

From: [Agnieszka Cichy](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: 4 Orchard st - concern regards development
Date: Thursday, December 10, 2020 8:57:27 PM

[EXTERNAL]

Hello,

I'm writing to you to express my concern regards proposed development at 4 Orchards st at Cos Cob.

The intersection by the school is already very busy and it will increase traffic and safety of elementary school kids.

It is also not beneficial for environment. Initially this plot was proposed to adding extra space to school.

Regards,

Agnieszka Cichy

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From: [Brady Miller](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: 4 Orchard Street
Date: Friday, December 11, 2020 2:31:18 PM

[EXTERNAL]

Dear Katie and Peter,

I am emailing to express concern over the plans to build another new housing complex near my home off the Post Road in Cos Cob.

As with the project on the old Friendly's site, which was approved, I am worried about the additional traffic the multi-family residence at [4 Orchard Street](#) will bring.

I have two young sons that will be walking and riding bikes in the area, and required to cross East Putnam Avenue to get to and from the Cos Cob School and Central Middle School. It is my great fear that the addition of more cars at the intersection of Orchard Street and the Post Road will cause unnecessary hazard to my children and all the children that live south of the Post Road.

Thank you for your consideration.

Thank you,

Brady Miller
8 Relay Court
Cos Cob, CT 06808

-BRADY MILLER
[516-769-7472](tel:516-769-7472)
Bradymiller11@gmail.com

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From: [Cindy Vartuli](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: Proposed Housing at 4 Orchard Street
Date: Thursday, December 10, 2020 9:06:35 PM

[EXTERNAL]

Ms. Deluca,

I am writing to you as a concerned Cos Cob resident about the proposed multi-unit housing project at 4 Orchard Street. First, the additional traffic created by this project will only exacerbate an already heavily trafficked route. In addition, its proximity to Cos Cob School adds to the safety concerns of students walking to school and entering and leaving school grounds.

The buildings for this proposal appear to take-up the majority of the land and green space seems to be of no concern. In a time when we are losing more and more open space, the town should be denying projects such as this and take a stand to conserve the land and the environment.

Sincerely,

Dr. Cindy Vartuli
34 Suburban Avenue
Cos Cob, CT

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From: [Cory Appleman](#)
To: [DeLuca, Katie](#); [Mangs, Peter](#)
Subject: Orchard St Development
Date: Friday, December 11, 2020 9:03:00 AM

[EXTERNAL]

I am writing in opposition to the proposed 15 unit development that would replace the old flower shop on Orchard street

My Children attend both Cos Cob and CMS. As we live on the south side of the Post Rd they navigate through that already very busy and dangerous intersection daily.

As a driver I understand how busy the intersection is and if it's not one you go through daily it can be confusing to other drivers which adds to the danger. If anything the town should be trying to find ways to eliminate cars and additional hazards (like another turn into a parking lot) from the area, not add to it.

The property in question is not very large. It seems like it will be an eyesore to have a 15 apt unit there and not add to the value of the neighborhood.

Thank you for your consideration.
Cornelia Vietor

Sent from my iPhone

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From: [Craig Appleman](#)
To: [Craig Appleman](#)
Cc: [DeLuca, Katie](#); [Mangs, Peter](#)
Subject: Re: Orchard St Development
Date: Friday, December 11, 2020 11:38:51 AM

[EXTERNAL]

Dears Katie and Peter,

This proposed development is way out of character for the neighborhood and for traffic's sake alone is a terrible idea. If Greenwich collectively enjoys thriving property values and associated tax base, this development will be denied. Let's entertain more excellent retail and food/bev development, USI eases that enhance our community.

Thank you! Craig Appleman, 914-646-9089

On Fri, Dec 11, 2020 at 9:02 AM Cory Appleman <coryappleman@gmail.com> wrote:

I am writing in opposition to the proposed 15 unit development that would replace the old flower shop on Orchard street

My Children attend both Cos Cob and CMS. As we live on the south side of the Post Rd they navigate through that already very busy and dangerous intersection daily. As a driver I understand how busy the intersection is and if it's not one you go through daily it can be confusing to other drivers which adds to the danger. If anything the town should be trying to find ways to eliminate cars and additional hazards (like another turn into a parking lot) from the area, not add to it.

The property in question is not very large. It seems like it will be an eyesore to have a 15 apt unit there and not add to the value of the neighborhood.

Thank you for your consideration.
Cornelia Vietor

Sent from my iPhone

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From: [Jennifer Lozina](#)
To: [DeLuca, Katie](#); [Mangs, Peter](#); [Camillo, Fred](#)
Subject: 4 Orchard Street
Date: Thursday, December 10, 2020 9:45:36 PM

[EXTERNAL]

To Whom it May Concern-

I have recently become aware of the proposed building plans for the lot at 4 Orchard Street, Cos Cob. I am a resident of Greenwich (Cos Cob), I have family members that are students at Cos Cob School, and I myself am an employee at Cos Cob School. I am writing this letter to strongly oppose a 15 unit residence building on that site.

That 4 way intersection of Post Road and Orchard is already a jumbled mess and safety hazard to motorists and pedestrians. Just today, as I was leaving work at 4:25 pm, I witnessed two cars pull into our staff parking lot (the lot directly off the intersection and adjacent to the flower shop), because they had just had a collision at the intersection. This happens all the time. Every morning, as I turn off the Post Road and head onto Orchard to turn left into the staff lot, I cross my fingers and hope that someone doesn't rear end me as they fly up Orchard behind me and I am waiting several minutes for someone on heavily backed up Orchard to let me turn into the lot. I have seen it dozens of times at that spot. And if it's a bus, truck, or larger car behind you while you wait to turn- they can't pass you and then traffic backs out onto the Post Road as well. So now you will have two entrance ways (one for Cos Cob School and one for the apartment complex) feet away from each other, and both just feet away from a 4 way major intersection that is already problematic..

I have also witnessed on weekly occasions, patrons and employees of area shops parking in the Cos Cob School staff lot, and as a result, there are no spaces left for employees of CCS. With a 15 unit building going up, I worry again- now about residents and their visitors, taking staff spots, going onto the school property where small children walk and play. It has been an ongoing issue in the past where unauthorized vehicles come and go through the lot, endangering the pedestrian children and their families. There have even been hired security guards and Greenwich PD called to help maintain the situation. With Covid and many people staying or working from home, we as a school community have seen an outrageous amount of people (often with their dogs), walk around and through the school grounds at all hours of the school day especially while the children are at recess or Physical Education. It has become alaring and worrisome. We don't know if these dogs are friendly or not (often unleashed), if the people walking the grounds are friendly or predators. Some children have repotted to us their is a stranger on the field and they feel scared. Often the dogs are using the playing fields, grounds, and even the walkways (yes- I've seen it) as their toilets. With a 15 unit apartment complex going up, the amount of trespassers and dogs or other pets on the school property will surely increase. Our school yard is the closest greenspace within a 15 minute walk.

Nextly, the building and construction of a project that size, and directly facing about 15 classrooms on that side of CCS is going to be a huge noise, pollution, and visual distraction to the students and staff. During the already done parts of demolition- debris has been found strewn all through the staff lot and the back playing fields of the school at the rear of the property at 4 Orchard. When the large residential structure is up- with apartments facing children's classrooms at such a minimal distance, I shudder to think of what some of the students will see going on in some people's apartments, especially if curtains or shades have been left open for everyones' viewing.

I stare at this lot every day while my students play at recess and wonder how and why anyone would think to put a large structure in this small space, and next to an elementary school of all places. It's absurd really. These sellers and builders seem to not care about the community, but only making money.

I also read that some of these apartments will be offered at affordable housing rates. I don't know why the town is still insisting to build and offer more units. As a board of Ed employee, I get frequent emails from town about affordable housing opportunities for town employees. Seems to be an abundance of unused supply already based on the plethora of emails I get offering them.

I am not opposed to land improvements and bettering our Cos Cob community, however 4 Orchard is a highly inappropriate location for that proposed structure that Pecora wants to build there. Why can't they build something smaller like a 2 or 3 family home? Why are we allowing traffic congestion, and the safety of children and residents, to be pushed aside for a money making company or other tax / funding issue? This is very disconcerting. Please do not allow this plan for a 15 unit complex to go through.

Thank you for your attention to this really important matter.

--

Jennifer Lozina
Teacher - Cos Cob School

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From: [Marina V](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: Concerns Regarding Building Plans for 4 Orchard street, Cos Cob Attn: Katie DeLuca
Date: Thursday, December 10, 2020 9:31:02 PM

[EXTERNAL]

Katie,

As a Cos Cob resident of 13 years I would like to voice my serious concerns regarding a 15 unit complex planned on 4 Orchard street.

The intersection is already extremely busy and dangerous, which is further complicated by a triangular connection between Valley road, Orchard street, and Route 1, as well as multiple driveways; it has a history of accidents. I personally experienced many "near accident" situations at the intersection, both as a driver and as a pedestrian.

The negative impact on the infrastructure of the neighborhood from such a project is undeniable - it connects multiple neighborhoods to Route 1 and we are already struggling with jammed traffic. There would also be negative impact on the environment - additional air pollution from 30+ cars (likely many more if to realistically consider visitors to the complex) and a potential increase of flood pressure (reduced green space).

However, the most obvious and most important impact would be on public safety. The Cos Cob Neighborhood Plan adopted by the Town in 2014 highlights the need to protect pedestrian safety and this project goes completely against such need. For a 15 unit complex, a realistic assessment of the number of cars owned by residents is close to 30. We also need to consider visitors to the complex, various deliveries, contractors, etc who will also be contributing to traffic. The applicant cites an ITE Trip Generation Manual, showing an exhibit with expected 7-11 daily trips for such a complex - it is simply not realistic. Among other things related to data limitations underlying such study, we also need to remember that any study refers to an average - some days the number of trips would be much higher, and others lower, while the community is affected by all scenarios.

In addition, the applicant is stating that the existing business (flower shop) is generating roughly the same traffic as a would be 15 unit complex.

That is just laughable. Anyone who is familiar with the neighborhood would struggle to recall a single car going in or out of that driveway.

Finally, the concern about public safety is particularly important due to proximity to an elementary school (the need for a safe pedestrian school access was also highlighted in the Cos Cob Neighborhood Plan 2014).

To conclude, I consider 4 Orchard street to be a completely inappropriate location for such a large complex; if allowed to proceed, this project will have a serious negative impact on our community's safety, infrastructure and, although on a smaller scale, environment.

Marina Vaninsky
5 Pleasant Street Cos Cob CT
(203) 5501327

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From: [Marina V](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#); [Camillo, Fred](#)
Subject: Re: Concerns Regarding Building Plans for 4 Orchard street, Cos Cob Attn: Katie DeLuca
Date: Friday, December 11, 2020 3:32:59 PM

[EXTERNAL]

Katie and Peter,

I noticed a small error in terminology where I was referring to the Traffic Study submitted by the applicant in my original email (I mentioned # of trips per day, when it's actually peak hour trips) - corrected in the version below:

On Thu, Dec 10, 2020 at 9:30 PM Marina V <mbeta252525@gmail.com> wrote:

Katie,

As a Cos Cob resident of 13 years I would like to voice my serious concerns regarding a 15 unit complex planned on 4 Orchard street.

The intersection is already extremely busy and dangerous, which is further complicated by a triangular connection between Valley road, Orchard street, and Route 1, as well as multiple driveways; it has a history of accidents. I personally experienced many "near accident" situations at the intersection, both as a driver and as a pedestrian.

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There would also be negative impact on the environment - additional air pollution from 30+ cars (likely many more if to realistically consider visitors to the complex) and a potential increase of flood pressure (reduced green space).

However, the most obvious and most important impact would be on public safety. The Cos Cob Neighborhood Plan adopted by the Town in 2014 highlights the need to protect pedestrian safety and this project goes completely against such need. For a 15 unit complex, a realistic assessment of the number of cars owned by residents is close to 30. We also need to consider visitors to the complex, various deliveries, contractors, etc who will also be contributing to traffic. The applicant cites an ITE Trip Generation Manual, showing an exhibit with expected 7-11 peak hour trips for such a complex - it is simply not realistic. Among other things related to data limitations underlying such study, we also need to remember that any study refers to an average - some days the number of trips would be much higher, and others lower, while the community is affected by all scenarios.

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to proximity to an elementary school (the need for a safe pedestrian school access was also highlighted in the Cos Cob Neighborhood Plan 2014).

To conclude, I consider 4 Orchard street to be a completely inappropriate location for such a large complex; if allowed to proceed, this project will have a serious negative impact on our community's safety, infrastructure and, although on a smaller scale, environment.

Marina Vaninsky
5 Pleasant Street Cos Cob CT
(203) 5501327

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From: [Michael McMahon](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: Opposed to Multi-Family Housing Development Next to Cos Cob School
Date: Friday, December 11, 2020 7:00:14 PM

[EXTERNAL]

Hello Katie,

I may be a bit late here on timing, but wanted to reach out to express my strong opposition to the currently contemplated multi-family unit development being considered at the former florist site next to Cos Cob school.

I am a resident of Cos Cob and have lived here for over 12 years. I would like to know when the traffic study was completed for this application? I am assuming it was done before March 2020 when people started widely working from home due to COVID.

I routinely access the Post Road at the Orchard St intersection, and as anyone would tell you, traffic congestion at that intersection is already a disaster. I cannot imagine how adding 15+ units right there, all of which would likely have at least 1 car, will be anything short of full-blown public safety hazard, and quickly become a quality-of-life issue for the neighboring residents and families attending Cos Cob elementary school.

If the traffic study was in fact done prior to March 2020, i think it would only be common sense that a new updated traffic study would be required in light of changing traffic patterns throughout the day.

Thank you for your attention, and please let me know next steps for residents who would like to continue to reflect their opposition.

Best regards,
Mike McMahon
203.451.9070

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From: [Patrick Mediate](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: 4 Orchard Street Unit Development
Date: Friday, December 18, 2020 4:12:20 PM

[EXTERNAL]

Katie:

I received your email from Marina, my neighbor over on Pleasant Street. She mentioned the new development to me over at 4 Orchard Street. It's something I'm definitely opposed to. I did hear you're putting together a petition list. If so, I would like my name added.

If you need any more info from me please let me know. I'm at 4 Pleasant Street in Cos Cob.

Sincerely,
Patrick Mediate

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From: [Peter Mingione](#)
To: [Mangs, Peter](#)
Subject: 15 Unit Building near Cos Cob School
Date: Thursday, December 10, 2020 12:46:01 PM

[EXTERNAL]

Hello Peter,

I am writing to you to express my concerns regarding the proposed 15 unit building. I am a Cos Cob resident who has had children attend that school as well as frequent the nearby businesses. Between the additional people, cars, parking and traffic I don't see how it makes sense to put such a large structure on that site. The safety of the young children is of great concern. The overall traffic and congestion even today, during covid, is at times unacceptable. It will only get much worse as covid dissipates. I would also like to know if this plan is on top of the plan to build next to CVS right down the road? How many multi family structures is this town trying to build? No other areas in Greenwich to find space? If I wanted to live in a densely populated area I would have stayed in NY, in the building I grew up in.

Thanks for your time in this matter. I look forward to hearing from you regarding my concerns.

Peter

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From: [rkerwin22](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: 4 Orchard St
Date: Thursday, December 10, 2020 12:10:31 PM

[EXTERNAL]

Hello,

I would like to convey my feelings on the proposed 15 unit condo to be built at the above address.

Please let me explain:

I currently live at 87 Valley Rd in Cos Cob in the R6 zone. I am the 4th generation of my family to live at this home and my 3 young children are the 5th generation. I have fond memories of my childhood visiting my grandparents at this home on the river. Currently, my family has lived here for 7 years at this location and I am saddened to see what the neighborhood has transformed itself into.

My house and the house next door are the only single family houses left on the block. All others have been converted to multifamily with multiple tenants and not enough parking for them or their visitors. Cars line the street and make the street very dangerous as most people speed through our road as a cut through from the Post Rd and the extra housing impacts the amount of traffic. I do not let my children play in the front yard as the amount of traffic scares me..

Most recently, as you are aware the row of condos at 93 to 97 Valley Rd that have been built along the river do not fit the neighborhood and are massive buildings. They are 2-3 stories at grade on the street side and 4 stories in the back, built right down to the water. When observing the home from the water at night, it lights up the sky. Do not get me wrong, I am a friendly neighbor and have been inside these condos, they are beautiful inside but do not fit the character of the neighborhood.

I am all for change and progression as I updated my home when we moved in as well but it was important to me to maintain the character of the original home.

I know the R6 change that was enacted a few years ago was done in an effort to maintain the character of our neighborhoods and I implore your board to please consider this when you vote on the approvals for 4 Orchard St.

This amount of development scares me. I dread the day when my neighbor informs me that they are going to sell and I am surrounded by 3 to 4 story mammoth buildings that block the sun and views of the River, probably forcing me to move as well.

Please consider your original intention of the R6 zone change and maintain our neighborhood integrity.

I would love for one of my grandchildren to be the 6th generation to live at this home and neighborhood.

Thank you in advance for your consideration of this matter.

Very Respectfully,

Ryan Kerwin

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone

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From: [Susan Capparelle](#)
To: [Mangs, Peter](#)
Subject: NO multi family development next to Cos Cob School
Date: Thursday, December 10, 2020 3:30:31 PM
Attachments: [logo.png](#)

[EXTERNAL]

Dear Mr. Mangs,

Writing to protest the planned multi family development with 30+ cars next to Cos Cob school.

This is NOT the area, which is already terribly congested, for such a project.

Susan Whitaker Capparelle



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From: [Suzanne Plansky](#)
To: [DeLuca, Katie](#)
Cc: [Mangs, Peter](#)
Subject: 4 Orchard St multifamily development proposal
Date: Friday, December 11, 2020 4:41:01 PM

[EXTERNAL]

Good afternoon--

I am writing to express my concern over the potential impact of a 15-unit /29-parking space development on the traffic and safety of a difficult intersection in our neighborhood. I just became aware of this issue and understand that the town cannot amend the developer's plan due to the Town's non-compliance with affordable housing regulations, but we can certainly insist on public safety and traffic considerations. I also question the faulty assumptions of their parking study submitted (as explained in the paper) and urge you to do the same.

Would you please do your utmost as the representatives of the people of this neighborhood and the children and staff of the Cos Cob School to limit the deleterious impact that this development is sure to have?

I understand that there is a hearing on the 15th and I ask that you do your very best to get the optimal outcome for the existing neighbors, not just the developers.

Many thanks for your consideration, Suzanne Plansky

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From: [Terry Lubman](#)
To: [Mangs, Peter](#)
Subject: Re: Greenwich Florist site
Date: Friday, December 11, 2020 3:38:21 PM

[EXTERNAL]

On Fri, Dec 11, 2020 at 12:22 PM Terry Lubman <tlubman@gmail.com> wrote:

While affordable housing is desirable this site is just too small for the density being proposed. The neighborhood is composed of small residences and the intersection is a very busy one. There is so much land in town yet this developer is trying to take advantage in order to make a considerable profit at the expense of a livable neighborhood. Terry Lubman

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