

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:

<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>

Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805  
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Webinar ID: 889 0152 1350  
Password: 0518864

**TUESDAY, August 2, 2022**

## FINAL AGENDA

### **REGULAR MEETING 4:00 PM** **(Dinner break to occur at/or near 7:00 PM)**

- 1. Daniel & Lisa Charney;** application PLPZ 2022 00193, for a Final Coastal Site Plan, to demolish the existing house, guesthouse and tennis court and construct a new dwelling and sports court, on a 26,800 sq. ft. lot located at **10 Lighthouse Lane** in the R-12 and COZ zones. *(Staff: PL) (Must decide by 8/2/2022) (Extension to decide granted. Maximum extension to decide available to 9/3/2022)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view the presentation material provided by the applicant, please click [here](#).*
- 2. 239 Greenwich Avenue, LP;** application PLPZ 2022 00317, for a Final Site Plan, to create an outdoor, rooftop terrace to serve as an amenity for the residential tenants of the building, on 11,240 sq. ft. lot located at **239 Greenwich Avenue** in the CGBR zone. *(Staff: BD) (Must open by 8/16/2022) (Maximum extension to open available to 10/15/2022)*
  - *To view the application materials and staff report, please click [here](#).*

3. **243 Glenville Road LLC**; application PLPZ 2022 00346, for a Final Site Plan to utilize an existing upstairs outdoor area for 6 tables of outdoor seating and dining on a 0.33-acre property located at **243 Glenville Road** in the LBR-2 zone. (Staff: JP) (Must decide by 9/10/2022) (Maximum extension to decide available to 11/14/2022)

**Application PLPZ 2022 00346 has been withdrawn.**

4. **20 West Brother 1 LLC**; application PLPZ 2022 00315, for a Final Subdivision, to confirm that two (2) separate lots exist, located at **20 West Brothers Drive** in the R-20 zone. (Staff: PL) (Must decide by 10/15/2022) (Maximum extension to decide granted)

**Application PLPZ 2022 00315 has been postponed. Extension granted**

5. **Greenwich Communities**; application PLPZ 2022 00226 for a Municipal Improvement, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus, located on two parcels of land located at **0 Western Junior Highway and 71 Vinci Drive** in the R-6 and R-PHD-E zones. (Staff: PL) (Must act by 8/7/2022) (Maximum extension to defer action, available to 11/5/2022)

- To view the application materials and staff report, please click [here](#).

### **PUBLIC HEARING**

*(To commence after the above items are heard)*

6. **Greenwich Communities**; application PLPZ 2022 00061 for a Zoning Map Amendment, to rezone a portion of the parcel at 0 Western Junior Highway from R-6 to the R-PHD-E zone pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations (and as shown on a re-zoning map on file in the Town Clerk's Office) located at **0 Western Junior Highway and 71 Vinci Drive** in the R-6 and R-PHD-E zones. (Staff: PL) (Must close by 8/2/2022) (Extension to close granted. Maximum extension to close available to 8/13/2022) (Postponed at the 4/26/2022 meeting) (Opened at the 6/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)

- To view the application materials and staff report, please click [here](#).

7. **Greenwich Communities;** application PLPZ 2022 00060 for a Final Coastal Site Plan and Special Permit, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus and related site improvements including the expansion of the parking lot and driveway, new curbing, sidewalk/steps, and accessible ramps, landscaping, stormwater management, utilities services, and Sight distance improvements to the existing Vinci Drive driveway at Western Junior Highway pursuant to Sections 6-13 through 6-15, 6-17, 6-35 through 6-43.1, 6-101(a), 6-155, 6-176 through 6-183, 6-230 and 6-205, located on two parcels of land located at **0 Western Junior Highway and 71 Vinci Drive** in the R-6 and R-PHD-E zones. *(Staff: PL) (Must close by 8/2/2022) (Extension to close granted. Maximum extension to close available to 8/13/2022) (Postponed at the 4/26/2022 meeting) (Opened at the 6/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

- *To view the application materials and staff report, please click [here](#).*

8. **Arnold Foods Company, Inc.;** application PLPZ 2022 00074, for a Final Coastal Site Plan and Special Permit to add an emergency generator to the existing baked goods manufacturing facility and requiring a special permit pursuant to Sec. 6-101(a) on a 20.346-acre property, located at **10 Hamilton Avenue**, in the GB and COZ Zones. *(Staff: JP) (Must close by 8/18/2022) (Maximum extension to close granted) (Opened at the 5/10/2022 Meeting) (Seated: Alban, Macri, Yeskey, Lowe and Welles)*

- *To view the application materials and staff report, please click [here](#).*

9. **Greenwich Park LLC;** application PLPZ 2022 00246 for a Final Site Plan and Special Permit, to construct a new two-story entrance addition to the west side of the Building containing lobbies, stair, and elevator access from the garage levels to the upper floors, construction of a new parking area in front of the Building containing 7 regular parking spaces and 1 ADA parking space, new walks, driveway, a water feature, and two terrace areas flanking the new entrance, pursuant to Sections 6-13 through 6-15, 6-17, 6-106, 6-158, 6-205 of the Town of Greenwich Building Zone Regulations, on a 1.837-acres property located at **18 Valley Drive** in the GBO zone. *(Staff: PL) (Must open by 10/1/2022) (Maximum extension to open granted)*

**Application PLPZ 2022 00246 has been postponed. Extension granted**

10. **New Greenwich Park LLC;** application PLPZ 2022 00128 for a Final Site Plan and Special Permit, to make an addition to Building 5 of Greenwich Office Park, and change the use of a portion of the building from office to a fitness center, on a 20.857-acres property located at **51 Weaver Street** in the GBO zone. *(Staff: PL) (Must close by 8/3/2022) (Extension to close granted. Maximum extension to close available to 9/1/2022) (Opened at the 5/24/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

- *To view the application materials and staff report, please click [here](#).*

11. **Wendy Greenbaum, Trustee;** application PLPZ 2022 00304 for a Final Coastal Site Plan and Special Permit, to merge the 17 Smith Road and 23 Smith Road lots, remove the main house and pool, construct a new main house and new pools, convert the existing garage/barn to an art studio space, renovate the existing carriage house, construct a new underground garage, construct new underground fitness facilities, and perform associated grading and landscaping, resulting in 25,738 sq. ft. of gross floor area, and building volume in excess of 150,000 cubic feet, on a 5.5-acre property, located at **17 and 23 Smith Road** in the RA-1 zone. *(Staff: MA) (Must open by 8/25/2022) (Maximum extension to open available to 10/29/2022)*
  - *To view the application materials and staff report, please click [here](#).*
  
12. **Salvatore Gizzo;** application PLPZ 2022 00313 for a Final Site Plan and Special Permit, to retain the existing single-family home and construct a new single-family home in the rear of the property, per Sections 6-13 through 6-15, 6-17, 6-109, 6-158, 6-205 of the Town of Greenwich Building Zone Regulations, on a 11,718 sq. ft. parcel located at **151 Hamilton Avenue** in the R-6 and HO (formerly HRO) Zones. *(Staff: BD) (Must open by 8/26/2022) (Maximum extension to open available to 10/30/2022)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view the presentation material provided by the applicant, please click [here](#).*
  
13. **Xiaokui Qin & Hui Wen;** application PLPZ 2022 00173 for a Final Re-subdivision, to re-subdivide a 28,754 sq. ft. lot (Lot No. 1R) into two lots where Lot No. 1R-1 will equal 12,525sf and Lot No. 1R-2 will equal 11,574sf, with a set aside of 4,475sf (Open Space Parcel P), on a property located at **1 Florence Road** in the R-7 zone. *(Staff: MA) (Must decide by 8/16/2022) (Maximum extension to decide granted)*
  - *To view the application materials and staff report, please click [here](#).*
  
14. **Sebastian Gunningham, Tr.;** application PLPZ 2022 00058, for a Final Site Plan and Special Permit to construct a proposed pool cabana, pool and septic system, increasing the building volume threshold of 150,000 cubic feet, on a 21.911-acres property located at **65 Upper Cross Road** in the RA-4 zone. *(Staff: JP) (Must close by 8/11/2022) (Maximum extension to close available to 8/13/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*
  - *To view the application materials and staff report, please click [here](#).*

15. **9 Glenville Street, LLC**; application PLPZ 2022 00189, for a Final Site Plan and Special Permit, pursuant to Sections 6-13 through 6-15, 6-17, 6-101, 6-103, 6-110 6-158, and Section 6-205 of the Town of Greenwich Building Zone Regulations, to construct a mixed-use building with retail on the first floor and 2 floors of residential above, for a total of 8 residential units including 1 moderate income dwelling unit per Sec. 6-110 of the Town's Building Zone Regulations, located on a 23,746 sq. ft. parcel at **9 Glenville Street** in the LBR-2 Zone. (Staff: JP) (**Must open by 8/2/2022**) (Extension to open granted to 8/2/2022 Maximum extension to open available to 9/3/2022) (Once opened, must close by 10/13/2022. Maximum extension to close, 11/15/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  
16. **DISCUSSION ITEMS:**
  - a. **Leonard and Joanne Phillips**; application PLPZ 2022 00340, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss additions and alterations to an existing two-family dwelling, on property located at **220 Davis Avenue** in the R-6 zone.
    - **To view the pre-application materials, please click [here](#).**
  
  - b. **JP Morgan Chase and JRCL Greenwich, LLC**; application PLPZ 2022 00338, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make changes to an existing legally non-conforming bank use on property located at **235 Greenwich Avenue** in the CGBR and CGIO zones.
    - **To view the pre-application materials, please click [here](#).**
  
  - c. **Mike's Organic**; application PLPZ 2022 00369 for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss the addition of a possible outdoor dining use on property located at **600 East Putnam Avenue** in the LB zone.
    - **To view the pre-application materials, please click [here](#).**

**17. DECISION ITEMS:**

- a. KYMA Greenwich;** application PLPZ 2022 00161, for a Final Site Plan and Special Permit, for the conversion of the use of a portion of the building formerly occupied by Sofia's and the New York Sports Club to a retail bakery, market, and Restaurant on a 15,412 sq. ft. parcel located at **8 and 10 Lewis Street**, in the CGBR and CGIO Zones. *(Staff: BD) (Must decide by 9/22/2022) (Maximum extension to decide available to 11/5/2022) (Opened at the 5/24/2022 Meeting. Closed at the 7/19/2022 Meeting) (Seated: Alban, Macri, Levy, Welles for Yeskey, and Lowe)*

**18. APPROVAL OF MINUTES:**

**19. OTHER**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,  
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

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**Town of Greenwich;** application PLPZ 2022 00302, for a Municipal Improvement, to make improvements to two (2) intersections of Greenwich Avenue, at Arch Street / Havemeyer Place and Grigg Street / Fawcett Place. *(Staff: KD) (Must act by 9/11/2022) (Maximum time to defer available to 12/10/2022)*

**Town of Greenwich;** application PLPZ 2022 00301, for a Final Site Plan, to make improvements to two (2) intersections of Greenwich Avenue, at Arch Street / Havemeyer Place and Grigg Street / Fawcett Place. *(Staff: KD) (Must decide by 9/9/2022) (Extension to decide granted to 9/8/2022. Maximum extension to decide available to 10/29/2022)*

**100 West Putnam Borrower, LLC;** application PLPZ 2022 00271, for a Final Site Plan to construct a patio adjacent to the building for the sole use of a single tenant with direct access to the patio, on a 3.171-acre property located at **100 West Putnam Avenue** in the GBO and CGB zones. *(Staff: MA) (Must decide by 9/9/2022) (Extension to closed granted to 9/9/2022. Maximum extension to decide available to 10/29/2022)*

**240 GA, LLC;** application PLPZ 2022 00295, for a Final Site Plan and Special Permit, to construct a 58,782 sq. ft., 60-unit residential building, of which 30% (18 units) will be designated as affordable, pursuant to Connecticut General Statutes Section 8-30g, on a 1.32-acres property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIO zones. *(Staff: MA) (Must close by 9/8/2022) (Extension to close, granted to 9/8/2022. Maximum extension to close available to 10/23/2022) (Opened at the 7/19/2022 Meeting) (Seated: Alban, Macri, Lowe, Levy, Welles for Yeskey)*

**Chabad Lubavitch of Greenwich;** application PLPZ 2022 00266, for a Final Site Plan to remove and reinstall a 40' x 40' tent, for a 6-month period, to be used for religious services on Saturdays, and religious school on Sundays on a 5,909 sq. ft. property located at **6 Lincoln Avenue**, in the CGB Zone. *(Staff: PL) (Must decide by 10/15/2022) (Maximum extension to decide granted.)*

**Renamba Greenwich LLC;** application PLPZ 2022 00325, for a Zoning Map Amendment, to re-zone property located at **0 Old Track Road** from GB to the proposed GB-MRCO (Managed Residential Overlay) Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) and per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must close by 9/8/2022) (Maximum extension to close available to 10/15/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

**Renamba Greenwich LLC;** application PLPZ 2022 00251, for a Final Coastal Site Plan and Special Permit to construct a new, ½-story, 98,237 square foot Managed Residential Community, to include thirty (30) memory care studio units, ninety-seven (97) one-bedroom assisted living apartments, and seven (7) two-bedroom assisted living apartments (134 units in total) with onsite amenities, and underground parking for 77 vehicles, pursuant to Sections 6-13 through 6-15, 6-17, 6-94(a)(5), 6-97(a)(1), 6-98(a)(1), 6-111, 6-115, 6-155 through 6-158 and 6-205 of the Greenwich Building Zone Regulations on a 2.5344-acre located at **0 Old Track Road** in the GB Zone (proposed to be GB-MRCO). *(Staff: PL) (Must close by 9/8/2022) (Maximum extension to close available to 10/15/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

**4 Chasmar Road, LLC;** application PLPZ 2022 00259, for a Final Subdivision, to demolish the existing house, subdivide a 18,821 sq. ft. lot into two parcels where Parcel "A" will equal 7,550 sf and Parcel "B" will equal 8,446 sf, with a set aside of 2,825 sf (Open Space Parcel P), and construct two single family homes on a property located at **4 Chasmar Road** in the R-7 zone. *(Staff: BD) (Must decide by 9/8/2022) (Extension to decide granted to 9/8/2022. Maximum extension to decide available to 9/28/2022)*

**Louie's Italian Restaurant and Bar;** application PLPZ 2022 00263, for a Final Site Plan for proposed outdoor dining consisting of 36 seats and a 12' x 30' tent with lighting on a 0.6396-acre lot located at **134-138 River Road Extension** within the LB zone. *(Staff: MA) (Must decide by 10/1/2022) (Extension to decide granted to 10/1/2022. Maximum extension to decide available to 10/15/2022.)*

**MJKD, LLC;** application PLPZ 2022 00247, for a Final Coastal Site Plan and Special Permit to construct a new dwelling with an indoor athletic facility, and related site work, the result of which would exceed the 150,000 cubic feet in building volume pursuant to Sec. 6-101(a) and Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations on a 3.049-acres property located at **31 Vista Drive** in the R-20 and COZ Zones. *(Staff: PL) (Must open by 9/8/2022) (Extension to open granted to 9/8/2022. 35 days to close, once opened to 10/13/2022. Maximum extension to open available to 10/1/2022. If opened on 9/8/2022, maximum extension to close, available to 11/24/2022.)*

**Greenwich American Inc.**; application PLPZ 2022 00071, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amendments to the Town's Building Zone Regulations to create the opportunity to provide 456 units in 41 buildings with a mix of starter and townhomes ranging in size from 1,050 square feet to 3,400 square feet as part of a residential development of the undeveloped portions of a 154.5-acre parcel, currently occupied by an office park, located at **1 American Lane**, in the BEX-50 Zone. *(Discussed at 4/26/2022, 6/21/2022 and 7/19/2022 meetings, left open to be discussed further at a later date)*

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***