Convert 300 sq.ft. of retail space to a restaurant use for the Bella Nonna Restaurant.

**LOCATION:**
280 Railroad Avenue

**EXISTING ZONING:**
GB and COZ Zones

**FLOOD ZONE:**
X

**PARCEL SIZE:**
1.09-acres (47,480.4 sq.ft.)

**UTILITIES:**
Public Water and Town Sewer

**Existing Use:**
Retail Food Establishment

**Proposed Use:**
Restaurant

**PARKING:**

| Existing Parking for Retail Food Use (for 300 gross sq.ft.): | 2 parking spaces |
| ((300 gross sq.ft. x 0.75 = 225 usable sq.ft.) / 150 = 1.5 spaces, and rounds up to 2 parking spaces) * |

| Proposed Parking for Restaurant Use (for 300 gross sq.ft., the applicant is proposing 5 new seats): | 2 parking spaces |
| ((5 seats / 3 = 1.67 spaces) x 1.2 = 2.004 parking spaces) * |

*Per Section 6-158 of the Town of Greenwich’s Building Zone Regulations (BZR)*

**Existing Parking for site:**
149 parking spaces **

**As noted in the decision letter from FSP SP #2543 dated 4/26/2005, the site has 149 parking spaces, located on three different parcels, shared by three different buildings, as approved through a parking easement agreement required under Site Plans #769 and #770.**

**APPLICATION SUMMARY:**

Final Site Plan and Special Permit applications are submitted by the applicant to change the use of an existing 300 sq.ft. area of retail space to a restaurant use, and to then connect and expand the existing Bella Nonna Restaurant. The parking under proposed conditions will equal that of existing conditions as the applicant is only proposing an additional 5 seats. This proposal is on a 1.09-acre parcel located at 280 Railroad Avenue in the GB and COZ zones.

**ISSUES/RECOMMENDATIONS:**

1. **The Inland Wetlands Agency (IWWA)** issued a greensheet on 8/28/2020 indicating no further effort is needed with wetlands for this application.
2. **The Health Department** issued comments on 9/22/2020 and notes they will need to do a plan review of the proposal prior to submittal for a building permit.
3. **The Zoning Enforcement Officer** issued comments on 9/28/2020 and has no concerns at this time.
4. **The Sewer Division** issued comments on 10/26/2020 and has no objection to P&Z approving the application.
5. **Proposed Floorplan** notes “230 sf portion of adjacent retail space converted to restaurant use” where the narrative describes 300 gross sq.ft. and 225 usable sq.ft. The Commission may ask the applicant to clarify this note.
6. **Proposed Layout.** The applicant provided both the current and proposed seating arrangement plans for the restaurant. They show 24 existing seats and are proposing 29 seats. Some tables from the existing space will be moved over to the expanded space, along with the 5 additional seats.
7. **Parking Condition Proposal.** The applicant is willing, if helpful, to have a condition added by the Commission that employees must park at the back of the building, or elsewhere farther removed.
from the front of the shopping plaza.

8. **Will Morton's Rotisserie.** The existing floorplan provided notes that it was done for Will Morton's Rotisserie, and was last revised 4/25/2006. The Commission may ask the applicant to confirm that the plan does in fact show an accurate representation of Bella Nonna Restaurant's existing table and chair layout.

9. **Survey.** The site survey provided by the applicant is difficult to read. The Commission may request the applicant provide a clearer survey for the file.

**PROPOSAL:**
The applicant is requesting Final Site Plan and Special Permit approval, pursuant to Section 6-12 and 6-17 of the BZR, to convert 300 sq.ft. of retail food establishment to a restaurant use, and to then connect and expand the existing Bella Nonna Restaurant.

The parking under proposed conditions will equal that of existing conditions as the applicant is only proposing an additional 5 seats. The applicant has not yet provided the proposed seating arrangement of the Bella Nonna Restaurant with the additional 300 sq.ft. of restaurant area to show how the additional 5 seats will layout in the space.

This proposal is on a 1.09-acre parcel located at 280 Railroad Avenue in the GB and COZ zones.

**DEPARTMENT COMMENTS:**
- IWWA - see attached green sheet dated 8/28/2020
- ZEO - see attached memo of 9/28/2020
- Health - see attached memo of 9/22/2020
- Sewer - see attached memo of 10/26/2020

**PARKING AND BACKGROUND:**
The last Final Site Plan and Special Permit application filed for this property, FSP SP #2543, was approved with conditions on 4/26/2005 to convert 1,600 sq.ft. of Retail Food Establishment to Restaurant use on behalf of Jeol P. Berger, record owner, and Taj Indian Cuisine, LLP, lessee. Within that application’s decision letter, it is noted that the site has 149 parking spaces located on three different parcels that are shared by three different buildings, as approved through a parking easement agreement, that was required under Site Plan #767 and #770.

Within this application, the applicant wants to have no increase in parking demand. Per Section 6-158 of the BZR, existing parking for 300 gross sq.ft. of Retail Food Use would break down to equal 2 parking spaces:

- \( \frac{(300 \text{ gross sq.ft.} \times 0.75 = 225 \text{ usable sq.ft.})}{150} = 1.5 \text{ spaces, and rounds up to 2 parking spaces} \)

The applicant proposes 5 new seats within the 300 gross sq.ft. of Restaurant space. Per Section 6-158 of the BZR, this could also break down to equal 2 parking spaces:

- \( \frac{(5 \text{ seats} / 3 = 1.67 \text{ spaces}) \times 1.2 = 2.004 \text{ parking spaces}}{2} \)

Parking during non-pandemic times is rumored to be tight for the plaza. The applicant is willing, if helpful, to have a condition added by the Commission that employees must park at the back of the building, or elsewhere farther removed from the front of the shopping plaza.

**SEWER DIVISION:** The applicant satisfied the concerns related to the grease trap certification. They completed the grease trap certification, made the necessary repairs and have confirmed that the grease
trap is now fully functional. Therefore, the Sewer Division has no objection to P&Z approving the application.

**HEALTH DEPARTMENT:** The Health Department notes they will need to do a plan review of the proposal prior to submittal for a building permit.

**COASTAL RESOURCES:** There does not appear to be any coastal impacts since this application does not include any site disturbance.

**UTILITIES:** The site has Town Water and Sewer service.

**APPLICABLE ZONING REGULATIONS:**

- Section 6-5 – Definitions
- Section 6-12 (e) – Limitations on Zoning Permit Issuance
- Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
- Section 6-14 – [Site Plan] Procedure
- Section 6-15 – [Site Plan] Standards
- Section 6-16 – Site Plan Changes
- Section 6-17 – Authorization of use by Special Permit
- Section 6-101 – Special permit required for Business and Residential Zones
- Section 6-105 – Use Regulations and Special Permit Requirements for the GB Zone
- Section 6-158 – Customer or Patron Parking; Required Spaces
- Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 280 Railroad Avenue
GW X CC RIV QC

PARCEL ID: 01 2509 Has there ever been an IWWA application for this site? YES NO
Appl. # -

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court
Generator Site Work/Landscaping Septic Other (please specify) change of use

Will this activity require an addition to the septic system or Biooo? YES NO

FEE: $30 for in-office review, $65 for reviews requiring a site visit or further in-office analysis

Owner's full name [please print] Joel P Berger Phone ( )
Mailing address c/o Gilmbride, Tusa, Last & Spellane LLC Town Greenwich Zip 06830
Authorized Agent's name [please print] Christopher D. Bristol, Esq. cdb@gtlaw.com Phone (203) 622-9360
Mailing address 31 Brookside Drive Town Greenwich, CT Zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

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

Signature ________________________________ Date 2/2/2021

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.
If a site visit is required, you will be notified and asked to remit an additional $35.
The site visit will not take place until this additional fee is received.

STAFF NOTES
Office Rev Date 8/28/20 Field Inv Date _____ WET/NC? YES NO TIDAL
Action Required? YES NO If yes, DR AA AR SIA Staff
Soils Report Date _____ Author _____ Soils _____
Comments: ________________________________
Fee Received: YES NO Comment: ________________________________

IWWA Questionnaire Revised 9/10/15

RECEIVED
INLAND WETLANDS AND WATERCOURSES AGENCY
AUG 28 2020
Received
Stamp

RECEIVED
Hi Michael,

Please find attached routing sheet and link below for 280 Railroad Avenue – PLPZ 2020 00246. They are proposing to convert retail space to restaurant.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/Eq-niERyPjll676wRcPH0Bkb1EXre5hIJV8qsnw_pmfW?e=P7ng5W

This is tentatively on the 10/6 meeting.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
Date: October 26, 2020

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
     Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202000246: 280 Railroad Avenue, Bella Nonna/Joel P. Berger et al

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Convert 300 square feet of retail space to restaurant use and connect it to the existing Bella Nonna Restaurant.

Sewer Division Comments:
Comments to be addressed during P&Z phase:
- The applicant has satisfied the prior P&Z comment related to the grease trap certification. They have completed the grease trap certification, made the necessary repairs and have confirmed that the grease trap is now fully functional. Therefore, the Sewer Division has no objection to P&Z approving the application.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant/owner should be aware that this building connects to a private sanitary sewer system that other properties connect to and is not maintained by the Town of Greenwich.

- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that any new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Bella Nonna

LOCATION: 280 Railroad Ave.

PLAN DATE:

ZONE: GB

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture  Date: 9/28/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Northeast Commercial Grease Traps  
P.O. Box 767  
Branford CT 06490

BILL TO: Bella Dong  
ADDRESS: 280 Railroad Ave  
CITY, STATE, ZIP: Greenwich CT

SERVICE PERFORMED AT: Same
ADDRESS:  
CITY, STATE, ZIP: 

CUSTOMER ORDER NO.  
SOLD BY: Mary  
TERMS:  
DATE: 10/20/2020

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<tr>
<td>1</td>
<td>Drive Motor</td>
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<td>255.00</td>
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<td>1</td>
<td>Install</td>
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10/20/20 - Installed drive motor
After drive motor install unit was found to be functioning properly. Timer is set to run several times a day. Capacity seems to be adequate for operation.

Mark Daffyio, WCOT

Total: 3828.00
From: Bristol, Christopher
To: Pruitt, Jacalyn
Subject: RE: 280 Railroad Ave - PZ meeting?
Date: Monday, October 26, 2020 6:14:12 PM

[EXTERNAL]
It is 8 seats: booth seating along the wall with 4 seats opposite, making for 4 x 2 person tables.

Existing is 24 seats. Proposed is 29 seats. You can see from existing the tables are a bit crowded and are near the cold case along the wall and the cashier/take out counter in the front. Some tables from existing space will be moved over to the expanded space with 5 seats added.

I have asked my client to take pictures of the parking lot during his peak times to show what the parking situation is like. The space we are expanding into was retail, and could be a stand-alone retail store that I submit would create more customer traffic and turnover than the same space used for restaurant patron seating. If helpful, have no problem with a condition that employees parking in the back of the building (or elsewhere farther removed from the store "strip" in the front).

Let me know if you have any questions. Thanks, Chris

Christopher D. Bristol | Partner | Gilbride, Tusa, Last & Spellane LLC
cdb@gtlslaw.com | Bio | www.gtlslaw.com

From: Pruitt, Jacalyn [mailto:jacalyn.pruitt@greenwichct.org]
Sent: Friday, October 23, 2020 3:06 PM
To: Bristol, Christopher <CDB@gtlslaw.com>
Subject: RE: 280 Railroad Ave - PZ meeting?

Thanks Chris. Can you please explain how the booth seating works? Are there just 4 seats for the entire booth?

Can you also please confirm the existing number of seats, and the proposed number of patron seats?

Thank you!

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: Bristol, Christopher <CDB@gtlslaw.com>
Sent: Friday, October 23, 2020 2:58 PM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Subject: RE: 280 Railroad Ave - PZ meeting?
Attached are existing and proposed floorplans showing current versus expanded space. The layout of the existing restaurant is substantially like the layout shown on the Will Morton’s plan, but the 8 table sets on the left side is now a long booth with seats opposite, but that remains at 8 seats. Let me know of any questions. Thanks, Chris

---

From: Pruitt, Jacalyn [mailto:jacalyn.pruitt@greenwichct.org]
Sent: Thursday, October 22, 2020 3:37 PM
To: Bristol, Christopher <CDB@gtlslaw.com>
Subject: RE: 280 Railroad Ave - PZ meeting?

Thank you Chris for the sewer information.

If we receive the proposed floorplan tomorrow that should be okay. As always, earlier the better.

Also in general, Ms. Alban believes the parking is stressed in this area during non-COVID times.

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

---

From: Bristol, Christopher <CDB@gtlslaw.com>
Sent: Thursday, October 22, 2020 2:35 PM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Subject: RE: 280 Railroad Ave - PZ meeting?

[EXTERNAL]
Attached is a copy of the sewer/drain company's certification that the grease trap is installed and functioning properly. It was recently serviced.

I am supposed to get a better proposed floorplan from client to submit shortly, but may be tomorrow when I can get it to you. Is that ok?

I only recall the grease trap certification and a proposed floorplan as being the issues to address. Any others?

Thanks, Chris
Hi Chris - Do you have an idea on when you and the team will be ready to submit updated/new information for your application at 280 Railroad Ave? We are starting to think about the next Commission meeting, and ideally we would not have additional items on the tentative that are not ready to go forward at this time. Let me know what you think the timeframe is.

If you think it is best to not be on the next PZ meeting, we need to officially extend your time. Would you like to use the COVID state of emergency 90 day extension time, or just the standard extension time first?

As always – thanks for keeping us updated.

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning
101 Field Point Road
Greenwich, CT 06830
Ph. 203-622-7894
Jacalyn.Pruitt@greenwichct.org

Town Hall is currently still operating under a State of Emergency. Starting October 13th, Town Hall will be open to the public 8 AM to 1 PM weekdays. Many Town Services can be conducted online and will continue to be. In the interest of public health and staff safety, if your request can be done over email, the internet, or phone, please continue to do so in those manners, in lieu of coming into Town Hall. Please follow the Town’s website (www.Greenwichct.gov) for the most up to date information.

For immediate assistance, during business hours (8 a.m. to 4 p.m. M-F), please email the Department via the Town's website at: https://www.greenwichct.gov/FormCenter/Planning-Zoning-11/Contact-Us-53; and select “Planning and Zoning” under the "select a category" tab to reach us. Again, Staff will be monitoring emails between 8 am - 4 pm weekdays.

If you are working with specific staff, please continue to call or email staff directly as they continue to be working remotely, on days they are not in the office.

CAUTION: This email originated from outside the Town email system. Do not click links or open
August 24, 2020

Mr. Peter Mangs, Applications Coordinator
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830

Re: Final Site Plan and Special Permit applications for proposed restaurant expansion at 280 Railroad Avenue, Greenwich, Connecticut

Dear Peter:

We represent the Bella Nonna Restaurant located at 280 Railroad Avenue. The restaurant space is located in a shopping center building consisting of adjacent retail and restaurant uses. The accompanying applications have been filed to convert 300 square feet of adjacent retail space to restaurant use and connect it to the existing restaurant. There will be no changes to the kitchen or service facilities.

The required parking for the 300 square foot space is 2 parking spaces (300 gsf * 0.75 = 225 usf; 225 usf / 150 = 1.5 spaces rounded up to 2).

As expanded, the restaurant will add 5 table seats and then disperse the existing and 5 new seats between the existing and new space. Required parking for an additional 5 seats is 2 spaces (5 seats / 3 = 1.67 spaces; 1.67 * 1.2 = 2 spaces). Therefore, parking under proposed conditions will equal that of existing conditions.
In connection with these applications, you will find enclosed the following:

1. Narrative, i.e. this cover letter;
2. Site Plan and Special Permit applications forms;
3. Affidavit of Notice;
4. Certificate of Mailing;
5. Floorplan; and
6. Check in the amount of the required filing fee.

Should you have any questions or need more information, please do not hesitate to contact me.

Sincerely,

Christopher D. Bristol, Esq.

Enclosures
SITE PLAN APPLICATION

☐ PRELIMINARY  ☐ FINAL

Project Name: ____________________________
Project Address: 280 Railroad Avenue
Property Owner(s): Joel Paul Berger et al
Tax Account Number(s): 01-2519 Zone(s): GB Lot Area: 1.09 acres

Please select all relevant items below:
☐ Special Permit – Complete special permit application form
☐ Coastal Overlay Zone
☐ Property is within 500 feet of a Municipal Boundary of_________ (for notification)
☐ Amendment to Building Zone Regulations – Section(s)
☐ Amendment to Building Zone Map – Zone(s) affected
☐ Health Department review needed
☐ Sewer Department review needed
☐ Architectural Review Committee Application attached or Review needed
☐ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Christopher D. Bristol, Esq.
Street Address: 31 Brookside Drive
Phone: 203-622-9360
Signature: [Signature]
Firm name: Gilbride, Tusa, Last & Spellane LLC
City: Greenwich St: CT Zip: 06830
Email: cdb@gtlaw.com
Date: March 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Joel P Berger
Street Address: 280 Railroad Avenue
Phone: ____________________________
Signature: [Signature]
City: Greenwich ST: CT Zip: 06830
Email: ____________________________
Date: ____________________________

To be completed by P&Z staff only:
Check # ____________________________ Check Amount: $_________
Application # ____________________________ PZ Site Plan App 2018
## SITE PLAN ZONING STATISTICS

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This Site Plan Involves:

- ADDITIONS
- ALTERATIONS
- DEMOLITION
- RE-CONSTRUCTION

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: 
Project Address: 280 Railroad Avenue 
Property Owner(s): Joel Paul Berger et al 
Tax Account Numbers (s): 01-2519 Zone(s): GB Lot Area: 1.09 acres

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ SSSection 617 — Special Permit standards and procedure
☒ SSSection 630 — Conservation Zone special provisions
☒ SSSection 694(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☒ SSSection 698 — RMF Zone
☒ SSSection 6100 — Use Groups for Business Zones
☒ SSSection 6101, 6107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☒ SSSection 6103.1 — Parking deficient uses in CGBR
☒ SSSection 6104 — Parking Structures incl. underground in LB Zone and Height exceptions
☒ SSSection 6105, 6106 — Front Yard Parking in GB or GBO Zone
☒ SSSection 6109, 6109.1 — HO & HRO Zones
☒ SSSection 6110 — Dwellings under special requirements for Business Zones
☒ SSSection 6112 — IND-RE Zone applications
☒ SSSection 6113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☒ SSSection 6114 — CCRC (Continuing Care Retirement Community)
☒ Section 6-118.1 — Uses within railroad rights of way
☒ SSSection 6123 — Setbacks from Connecticut Turnpike in Business Zones
☒ SSSection 6140.1 — Satellite Earth Stations that emit microwaves
☒ SSSection 6141 — Changes in non-conforming uses, buildings
☒ SSSection 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # Check Amount: $ __________
Application # __________________________
PZ Special Permit App 2018
AFFIDAVIT OF NOTICE

PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT        }   ss: Greenwich
COUNTY OF FAIRFIELD        }

August 25, 2020

I, CHRISTOPHER D. BRISTOL, being duly sworn, do hereby certify that on August 25, 2020, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A, attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of August 25, 2020 as shown on the Town Tax Assessor’s Office records of property abutting and across the street from property known as 280 RAILROAD AVENUE, GREENWICH, CONNECTICUT owned by JOEL PAUL BERGER et al, for which Final Site Plan and Special Permit applications have been filed with the Town of Greenwich Planning and Zoning Commission to expand an existing restaurant by converting 300 square feet of adjacent retail space to restaurant use.

CHRISTOPHER D. BRISTOL, ESQ.

Subscribed and sworn to before me on August 25, 2020

Notary Public/
Commissioner of the Superior Court
EXHIBIT A

<table>
<thead>
<tr>
<th>ABUTTING OWNERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>280 RAILROAD AVENUE</td>
</tr>
<tr>
<td>GREENWICH, CONNECTICUT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARCEL ID: 01-2389/S</th>
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<tbody>
<tr>
<td>290 RAILROAD AVENUE LLC</td>
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<tr>
<td>c/o EVERSOURCE ENERGY</td>
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<tr>
<td>290 RAILROAD AVENUE</td>
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<tr>
<td>GREENWICH, CT 06830</td>
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<table>
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<tr>
<th>PARCEL ID: 01-2754/501-2753/S</th>
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<tbody>
<tr>
<td>NATIONAL RAILROAD PASSENGER CORP</td>
</tr>
<tr>
<td>c/o JOEL PAUL BERGER ETAL</td>
</tr>
<tr>
<td>282 RAILROAD AVENUE</td>
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<tr>
<td>GREENWICH, CT 06830</td>
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<table>
<thead>
<tr>
<th>PARCEL ID: 01-1741/S</th>
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</thead>
<tbody>
<tr>
<td>PETER KEN CHEW et al</td>
</tr>
<tr>
<td>29 WOODLAND DRIVE</td>
</tr>
<tr>
<td>GREENWICH, CT 06830</td>
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<table>
<thead>
<tr>
<th>PARCEL ID: 01-1597/S</th>
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</thead>
<tbody>
<tr>
<td>KEL REALTY LLC</td>
</tr>
<tr>
<td>c/o MILL MANAGEMENT</td>
</tr>
<tr>
<td>205 RAILROAD AVENUE</td>
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<tr>
<td>GREENWICH, CT 06830</td>
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<table>
<thead>
<tr>
<th>PARCEL ID: 01-1749/S</th>
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<tbody>
<tr>
<td>CAROL M COFONE</td>
</tr>
<tr>
<td>33 WOODLAND DRIVE</td>
</tr>
<tr>
<td>GREENWICH, CT 06830</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>PARCEL ID: 01-1748/S</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROBERT L AILLEO &amp; JILL BARBARA LLC</td>
</tr>
<tr>
<td>35 WOODLAND DRIVE</td>
</tr>
<tr>
<td>GREENWICH, CT 06830</td>
</tr>
</tbody>
</table>
PARCEL ID: 01-2241/S
JOHN A JR & SHIRLEY A VIESTA
249 RAILROAD AVENUE
GREENWICH, CT 06830

PARCEL ID: 01-2242/S01-1558/S
CONNECTICUT RAILWAY & LIGHTING CO
WOODLAND DRIVE
GREENWICH, CT 06830

PARCEL ID: 01-1697/S
TIFFANY PROPERTIES & MANAGEMENT INC
195 FIELD POINT ROAD
GREENWICH, CT 06830
EXHIBIT B

August 25, 2020

To Whom It May Concern:

Notice is hereby given that Final Site Plan and Special Permit applications have been filed with the Greenwich Planning and Zoning Commission to expand an existing restaurant by converting approximately 300 square feet of adjacent retail space to restaurant use.

Further information concerning these applications may be obtained by contacting the Greenwich Planning and Zoning Commission or the undersigned.

Sincerely,

Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, Connecticut 06830
Telephone: (203) 622-9360

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, Connecticut 06830
Telephone: (203) 622-7894
BERGER JOEL PAUL ET AL

OWNERSHIP
BERGER JOEL PAUL ET AL 45-99 RAILROAD AVE RAYFORD, NY 11361 LOT NO 28A RAILROAD AVE 8.7

COMMERCIAL

RAILROAD AVENUE 0280

Tax ID 250/034

TRANSFER OF OWNERSHIP
Printed 02/06/2018 Card No. 1 of 1

Date
11/12/1997 JOEL PAUL BERGER ETAL $3,949.60
05/17/1993 280 RAILROAD AVE ASSOC LTD PTSHIP $6,050.00
11/20/1986 BERGER JOEL PAUL ETAL $0
08/01/1979 BERGER JOEL PAUL ETAL $4,450.00
06/04/1979 BERGER JOEL PAUL ETAL $0

VALUATION RECORD

Assessment Year 10/01/2006 10/01/2005 10/01/2010 10/01/2015 10/01/2016 10/01/2017

RATING 1 1 1 1 1 1
MEASURED 2006 BAA 2010 BAA 2015 Final 2017 List

VALUE 1 1 1 1 1 1

LAND DATA AND CALCULATIONS

Land Type 1 Primary Commercial

Soil Type Acreage Measured Actual Effective Effective Square Foot

Rating Prod. Factor Depth Factor Base Rate Adjusted Rate Extended Value Influence Factor

Land Type 1 1 1 1 1 1 1 1

SUMMARY: 11.1715 Commercial salon & spa to hair salon (Hiro's) cmplt L/R 11/12/96布鲁塞尔: The 12-4006 Combine 2 units for "pure bar" excess studio w/ new
fit-out. cmplt L/R. 1/2 of 4977 Bella NONA resto recvd lighti inscl

EQA: Crew Heat, pure bar, Hiro's Hair Salon, Celebrity Cleaners, 3mchi. Lock & Door Co., Bella NONA, Dreama Hall

%: 40 art space, 61 gsd space

STEP Court Stipulation $314,590. (Total val from $3,406,000 to $1,121,000.)

$3,950.00. (Total val from $3,406,000 to $1,121,000.)


remain unchanged. 1c 7/26/11.

Supplemental Cards
TRUST TAX VALUE 7316.00

Supplemental Cards
TOTAL LAND VALUE 7316.00
EXISTING FLOORPLAN

24 SEATS TOTAL

Vestibule

Door

CASH REGISTER AND TAKE-OUT COUNTER

Bathroom
PROPOSED FLOOR PLAN

29 SEATS TOTAL

CASH REGISTER AND TAKE-OUT COUNTER

4ft Opening

Bathroom
230 sf portion of adjacent retail space converted to restaurant use