**LOT AREAS**

| Proposed Lot 'A' | 12,187 SF |
| Proposed Lot 'B' | 12,190 SF |
| Open Space Parcel | 2,000 SF |
| Conservation Easement Area | 1,957 SF |
| **Total Open Space:** | **3,957 SF (15% of total lot area)** |

**ZONING STATISTICS**

| Proposed Lot ‘A’ | ALLOWED/REQUIRED | PROPOSED |
| Setbacks: | | | |
| Front | 35’ | > 35’ |
| Side | 10’/ sum of 25’ | > 10’ and 27.5’ (street side) |
| Rear | 35’ | > 35’ |
| Lot Area | 12,000 SF minimum | 12,187 SF |
| Green Area | 55% | 70.1% |
| Total Coverage | Maximum 5,484 SF | 3,650 SF |

| Proposed Lot ‘B’ | ALLOWED/REQUIRED | PROPOSED |
| Setbacks: | | | |
| Front | 35’ | > 35’ |
| Side | 10’/ sum of 25’ | > 10’ and Not provided’ |
| Rear | 35’ | > 35’ |
| Lot Area | 12,000 SF minimum | 12,190 SF |
| Green Area | 55% | 70.9% |
| Total Coverage | Maximum 5,485 SF | 3,551 SF |

**APPLICATION SUMMARY:** The applicant is requesting preliminary subdivision approval to subdivide a 26,377 SF property into two lots, with proposed Lot ‘A’ with 12,187 SF and proposed Lot ‘B’ with 12,190 SF, a 2,000 SF open space area and a 1,957 SF Conservation Easement Area on a property located at 89 Indian Field Road in the R-12 zone.
ISSUES/RECOMMENDATIONS:

1. **DPW Engineering** – Issued comments dated 9/17/20 requiring revisions prior to preliminary subdivision approval with several comments to be addressed. The applicant submitted a revised subdivision plan that appears to address DPW comments regarding adding notes to the Subdivision map. These revisions have been sent to DPW Engineering and staff is awaiting comments. A sight distance sheet also needs to be submitted.

2. **Station Drive Right-of-Way** – DPW Engineering noted that residents on Indian Field Road have been discussing with DPW the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town). This potential sidewalk easement area would need to be discussed with the Deputy Commissioner of Public Works.

3. **ZEO** – Issued comments dated 9/16/20 indicating endorsement for sign-off.

4. **IWWA** – The applicant has received an IWWA green sheet dated 7/22/20.

5. **Sewer** – Issued comments dated 9/16/20 indicating no comments to be addressed during P&Z phase. The Commission should note sewer comments to be addressed prior to building permit.

6. **Conservation** – Issued comments dated 9/16/20 which note the open space include a section of existing driveway and area enclosed with concrete curb which would need to be removed and restored with predominantly native vegetation. Conservation also suggested site plan design to preserve the large trees growing along Station Drive and the driveway as well as additional landscaping to absorb noise from I-95 and the railroad to the south.

7. **Open Space** – The proposal includes one 2,000 SF open space parcel and one 1,957 SF Conservation Easement area totaling 3,957 sq. ft. (15% of the total lot area). This area is located to the east of proposed lot ‘B’. The Commission should determine if an open space parcel provided meets the standards per Sec. 6-297 of the GSR.

8. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.

9. The following note should be placed on the subdivision map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility” [Sec. 6-269(15)]

DEPARTMENT COMMENTS:

<table>
<thead>
<tr>
<th>Department</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Enforcement</td>
<td>Attached – dated 9/16/20</td>
</tr>
<tr>
<td>DPW Engineering</td>
<td>Attached – dated 9/17/20</td>
</tr>
<tr>
<td>Sewer</td>
<td>Attached – dated 9/16/20</td>
</tr>
<tr>
<td>Conservation</td>
<td>Attached – dated 9/16/20</td>
</tr>
<tr>
<td>Law</td>
<td>Not Received</td>
</tr>
</tbody>
</table>

APPLICATION DETAILS:

Existing Conditions:
The subject parcel is a corner lot located on the intersection of Indian Field Road and Station Drive (paper road). It is a 26,377 SF lot, appears to be conforming and contains an existing single family
dwelling with driveway. The house is served by public water and sewer. There are no wetlands or water bodies present on the site. The topography slopes gently to the west toward Indian Field Road.

**Proposal:**
The proposed subdivision would subdivide the 26,377 SF lot into one 12,187 SF lot and one 12,190 SF lot, a 2,000 SF open space parcel and 1,957 SF Conservation Easement Area (15% of the total lot area). Each lot would be developed with a single family dwelling, patio. Lot ‘B’ would also be developed with a 576 SF detached garage. Both lots would use a single shared driveway. The proposed lots would appear to be in conformance with respect to lot shape, size, frontage and setbacks.

**Drainage:**
The applicant submitted a letter indicating the drainage design would be in compliance with the Town Drainage Manual and include a combination of surface rain gardens, subsurface infiltration including porous pavement and other LID BMPs. The applicant has not submitted a full preliminary drainage report.

**Background/Title Search:**
The applicant submitted a deed history for the lot which dates to April 7, 1910 and GLR Map No. 386 which shows the property of Laurence Timmons dated October 20, 1909.

**APPLICABLE REGULATIONS:**
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
SUBDIVISION APPLICATION

Project Name:  Palylyk - Subdivision of 89 Indian Field Road
Project Address:  89 Indian Field Road, Greenwich, CT 06830
Property Owner(s):  Jaroslaw Palylyk & Alexandra Palylyk
Tax Account Number(s):  08-2671/S  Zone(s):  R-12  Lot Area:  26,377 sf

Please select all relevant items below:
☑ Preliminary  ☒ Subdivision
☐ Coastal  ☐ Resubdivision
☐ Final

No. of Lots:  
Existing:  1
Proposed:  2 *

Zone:
Existing:  R-12
Proposed:  R-12

Total Area of Property (s.f. or acres):  26,377 sf *
Area of Land Reservation:
Open Space: 2,000 sf
Conservation Area: 1,957 sf

☐ Property is within 500 feet of a Municipal Boundary of ______________ (for notification)
☐ 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

Reserved Land Area as Percent of Total Land Area:  15%

Previous SB #:  

GLR Map # of any previously filed subdivisions or surveys:  386

Check as applicable:  ☐ septic  ☐ well  ☑ sewer  ☑ public water

Health Permit needed and received?  

IWWA Permit received?  ☑ Greensheet  ☑ IWWA Permit #:  

To be completed by P&Z staff only:
Check #  Check Amount: $  

Application #:  

PZ Subdivision App 2018
NARRATIVE

Applicants propose to divide at the property at the corner of Indian Field Road and Station Drive into two lots. The property contains 26,377 square feet. Each lot would have the required frontage on Station Drive and the lots would be accessed by a single drive off of Indian Field Road. To satisfy the open space requirement, a 2,000 square foot open space parcel would be provided along with a conservation easement area of 1,957 square feet.

The property has been in the same configuration since 1910 when the lot was sold off from the original subdivision map that was recorded in 1909 as map No. 386 on the Greenwich Land Records.

Preliminary subdivision approval is requested.

Respectfully Submitted,

Thomas J. Heagney
Dated: July 21, 2020
To: Planning and Zoning Commission

Re: Jaroslaw and Alexandra Palylyk; application PLPZ 2020 00212, Preliminary Subdivision

Please be advised that this office is currently working on the requirements for submission the drainage, highway and sewer for the above referenced project. With regard to the drainage test holes are being scheduled so that the design will be in compliance with the town drainage manual. We anticipate that a combination of surface rain gardens and subsurface infiltration including but not limited to porous pavement and other low impact development best management practices will be utilized. With regard to the Highway Application Sight Distances and the required profiles will be obtained. We look forward to submitting a completed package in the future.

Should you have any questions please feel free to contact us.

Respectfully submitted

[Signature]

Larry Liepmann
Chief Environmental Scientist
Senior Project Manager
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF PRELIMINARY SUBDIVISION APPLICATION
TO
PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on July 20, 2020, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of July 20, 2020, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property for which an application for a preliminary subdivision of the property located at 89 Indian Field Road, Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me
this 20th day of July, 2020

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
ABUTTING PROPERTY OWNERS OF 89 INDIAN FIELD ROAD:

David A. Motay
92 Indian Field Road
Greenwich, CT 06830
01-2302/S

Sandra Alfano
87 Indian Field Road
Greenwich, CT 06830
08-2574/S

Timothy & Tatiana Andersen
94 Indian Field Road
Greenwich, CT 06830
01-2303/S

Station Drive Associates Inc. Park
Station Drive
Cos Cob, CT 06807
08-9005

Elaine DiAngelo
88 Indian Field Road
Greenwich, CT 06830
01-2301/S
EXHIBIT B

July 20, 2020

To Whom It May Concern:

Notice is hereby given that Jaroslaw and Alexandra Palylyk have filed an application with the Town of Greenwich Planning and Zoning Commission to request preliminary subdivision approval at 89 Indian Field Road in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined.

______________________________
Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
July 20, 2020

To Whom It May Concern:

Notice is hereby given that Jaroslaw and Alexandra Palylyk have filed an application with the Town of Greenwich Planning and Zoning Commission to request preliminary subdivision approval at 89 Indian Field Road in Greenwich, Connecticut.

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For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
March 31, 2020

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 89 Indian Field Road
Greenwich, CT 06830

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

Jadroslaw Palylyk

Alexandra Palylyk
CERTIFICATE OF TITLE

89 Indian Field Road
(Tax ID 08-2671/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that JAROSLAW PALYLYK and ALEXANDRA PALYLYK are the owners in fee simple, conveyed to them by a Warranty Deed from DONALD FOX and SUSAN LENCZYCKI-FOX on February 14, 2020 in Book 7628 at Page 35 of the Greenwich Land Records.

The chain of title to the property is as shown on the attached schedule.

Dated at Greenwich, Connecticut this 20 day of July, 2020.

HEAGNEY, LENNON & SLANE, LLP

By: [Signature]

Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 7, 1910</td>
<td>127</td>
<td>32</td>
<td>Deed from Laurence Timmons to Theodore Fowler</td>
</tr>
<tr>
<td>July 17, 1944</td>
<td>394</td>
<td>455</td>
<td>Deed from Elise Scherer to Marion A. Lenczycki and Nellie F. Lenczycki</td>
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<td>August 29, 1980</td>
<td>1184</td>
<td>183</td>
<td>Probate Court Tax Certificate for Land Records - Estate of Marion A. Lenczycki and Nellie F. Lenczycki</td>
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<tr>
<td>June 11, 2002</td>
<td>3877</td>
<td>309</td>
<td>Probate Court Certificate of Devise from Estate of Nellie F. Lenczycki to Joseph J. Lenczycki</td>
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<tr>
<td>March 9, 2005</td>
<td>4868</td>
<td>50</td>
<td>Quit Claim Deed from Joseph J. Lenczycki to Donald Fox and Susan Lenczycki-Fox</td>
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<tr>
<td>February 14, 2020</td>
<td>7628</td>
<td>35</td>
<td>Warranty Deed from Donald Fox and Susan Lenczycki-Fox to Jaroslaw Palylyk and Alexandra Palylyk</td>
</tr>
</tbody>
</table>
STATE OF NEW YORK,
COUNTY OF WESTCHESTER,

SS.: Fort Chester, April 4th, 1910.

Personally appeared George A. Slater, Walter S. Comly and Charles K. Lounsberry signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me,

Arthur R. Wilcox, Commissioner for Connecticut,
(SEAL). 1
Residing at Fort Chester, N. Y.

Received for Record April 7th, 1910, at 8:30 A.M., and registered by,

 amused
Town Clerk.

TO ALL PEOPLE TO WHICH THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE that I, Laurence Timmons of the town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One Dollar and other good and valuable consideration received to my full satisfaction of Theodore Fallor of the town of North Castle, County of Westchester and State of New York, do give, grant, bargain, sell and convey unto the said Theodore Fallor, All that certain tract, piece or parcel of land located at Con Con in said Greenwich, and being lot No. 1 on said map entitled “Property of Lawrence Timmons, Greenwich, Conn,” which map is on file in the Town Clerk’s Office of said Greenwich, also additional land on the south of said lot as appears by map hereto attached, reference thereto being had.

Said tract as a whole is bounded and described as follows:

Beginning at the southwestern corner of lot No. 6 on said map of property of said Timmons and the northwestern corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 6, 200 feet, thence southwesterly along the westerly boundary of lot No. 36 on said map of said Timmons 31.56 feet; thence southwesterly along the highway Station Drive (so-called) as laid on said map of Property of Laurence Timmons 110.28 feet; thence running a circle as appears on map hereto attached, and being 126.95 feet to a point 100 feet from the point of beginning, thence running northerly along the highway Indian Field Road 100 feet to the point of beginning.

Also all that certain tract of land which appears on the southerly side of the highway on said map hereto attached, and which is bounded northerly by said Station Drive; southerly by land of N. Y. H. H. & H. R. R. Co; westerly by highway Indian Field Road (so-called).

Together with all right, title and interest in and to the highway-Indian Field Road.

(so-called).

Together with the right to use the streets roads and drives designated on said map of “Property of Laurence Timmons, Greenwich, Conn.” as fully as if said streets, roads and drives were public highways.

This deed is given and accepted upon the express covenant and agreement as part of the consideration hereof, that the grantees, his heirs and assigns, shall not sub-divide said lot hereby conveyed, nor erect upon said lot more than one dwelling house, said dwelling house in not to be what is known as a flat roof house, or a double house, and is to cost not less than $2000, and said premises are to be used for residential purposes only.
BOOK 127. MISCELLANEOUS.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereunto belonging, to the said grantee his heirs and assigns forever to him and their proper use and benefit. And also, I the said grantor, for myself my heirs, executors and administrators, covenant with the said grantee his heirs and assigns, that at and until the unsealing of these presents, I am well seized of the premises, as a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as aforesaid.

AND FURTHERMORE I the said grantor do by these presents, bind myself and my heirs forever to warrant and defend the above granted and bargained premises to the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 6th day of April A.D. 1910.

Signed, sealed and delivered in presence of

Mildred S. Morris

Stephen L. Radford

Laurence Timmes (U.S.

STATE OF CONNECTICUT, )

Fairfield County;

Personally appeared Laurence Timmes, signer and subscriber of the foregoing instrument, and acknowledged the same to be his free act and deed before me,

Stephen L. Radford

Notary Public, Connecticut.

Received for Record April 7th, 1910, at 10:25 A.M., and recorded by:

Town Clerk.

THIS IS TO CERTIFY that Joseph P. Crosby, of the town of Greenwich, county of Fairfield, and state of Connecticut, on the eighth day of April 1910, in the Court of Common Pleas for Fairfield County held at Bridgeport in the said County, did obtain a judgment in his favor against Amy M. White of said Town of Greenwich, for the sum of $570.25 damages and $35.91 costs of suit, which judgment remains wholly unsatisfied, and to secure said sum and the lawful interest thereon, a judgment lien in favor of the said Joseph P. Crosby is hereby placed on the following real estate of the said Amy M. White, situate in the said Town of Greenwich and bounded and described as follows: on a certain map made by E.F. Minor, C.E., dated Aug 1, 1890 entitled "Map of Trust Estate of Thomas A. Read, building sites offered for sale at Greenwich, Conn." as Lot No. 23 which map is on
AND FURTHERMORE, the said grantor does by these presents covenant that it had not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

IN TESTIMONY WHEREOF, it has hereunto subscribed to be set its hand and seal this 17th day of July in the year of our Lord nineteen hundred and forty-four.

Signed, sealed and delivered

In presence of

Marjorie Thomas

Name

AMERICAN INSTITUTE OF ARCHITECTS

(SALE)

By Raymond J. Ashton

In its President

STATE OF UTAH

COUNTY OF SALT LAKES

June 17 A.D. 1944.

Personally appeared American Institute of Architects by Raymond J. Ashton, its President, as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said Corporation, before me.

I hereby certify that I am the County Recorder

Notary Seal

Received for recording July 19, 1944 at 11:15 A.M. and recorded by

Town Clerk

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that I, ELIZA SCHULTZ, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One ($1.00) Dollar and other valuable considerations received to my full satisfaction, convey unto RABILITY P. LEVINE and NELLY F. LEVINE, husband and wife, both of the said Town of Greenwich do give, grant, bargain, sell and convey unto the said RABILITY P. LEVINE and NELLY F. LEVINE during their joint lives with the remainder in fee to the survivor.

All that certain tract, piece or parcel of land, with the buildings and improvements thereon situated at Coe Coe, in the said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 385; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 1 on said map of property of said Timmons and the northeasterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 1, 200 feet, thence southerly along the westerly boundary of lot No. 10 on said map of said Timmons 21 feet, thence southwesterly along Station Drive (so-called) as laid out on said map 132.90 feet, thence 132.94 feet along the arc of a circle curving to the right and having a radius of 66.95 feet, thence running northwesterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Coe Coe in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, southerly by the New York, New Haven and Hartford Railroad Company and westerly by Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

All premises are conveyed subject, however, to the following:

1. Covenants and restrictions set forth in a warranty deed from Laurence Timmons to Ella Newton dated October 25, 1909 and recorded in the Greenwich Land Records in Book 138 at Page
BOOK 394 MISCELLANEOUS

21 and recited in a certain deed from Lawrence Elmore to Theodore Fowler dated April 4, 1910, and recorded in said land records in Book 758 at Page 26.
2. Second installment of the Town of Greenwich tax on the list of June 1, 1944 due and payable in July, 1944.
3. Town of Greenwich tax on the list of June 1, 1944 due and payable in January and July, 1944.
4. Cos Cob Sewer Maintenance tax on the list of June 1, 1944 due and payable in May, 1944.
5. The 15th and final installment of Cos Cob Sewer Construction assessment due and payable in April, 1945.
7. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof, unto the said grantees for and during the said term of years, and upon the death of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their own proper use and behoof. It being the intention hereof to convey to the said grantees the use and enjoyment of said premises during their joint lives and the remainder in fee to the survivor.

AND ALSO, I, the said grantor, do for myself, my heirs, executors, administrators, and assigns, covenant with the said grantees, their heirs and assigns, that at and until the exstirpation of these premises, I, on well sold of the premises, as a good, clear, and entire estate in fee simple, and have good right to remain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above mentioned.

AND FURTHERMORE, I, the said grantor do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above mentioned.

IN WITNESS WHEREOF, I have hereunto caused to be set my hand and seal this 27 day of July in the year of our Lord nineteen hundred and forty-four.

Signed, Sealed and Delivered
in presence of

C. J. Morse
Benjamin F. Ferris

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared ELINE SCHWARTZ signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

I hereby certify that I have personally examined the foregoing instrument, there being no material alteration or change made thereon since I saw the same last.

Benjamin F. Ferris, Notary Public

Received and recorded July 17, 1944 at 10:01 A.M. and recorded by:-

This Lease is renewed for one year from 3/1/45 to March 1st/46.

R. P. Lockwood
Lessee

E. O. Neyvert

This instrument, made by and between R. BENJAMIN LOCKWOOD of Old Greenwich, Conn. Lessee, and

DR. ERNEST G. SWIFT of Salem, Massachusetts, Lessee, WITNESSES:

That the said Lessee has leased, and does hereby lease to the said Lessee, from #2 on the second floor of 310-320 Sound Beach Avenue, Old Greenwich, Connecticut to be used as a dentists' office. The leased is, to contain all expenses of fitting up office #2 as a dental office. If, by any chance, any gas or water should go into the stair below and damage same, or should the lessee be responsible for same, the lessee should pay the cost at once. If any fire should occur in office #2, it is up to the lessee to see whether this lease should be broken or stand as is. The Lessee gives the Lessee the right to take possession of office #2 June 1st, 1944, without
**Certified Copy**

**TAX CERTIFICATE FOR LAND RECORDS**

**BOOK 1184 PAGE 183**

**STATE OF CONNECTICUT**

**COURT OF PROBATE**

(Certified to Register AUG 29 1980 at 10:13, and recorded by us, the undersigned Town Clerk)

<table>
<thead>
<tr>
<th>Estate of</th>
<th>Date of Death</th>
<th>Town Where Deed Recorded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marion A. Lenczyk</td>
<td>4/18/78</td>
<td>Greenwich</td>
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**Grantors**

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elise Scherer</td>
<td>Marion A. Lenczyk and Nellie P. Lenczyk</td>
</tr>
</tbody>
</table>

**Date of Deed**

<table>
<thead>
<tr>
<th>Date of Deed</th>
<th>Vol.</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 17, 1944</td>
<td>324</td>
<td>455</td>
</tr>
</tbody>
</table>

**Explanation**

This is to certify that, by the records and files of this Court, said deceased was one of the joint tenants with right of survivorship in, or retained an interest in, or made a conveyance of real property whereby the gross taxable estate of said deceased included, the real property described in the deed or deeds recorded in the above written volume and page of the land records of the town above written.

**The Court Finds**

☐ No succession tax is due the State of Connecticut in connection with the interest of said deceased.

☐ All succession taxes due the State of Connecticut have been fully paid.

☐ Other: ________________________________

**Testimony**

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of this Court on this 26th day of August, 1980.

[Signature]

Sarah Towne

Asst. Clerk
Estate of
Nelle F. Lenczycki (99-0123)

Date of Death
January 10, 1991

Pursuant to C.G.S. §45a-450, this certificate that as appears from the records of this court, said decedent died on the date above written, and the following real property of the decedent is deviser or distributed or set out or divided or descends to: [Give name, place of residence, and share of distribution. Give street or lot number of real property. or, if none, a brief description of the location. C.G.S. § 45a-450.]

Joseph J. Lenczycki, of Greenwich, CT the decedent's interest in said the following described real estate:

89 Indian Field Road, Greenwich, CT
Legal description attached hereto

For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed the seal of this court
on this 26th day of April, 2003.

David R. Tobin, Judge

FOR TOWN CLERK'S USE ONLY
FOR COURT USE ONLY
Original to:
Date sent:

CERTIFICATE OF DESCEIVE, DESCENT, OR DISTRIBUTION
PC-259
All that certain tract, piece or parcel of Land, with the buildings and improvements thereon
situated at 166 Church St., in said Town of Greenwich, being Lot No. 3 on map entitled "Property of
Lawrence Timmes, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of
Greenwich on File No. 3401; said premises being bounded and described as follows:
Beginning at the southwesterly corner of Lot No. 2 on said map of property of said Timmes
and the northeasterly corner of Lot No. 1 on said map of said Timmes above-mentioned, thence
eastly along the southerly boundary of Lot No. 3, 420 feet; thence southerly along
the northerly boundary of Lot No. 3 on said map of said Timmes 150 feet; thence southerly
along Station Drive (re-surveyed) as laid out on said map 210.20 feet, thence southerly
along the arc of a circle curving to the right and having a radius of 120.20 feet, thence
eastward 388.30 feet along the arc of a circle curving to the right and having a radius of 120.20 feet, thence
eastward to the southwesterly boundary of Lot No. 3, as laid out on said map; thence along
the said boundary to the place of beginning.
Also all that certain telegraph right of land situated at 166 Church St. in said Town of Greenwich
the northerly boundary of which is located about 20 feet south of the first parcel herein
first more described, bounded and described as follows: Northerly by said Station Drive,
Southeasterly by land of the New York, New Haven and Hartford Railroad Company and Railway
Indian Field Road,
Together with all right, title and interest which the grantor has in and to Indian Field Road
in front of and adjoining said premises to the center line thereof.
Together also with the right to use the streets, roads and drives designated on said map of
"Property of Lawrence Timmes, Greenwich, Conn." as fully as if said streets, roads and drives
were public highways.

Received for record June 11, 2002 at 2:05 p.m. and recorded by
Recorder of Deeds

[Signature]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, Joseph J. Lencazycki, whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releasor, for love and affection received to Releasor's full satisfaction from Donald Fox and Susan Lencazycki-Fox whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releases, do by these presents remise, release and forever Quit-Claim unto the Releases, and unto the survivor of them, and unto such survivor's heirs and assigns forever all the right, title interest, claim and demand whatsoever as they the said Releasor has or ought to have in: all that certain piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, described in "SCHEDULE A" attached hereto and made part hereof.

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the Releases, so that neither the Releasor nor the Releasor's heir's, successors or assign nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

In Witness Whereof the Releasor has signed and sealed this Instrument this 27th day of January, 2005.

Signed, Sealed and Delivered in the Presence or Attested by

[Signatures]

Dee Mignott

Joseph J. Lencazycki

Susan Lin

Conveyance Tax Received

[Stamp]

Town Clerk of Greenwich
Commonwealth of Massachusetts } 
County of 

} ss:

On this the 27th day of January, 2005, before me, 

Andy Brown

the undersigned 
Notary Public, personally appeared Joseph J. Lenczynski, proved to me through satisfactory 

evidence of identity, which was/were M I O to be

the person whose name is signed on the preceding or attached document, and

acknowledged that he signed it voluntarily for its stated purpose.

My Commission expires: ANDY H. BROWN

NOTARY PUBLIC

Commonwealth of Massachusetts
My Commission Expires Jan. 21, 2011
SCHEDULE A

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated at Cos Cob, in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 386; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 38 on said map of said Timmons 91.66 feet; thence southwesterly along Station Drive (so-called) as laid out on said map 110.28 feet, thence 128.96 feet along the arc of a circle curving to the right and having a radius of 66.55 feet, thence running northeasterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, Southerly by land of the New York, New Haven and Hartford Railway Company and Westerly by Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.
Record and Return to:

ANDRIJ CICHOWLAS, ESQ.
CICHOWLAS & ASSOCIATES, PLLC
125 CORPORATE BLVD., STE. 301
YONKERS, NY 10701

STATUTORY FORM WARRANTY DEED

Donald Fox and Susan Lenczycki-Fox for consideration of $680,750.00 grant to Jaroslaw
Palylyk and Alexandra Palylyk, as joint tenants with right of survivorship, with WARRANTY
COVENANTS, all that certain real property known as 89 Indian Field Road, Greenwich, CT
being more particularly described in Schedule A attached hereto and made a part hereof.


Witnessed by:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF Fairfield
ss. Stamford

The foregoing instrument was acknowledged before me this February 11, 2020 by Donald Fox and
Susan Lenczycki-Fox.

[Signatures]

Michael C. Jachimczyk
Commissioner of the Superior Court
Notary Public; My Comm. Exp.: 10/31/21

CONVEYANCE TAX RECEIVED
STATE: $ 5105.63
LOCAL: $ 1701.88
CARMELLA C. BUDKINS
GREENWICH Town Clerk
SCHEDULE A
(Legal Description)

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Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

SUBJECT TO:

Any and all restrictions, limitations, regulations, ordinances and/or laws imposed by any governmental authority;

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed:
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 89 Indian Field Road, Greenwich, CT 06830  Tax ID: 08-2671/S
Property Owner: Jaroslaw Palysyk & Alexandra Palysyk  Address: 89 Indian Field Rd, Greenwich CT 06830
Contact information – Email or Cell Phone: ____________________________________________
Authorized Agent: Heagney, Lennon & Slane, LLP  Address: 248 Greenwich Ave, Greenwich CT 06830
Contact information – Email or Cell Phone: Thomas J. Heagney  (203) 661-8400  THeagney@HLS248.com

Has there ever been an IWWA application for this site? YES ☐ NO ☐
ACTIVITY: [Check one]  Addition ☐ Demolition ☐ Deck ☐ Garage ☐  Interior renovations ☐
New residence ☐ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☐
Septic ☐ Generator ☐ Other (specify) ☐ Subdivision
Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☐

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.
IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.
The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner ☐ or, authorized agent ☐ [check one] I believe the information I have submitted is correct.

Signature: THeagney@HLS248.com  Date: 07/22/2020

STAFF NOTES

Office Rev Date 07/22/2021  Field Inv Date 07/22/2021  WET/WC? YES ☐ NO ☐ TIDAL ☐
Action Required? YES ☐ NO ☐ If yes, DRED AA ☐ AR ☐ SIA ☐ Staff  Jennifer Urena
Soils Report Date  / /  Author  Soils
Comments:

Received

IWWA Questionnaire Revised 3/24/2020
ADMINISTRATIVE INFORMATION
PARCEL NUMBER 08-2671/S
Parent Parcel Number
Property Address INDIAN FIELD ROAD 0089
Neighborhood 133080 DISTRICT 8 WEST COS COB [1]
Property Class 101 Single Family
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 08
Section & Plat 236
Routing Number 4114E0033

PROPERTY INFORMATION
LOT NO 1 INDIAN FIELD RD & STATION DR E-33

OWNERSHIP
FOX DONALD & SUSAN LENCZYCKI W/S
323 LINDEN STREET
WELLESLEY, MA 02481

TRANSFER OF OWNERSHIP
Date
03/09/2005 LENCZYCKI JOSEPH J Bk/Pg: 4868, 0050 $0
06/11/2002 EST NELLIE F LENCZYCKI Bk/Pg: 3877, 309 $0
03/17/1999 LENCZYCKI NELLIE F Bk/Pg: 3240, 186 $0
08/29/1980 LENCZYCKI MARION A & NELLIE F W/ SUR Bk/Pg: 1184, 183 $0
07/17/1944 NA Bk/Pg: 394, 455 $0

RESIDENTIAL

MARKET
Assessment Year
10/01/2010 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019

VALUATION
Market
L 769200 623000 623000 623000 623000 623000 623000
B 555000 101300 101300 101300 101300 89400 89400
T 824700 724300 724300 724300 724300 712400 712400

VALUATION
70% Assessed
L 538440 436100 436100 436100 436100 436100 436100
B 38850 70910 70910 70910 70910 62580 62580
T 577290 507010 507010 507010 507010 498680 498680

VALUATION RECORD

LAND DATA AND CALCULATIONS

LAND: 1 Residential Land
Rating 0.5430
Soil ID A- TRAFFIC
Table 1.00
Effective Frontage 0.5430
Effective Depth 1.00
Square Feet 1420810.00 14208010.00 771500 A -5% X -15%

INFLUENCE FACTOR
Value 623000

LAND: 1 Residential Land
SUPPLEMENTAL CARDS

TOTAL LAND VALUE 623000

Supplemental Cards

Supplemental Cards

Supplemental Cards

Supplemental Cards

Supplemental Cards

Supplemental Cards

Supplemental Cards

Supplemental Cards
**PHYSICAL CHARACTERISTICS**

**Style:** Colonial  
**Occupancy:** Single family  
**Story Height:** 2.0  
**Finished Area:** 1742  
**Attic:** Unfinished  
**Basement:** Full  

**ROOFING**  
**Material:** Asphalt shingles  
**Type:** Gable  
**Framing:** Std for Class  
**Pitch:** Not available

**FLOORING**  
**Slab:** B  
**Sub and joists:** 1.0, 2.0, A  
**Base Allowance:** B, 1.0, 2.0, A  

**EXTERIOR COVER**  
**Wood Siding:** 1.0, 2.0, A  

**INTERIOR FINISH**  
**Normal for Class:** B, 1.0, 2.0, A  

**ACCOMMODATIONS**  
**Finished Rooms:** 9  
**Bedrooms:** 5  
**Formal Dining Rooms:** 1

**HEATING AND AIR CONDITIONING**  
**Primary Heat:** Hot water - oil  
**Lower Area:** Full Part  
**Basement:** Full

**PLUMBING**  
**3 Fixt. Baths:** 1 3  
**Kit Sink:** 1 1  
**TOTAL:** 4

**REMODELING AND MODERNIZATION**  
**Amount:**  
**Date:**

**SPECIAL FEATURES**

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<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Stry Const</th>
<th>Use</th>
<th>St</th>
<th>Year Eff</th>
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<th>Base Feat-</th>
<th>Adj</th>
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**SUMMARY OF IMPROVEMENTS**

**Description**  
**Value**  
**ID**  
**Stry Const**  
**Use**  
**St**  
**Year Eff**  
**Constr Year**  
**Const Year**  
**Eff Rate**  
**Use Rate**  
**Area Rate**  
**Area**  
**Value**  
**Depr**  
**Inpr**  
**Adj**  
**Comp**  
**Value**

**IMPROVEMENT DATA**

**Finished**  
**Construction**  
**Base Area**  
**Floor Area**  
**Sq Ft**  
**Value**

**1:**  
**Wood Frame:** 780  
**Attic:** 0  
**Bmt:** 0  
**Crawl:** 0

**4:**  
**Concrete block:** 929  
**Bmt:** 0  
**Crawl:** 0

**TOTAL BASE:** 211890

**Row Type Adjustment:** 1.00%

**SUB-TOTAL:** 211890

**0 Interior Finish:** 17550

**0 Ext Lvg Units:** 0

**0 Basement Finish:** 0

**Fireplace(s):** 0

**Heating:** 3340

**Air Condition:** 0

**Frame/Siding/Roof:** 0

**Plumbing Fixt: 4:** 0

**Other Features:** 7420

**EXTERIOR FEATURES**

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<th>Value</th>
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**SUB-TOTAL ONE UNIT:** 240200

**SUB-TOTAL 0 UNITS:** 240200

**EXTERIOR FEATURES**

<table>
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<td>14970</td>
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<tr>
<td>OFP</td>
<td>1690</td>
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</tbody>
</table>

**SUB-TOTAL:** 259030

**Quality Class/Grade:** Avg+

**GRADE ADJUSTED VALUE:** 297890

(LCM: 100.00)
This map was produced from the Town of Greenwich GIS. The Town expressly disclaims any liability that may result from the use of this map.

Basemap: 4/2/08.
Parcels: 10/1/12.
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