

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the meeting.

Please click [here](#); to link to the transcribed audio file (.txt) of the meeting.

THURSDAY, October 13, 2022

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Peter Levy, Dennis Yeskey and Peter Lowe.

Regular Members Absent:

Nicholas Macri

Alternate Members Present:

Bob Barolak and Arn Welles

Alternate Members absent:

Victoria Goss

Staff Members Present:

*Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner,
and Bianca Dygert, Planner II*

REGULAR MEETING 4:00 PM

(Dinner break to occur at/or near 7:00 PM)

1. DISCUSSION ITEMS

a. Town of Greenwich, Director of Environmental Affairs; to discuss, solicit public comment, and make a recommendation to the RTM on the latest draft of the Town's proposed, 2022, Open Space Plan.

- *To view the latest draft of the Open Space Plan, please click [here](#).*
- *To view Planning and Zoning comments, please click [here](#).*

Discussed and received public comment on the draft proposal. No action taken.

2. **Lauren Maybaum**; application PLPZ 2022 00285, for a Final Coastal Site Plan to replace an existing single-family home with a new single-family home and maintain a detached two (2) car garage, on a 9,295 sq. ft. property, located at **655 Steamboat Road** in the R-6 zone. (Staff: JP) (**Must decide by 10/13/2022**) (Extension to decide granted to 10/13/2022. Maximum extension to decide available to 10/29/2022)

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

Motion to approve Final Coastal Site Plan with modifications

Motion by Alban, Seconded by Welles

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

5-0

3. **20 West Brother 1 LLC**; application PLPZ 2022 00315, for a Final Subdivision, to confirm that two (2) separate and distinct zoning lots exist, at **20 West Brother Drive** in the R-20 zone. Staff: PL) (**Must decide by 10/15/2022**) (Maximum extension to decide granted)

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

Motion to find not a subdivision or re-subdivision

Motion by Alban, Seconded by Lowe

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

5-0

4. **Mohamed Diallo and Veronique Magnan**; application PLPZ 2022 00425 for a Final Subdivision to combine two (2) existing lots (Tax ID: 07-1672/S and Tax ID:07-1552/S) into a new lot totaling 24,995 sq. ft, located at **8 Dearfield Drive** in the R-12 zone. (Staff: MA) (**Must decide by 10/23/2022**) (Maximum extension available to 12/22/2022)

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

Motion to find not a subdivision or re-subdivision

Motion by Alban, Seconded by Levy

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

5-0

5. **2 Lighthouse Lane LLC**; application PLPZ 2022 00406, for a Final Coastal Site Plan, to demolish the existing dwelling and construct a new dwelling, pool, pool cabana, related stormwater management measures, repair and modification of an existing waterside patio and seawall (with permission from the State's DEEP) and new landscaping, on a 26,020 sq. ft. property located at **2 Lighthouse Lane**, in the R-12 and COZ zones. (Staff: PL) (Must decide by 11/12/2022) (Maximum extension to decide available to 1/16/2023)
- *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*

Motion to approve Final Coastal Site Plan with modifications

Motion by Alban, Seconded by Levy

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

5-0

6. **The Kaali-Nagy Company**; application PLPZ 2022 00438 for a Preliminary Subdivision, to create three (3) lots, one 71,651 sq. ft. lot (Lot A), one 68,788 sq. ft. lot (Lot B) and one 67,404 sq. ft. lot (Lot C), and a 36,636 sq. ft. open space parcel from a 5.612-acre property located at **137 Doubling Road** in the RA-1 zone. (Staff: JP) (Must decide by 11/5/2022) (Maximum extension available to 1/4/2023)
- *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*
 - *To view public comments regarding this application, please click [here](#).*
 - *To view Engineering Department comments on this application, please click [here](#).*
 - *To view Conservation Commission comments on this application, please click [here](#).*

Motion to move to Final Subdivision with guidance

Motion by Alban, Seconded by Welles

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

5-0

7. **18 Armstrong Lane LLC**; application PLPZ 2022 00394, for a Final Coastal Subdivision, to create two (2) lots, one 12,011 sq. ft. lot and one 12,040 sq. ft. lot, and a 4,039 sq. ft. open space parcel from a 28,090 sq. ft. property located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 10/26/2022) (Maximum extension to open available to 12/2/22.)
- *To view the application materials and staff report, please click [here](#).*
 - *To view an opposition letter for this application, please click [here](#).*

LEFT OPEN.

8. **18 Armstrong Lane LLC**; application PLPZ 2022 00430 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,011 sq. ft. lot (Parcel “X-R”) (subject to approval of subdivision application PLPZ202200394) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 11/12/2022) (Maximum extension to decide available to 1/16/23.)
- To view the application materials and staff report, please click [here](#).
 - To view an opposition letter for this application, please click [here](#).

LEFT OPEN.

9. **18 Armstrong Lane LLC**; application PLPZ 2022 00431 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,040 sq. ft. lot (Parcel “Y-R”) (subject to approval of subdivision application PLPZ202200394) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 11/12/2022) (Maximum extension to decide available to 1/16/23.)
- To view the application materials and staff report, please click [here](#).
 - To view an opposition letter for this application, please click [here](#).

LEFT OPEN.

10. **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 decide by 10/29/2022) (Maximum extension to decide granted)

Postponed by applicant.

11. **LaFrentz Development LLC & Fifty LaFrentz LLC**; application PLPZ 2022 00380, for a Final Subdivision, for a proposed lot line revision between two (2) existing parcels to transfer 4.036-acres of land from 52 LaFrentz Road to 60 LaFrentz Road, the subject parcels, located at **52 and 60 LaFrentz Road**, in the RA-4 Zone. (Staff: BD) (Must decide by 10/13/2022) (Maximum extension to decide available to 11/23/2022)
- To view the application materials and staff report, please click [here](#).
 - To view response to staff comments, please click [here](#).

Motion to find not a subdivision or re-subdivision

Motion by Alban, Seconded by Levy

Voting: Alban, Welles for Macri, Levy, Yeskey, and Lowe.

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PUBLIC HEARING

(To commence after the above items are heard)

12. **LaFrentz Development LLC**; application PLPZ 2022 00381, for a Final Site Plan and Special Permit to construct a single-family home, guest house, pool, tennis court and shed with landscaping, hardscape, access drives and parking areas, resulting in total building volume in excess of the 150,000 cubic feet, on an 8.048-acres property (proposed under PLPZ202200380) located at **60 LaFrentz Road** in the RA-4 zone. *(Staff: BD) (Must open by 10/13/2022) (Maximum extension to open available to 12/10/2022)*
- *To view the application materials and staff report, please click [here](#).*
 - *To view response to staff comments, please click [here](#).*

LEFT OPEN.

13. **125 Greenwich Avenue, LLC**; application PLPZ 2022 00265, for a final site plan and special permit, to construct two additional floors to the existing building as a three (3) unit “set-aside” development where one (1) unit would be designated “affordable” pursuant to C.G.S. Sec. 8-30g, on a 7,000 sq. ft. parcel located at **125 Greenwich Avenue** in the CGBR and CGIO Zones. *(Staff: KD) (Must open by 10/15/2022) (Extension to open granted to 10/15/22. Maximum extension to open available to 10/15/2022.)*
- *To view the application materials and staff report, please click [here](#).*

Application PLPZ 2022 00265 was withdrawn.

14. **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, on a 11,718 sq. ft. parcel located at **151 Hamilton Avenue** in the R-6 and HO (formerly HRO) Zones. *(Staff: BD) (Must close by 10/13/2022) (Extension to close granted to 10/13/22. Maximum extension to close available to 11/10/2022) (Opened at the 8/2/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*
- *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*

Postponed by applicant. Extension granted

15. **Town of Greenwich, Planning and Zoning Department Staff**; application PLPZ 2022 00459, for a Text Amendment to amend Section 6-99, “Conversion to Accessory Housing” of the Town of Greenwich Building Zone Regulations and implement a moratorium for a period of six (6) months, to response to community requests, and allow time for community input and to work on any necessary changes to the regulations. (Staff: KD) (Must open by 11/24/2022) (Maximum extension to open available to 1/28/2023)

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

Motion to approve moratorium for 6 months ending on April 13, 2023

Moved by Alban, Seconded by Levy

Voting: Alban, Welles for Macri, Levy, Lowe, Yeskey

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16. **DISCUSSION ITEMS (continued):**

- a. **Greenwich Harbor (DEL), LLC**; application PLPZ 2022 00447, 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 construction of a rooftop terrace on the south wing of the hotel building, on an 84,114 sq. ft. lot, located at **500 Steamboat Road** in the WB zone.

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

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

19. **OTHER**

- a) To discuss and adopt the 2023 Planning and Zoning Commission meeting schedule
a. To view the proposed schedule, please click [here](#).
- b) To discuss and adopt the 2023 Architectural Review Committee meeting schedule
a. To view the proposed schedule, please click [here](#).

Motion to approve schedules as submitted

Moved by Alban, Seconded by Levy

Voting: Alban, Welles for Macri, Levy, Lowe, Yeskey

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

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-acres 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)*

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) 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 10/25/2022) (Extension to open granted to 9/20/2022) (Maximum extension to open available to 10/1/2022)*

Greenwich Hospital & GH Realty Holding, LLC; application PLPZ 2022 00352, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94,869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: KD) (Must close by 10/25/2022) (Maximum extension to close available until 12/17/2022) (Opened at the 9/8/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Greenwich Hospital & GH Realty Holding, LLC; application PLPZ 2022 00351, for a Final Site Plan and Special Permit, to construct a new hospital building, a Smilow Cancer Center, a 55,700 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94,869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone *(Staff: KD) (Must close by 10/25/2022) (Maximum extension to close available until 12/16/2022) (Opened at the 9/8/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Greenwich Boys & Girls Club Association, Inc.; application PLPZ 2022 00397, for Final Coastal Site Plan and Special Permit, to make additions and alterations to the Club's existing Main Clubhouse building, rebuild an existing egress stair on the westerly side of the site and related site work on a 2.47-acres property located at **4 Horseneck Lane** in the R-6, COZ, and FHOZ zones. *(Staff: MA) (Must close by 10/25/2022) (Maximum extension to close available to 12/29/2022) (Opened at the 9/20/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Eagle Hill Foundation Inc.; application PLPZ 2022 00355, for Final Site Plan and Special Permit to construct a covered patio off of the Hardwick House, changing the internal circulation and parking, and update the campus entrance at 45 Glenville Road, on a 15.45-acres property located at **45 Glenville Road** in the RA-2 zone. *(Staff: JP) (Must open by 10/26/2022) (Extension to open granted. Maximum extension to open available to 11/26/22.)*

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 10/27/2022) (Maximum extension to close granted) (Opened at the 7/19/2022 Meeting) (Seated: Alban, Macri, Lowe, Levy, Welles for Yeskey)*

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 as soon as possible in advance of the event.