRUCTION DOCUMENTS

- [ ] PUGLIESE
- [ ] DOYLE
- [ ] COHEN
- [ ] STRAZZA
- [ ] CONTE
- [ ] SMITH
- [ ] LOBALBO
6. COS

Application PLPZ2016 00079 for Sign and Awning review for new façade sign on a property located at 283 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
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☐ PUGLIESE ☐ HEIN ☐ CONTE
☐ DOYLE ☐ STRAZZA ☐ SMITH
☐ COHEN ☐ CONTADINO ☐ LOBALBO

7. 1381 East Putnam Avenue

Application PLPZ2016 00108 for Sign and Awning review for new free standing sign on a property located at 1381 EAST PUTNAM AVENUE, OLD GREENWICH in the LB Zone. Proposed use: retail/residential Existing use: retail/residential Note: Applicant received variance #PLZE2015 000683.

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
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☐ PUGLIESE ☐ HEIN ☐ CONTE
☐ DOYLE ☐ STRAZZA ☐ SMITH
☐ COHEN ☐ CONTADINO ☐ LOBALBO

8. Children Classy Cuts

Application PLPZ2016 00109 for Sign and Awning review for new façade sign and awning on a property located at 251 MILL STREET, BYRAM in the LBR-2 Zone. Proposed use: hair salon Existing use: tattoo (personal service)

Note: Zoning permit received for use change 1/6/2016.

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☐ COHEN ☐ CONTADINO ☐ LOBALBO
9. Bimbo Bakery

Application PLPZ2016 00232 for Sign and Awning review for new fence on a property located at 10 HAMILTON AVENUE in the GB Zone. Proposed use: manufacturing, bakery Existing use: manufacturing, bakery

DECISION STATUS:
- ☐ AS SUBMITTED
- ☐ AS NOTED
- ☐ RETURN
- ☐ DENIED
- ☐ Meeting
- ☐ Electronic resubmission
- ☐ Construction Documents

NOTICE TO APPLICANTS
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. Please record all recommended revisions to your design that are requested by the Architectural Review Committee during your public hearing.

If an application is “approved as submitted” and no revisions are required, plans may be picked up by the applicant at the Planning and Zoning Department. These plans will not be available any sooner than 9:00 am on the Friday following the meeting.

If an application requires revisions the Committee may review subsequent revisions via email in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant.

Once revisions are approved, three new final design plan sets must be submitted that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11” x 17” in size. Exterior Alteration plans must be full size and scalable. Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 - 11:00 AM. If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: ctyminski@greenwichct.org.

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at by the deadline for that meeting date to be scheduled for a particular meeting.

To complete the permitting process the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Applicants are requested to contact the Building Division for building permit requirements. Please note that any changes to approved plans will require additional Architectural Review Committee review and must return to a meeting.

In addition, submitting an application by the posted deadline date does not guarantee a spot on the agenda. The agenda is filled on a first come basis.