MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 9, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Arthur Delmhorst, Acting Secretary
Patricia Kirkpatrick
Ken Rogozinski
John Vecchiolla

ABSENT: Lawrence Larson
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201700290

Appeal of 25 west Way, LLC, 25 West Way, Old Greenwich for variances of floor area ratio, rear and front yard setback to permit the construction of a dwelling located in the R-20 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of floor area ratio, rear and front yard setback. Accordingly, the appeal is denied.

Ms. Kirkpatrick made a motion to deny the variances which was seconded by Mr. Delmhorst. Messrs. Delmhorst, Weisbrod and Ms. Kirkpatrick voted in favor of the motion. Messrs. Rogozinski and Vecchiolla voted against.

Mr. Rogozinski made a motion to approve the variances which was seconded by Mr. Vecchiolla. Messrs. Rogozinski and Vecchiolla voted in favor of the motion. Messrs. Delmhorst, Weisbrod and Ms. Kirkpatrick voted against the motion. Having failed to receive four affirmative votes the motion does not pass and the appeal is denied.

APPEAL No. PLZE201700292

Appeal of Milbank Investment Holdings, LLC, 255, 257, 259, 261 & 263 Milbank Avenue, Greenwich and 71 Havemeyer Place Greenwich for a variance of required lot width and easement area inclusion to permit the merger of 6 lots into one for the purposes of constructing a multi-family dwelling located in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's shape. Therefore, the requested variances of required lot width and easement area inclusion is granted from sections 6-205(a), 6-5(a) (56.1), (57) & (23), with the condition that the 8,900 (+) square foot parcel, at the northeast corner of the combined parcel, be maintained as open space.
The Board further finds that this relief can be granted without detriment to the public welfare or impairments to the integrity of the regulations.

APPEAL No. PLZE201700379

Appeal of Oneida Indian Harbor, LLC, 58 Oneida Drive, Greenwich for special exception approval to permit additions to the dwelling to include an indoor pool in excess of 1,200 square feet and the construction of a new 2,012 square foot garage on a property located in the in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, finds that the special exception standards as provided by sections 6-19, 6-20 and 6-95 have been met. Accordingly, the special exception to permit the construction of an indoor athletic facility in excess of 1,200 square feet and detached accessory garage in excess of 800 square feet is granted.

APPEAL No. PLZE201700398

Appeal of The Parish of St. Barnabas Church, 954 Lake Avenue, Greenwich for special exception approval to permit additions to an existing Church property located in the in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted.

After due consideration, finds that the special exception standards as provided by sections 6-19, 6-20 and 6-94, have been met. Accordingly, the special exception to permit the addition of a new vestibule onto an existing church building square feet is granted.

APPEAL No. PLZE201700399

Appeal of Marco Andres Buscaglia & Sofia Maria Canale-Buscaglia, 30 Crescent Road, Riverside for variances of lot shape, floor area ratio and required driveway within an access way to permit the division of one lot into two lots located in the in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant’s request.

The date of these minutes and rendition date of said decisions is August 21, 2017.

The next regular meeting is scheduled to be heard on August 23, 2017.

Arthur Delmhorst, Acting Secretary