Site Plan Application

Property Address: 290-294 Mason Street and 405 Greenwich Avenue; 275-321 Mason Street  
Property Owner: Bruce Park Associates LLC; Orchard Place Associate LLC

Email: rick@margenollegal.com  Cell Phone: Other Phone: 203-869-7888

Applicant: Greenwich Capital Properties Group LLC

Email: jp@greenwich-cap.com  Cell Phone: Other Phone: 203-564-3510

Authorized Agent: Divney Tung Schwalbe, LLP

Email: msteinberg@divneytungschwalbe.com  Cell Phone: Other Phone: 914-428-0010

Select One: ☑ Pre-Application  ☐ Final

Zone(s): CGB, CGBR  Lot Area: 5,499 SF and 10,284 SF

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
☐ Scenic Road Designation

Tax ID
Orchard Place Assoc LLC  Bruce Park Assoc LLC
Mason Street  Mason Street
275 01-1602/S  294 01-2011/S
289 01-1705/S  289 01-1705/S
01-2055/S  01-2055/S
309 01-1632/S  315 01-1469/S
315 01-1469/S  321 01-2517/S
290 01-2123/S  290 01-2123/S
Greenwich Ave  Greenwich Ave
405 01-2122/S  405 01-2122/S

To be completed by P&Z staff only:
Check # __________________ Check Amount: $ ____________
Application # ____________________________
pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-862-7894 ~ Fax.203-622-3795

Application Signature Page

Property Address: 290-294 Mason Street and 405 Greenwich Avenue; 275-321 Mason Street Tax ID: See bottom of page

Property Owner 1: Bruce Park Associates LLC by Richard J. Margenot, Manager Address: c/o Richard J. Margenot, LLC
Email: rick@margenotlegal.com Cell Phone: 203 914 5124 Other Phone: 203-869-7888
Signature: Richard J. Margenot Date: Jan 20, 2021

Property Owner 2: Orchard Place Associates LLC by Richard J. Margenot, Manager Address: c/o Richard J. Margenot, LLC
Email: rick@margenotlegal.com Cell Phone: 203 914 5724 Other Phone: 203-869-7888
Signature: Richard J. Margenot Date: Jan 20, 2021

Property Owner 3: Address: 
Email: 
Cell Phone: 
Other Phone: 
Signature: 
Date: 

Property Owner 4: Address: 
Email: 
Cell Phone: 
Other Phone: 
Signature: 
Date: 

Applicant: Greenwich Capital Properties Group LLC Address: PO Box 25, Greenwich, CT 06836
Email: jp@greenwich-cap.com Cell Phone: 
Other Phone: 203-564-3510
Signature: 
Date: 

Authorized Agent: Divney Tung Schwalbe, LLP Address: 1 North Broadway, Suite 1407 White Plains NY 10601
Email: msteinberg@divneytungschwalbe.com Cell Phone: 
Other Phone: 914-428-0010
Signature: 
Date: Jan 20, 2021

Tax ID
Orchard Place Assoc LLC Bruce Park Assoc LLC
Mason Street Mason Street
275 01-1602/S 294 01-2011/S
289 01-1705/S 01-2055/S
01-2055/S
309 01-1632/S 315 01-1469/S
321 01-2517/S 290 01-2123/S
Greenwich Ave 405 01-2122/S

pzSignaturePage 2020
Pre-Application Review Checklist

Property Address: 290-294 Mason Street and 405 Greenwich Avenue; 275-321 Mason Street  Tax ID: see application page 1

Anticipated Type of Application: Site Plan and Special Permit Application pursuant to Section 6-110

Pre-application meeting – For applications requiring a special permit (optional to all other application types), the applicant is required to submit documentation of their development proposal to the Planning and Zoning Commission for a nonbinding pre-application review pursuant to Section 7-159b of the Ct. General Statutes, to be held on a regularly scheduled meeting of the Planning and Zoning Commission, subject to the below requirements. The submission shall include the following.

Please check the items submitted below:

1. Completed Application Form.

2. One copy of a signed form titled, Applicant’s Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b, which notes in part, that this pre-application review is being held at the applicant’s request in accordance with Connecticut General Statues (Sec. 7-159b). Specifically, Section 7-159b of the Connecticut General Statues notes that a “Pre-application review and any results or information obtained from it may not be applied under any provision of the general statues, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.” Therefore, any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

3. Nine copies of a written narrative describing the project.

4. Nine copies of schematic architectural drawings including but not limited to proposed floor plans, all building elevations indicating proposed height and stories, conceptual site, and landscape plans.

5. Nine copies of an A2 survey and schematic civil engineering site development plans indicating the layout of the proposed development including setbacks, number and dimension of parking spaces and travel lanes, curb cuts and dimension of proposed buildings.

6. Nine copies of a planimetric GIS map (not aerial) showing the surrounding neighborhood including standard generated topography, infrastructure and flood zones.

7. An affidavit certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners.

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
January 20, 2021

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

RE: 294 Mason Street

To Whom it May Concern:

Please be advised that Divney Tung Schwalbe, LLP and Greenwich Capital Properties Group LLC are authorized to represent Bruce Park Associates LLC 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 referenced property.

Bruce Park Associates LLC

[Signature]

Richard J. Margenot,
Manager
January 20, 2021

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

RE: 275-321 Mason Street, 290 Mason Street and 405 Greenwich Avenue

To Whom it May Concern:

Please be advised that Divney Tung Schwalbe, LLP and Greenwich Capital Properties Group LLC are authorized to represent Orchard Place Associates LLC 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 referenced property.

Orchard Place Associates LLC

by

Richard J. Margenot,
Manager
Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b

Sec. 7-168b. Connecticut General Statutes. Pre-application review of uses of property.

Notwithstanding any other provision of the general statutes, prior to submission of an application for use of property under chapters 124, 128, 440, and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commissions, department or agency or authorized agent thereof may separately, jointly or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Greenwich Planning and Zoning Commission, Zoning Board of Appeals or Wetlands Agency to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Zoning, Subdivision or Wetlands regulations of the Town of Greenwich as the case may be.

Property Address: 290-294 Mason Street and 405 Greenwich Avenue; 275-321 Mason Street

Tax ID: see application page 1

Anticipated Type of Application: ________________________________

Property Owner 1: Bruce Park Associates LLC by Richard J Margenot, Manager

Signature: ___________________________ Date: ________________

Property Owner 2: Orchard Place Associates LLC, by Richard J Margenot, Manager

Signature: ___________________________ Date: ________________

Property Owner 3: ___________________________ Address: ___________________________ Date: ________________

Property Owner 4: ___________________________ Address: ___________________________ Date: ________________

Applicant: Greenwich Capital Properties Group LLC

Signature: ___________________________ Date: ________________

Authorized Agent: Divney Tung Schwalbe, LLP

Signature: ___________________________ Date: ________________
January 22, 2021

Ms. Katie DeLuca, AICP, Town Planner
Planning and Zoning Commission
Town of Greenwich
110 Field Point Road
Greenwich, CT 06830

RE: Pre-Application Review for a proposal to redevelop an existing automobile dealership with residential use at 290-294 Mason Street and 275-321 Mason Street pursuant to Section 6-110 Dwelling Units Permitted in the Business Zones

Dear Katie:

On behalf of Greenwich Capital Properties Group LLC together with Orchard Place Associates LLC and Bruce Park Associates LLC, owners of the above referenced property (collectively the “Applicant”), we respectfully request a pre-application review by the Planning and Zoning Commission of the above-referenced proposal to redevelop an existing automotive sales and service use with a residential use consistent with the goals of the Town’s Plan of Conservation and Development (POCD).

Existing Site and Uses
As shown on Figure 1, Existing Conditions, the proposed redevelopment site is located on Mason Street at its intersection with Bruce Park Avenue within the CGB zone. On the east side of Mason Street the site consists of a 48,221-square foot parcel, and on the west it consists of a 10,284 square foot parcel and a 5,499-square foot parcel, the latter of which extends to Greenwich Avenue. Automotive uses have existed on portions of the Mason Street properties since the early

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1 Orchard Place Associates LLC is the owner of 290 Mason Street (01-2123/S) and 275-321 Mason Street (01-1602/S, 01-1705/S, 01-1632/S, 01-1469/S, 01-2517/S, 1-2123/S). Bruce Park Associates LLC is owner of 294 Mason Street (01-2011/S)

2 Orchard Place Associates LLC is also the owner of 405 Greenwich Avenue, which is located in the CGBR zone. The existing building, which would remain, consists of a two-story commercial structure with an existing art gallery use on two levels.
twentieth century. Greenwich Honda has operated its sales and service in several one-story buildings on the property since 1995 (see Figure 2, *Aerial View of Properties*).

**Proposal to Redevelop the Site**

The Applicant believes that the Mason Street portions of the property are uniquely positioned to be redeveloped with housing in a walkable, pedestrian-friendly setting proximate to Greenwich Avenue, consistent with the POCD and the objectives of the Town’s Building Zone Regulations Section 6-110.

The Applicant’s initial planning studies considered residential buildings on both the east and west sides of Mason Street. It quickly became apparent, however, that locating all residential units within one building on the larger east parcel would be more efficient, would reduce curb cuts and simplify traffic circulation on Mason Street, and would leave the smaller west parcel, directly proximate to Greenwich Avenue, for potential use as publicly-accessible open space.

As shown on Figure 3, *Proposed Overall Site Plan*, prepared by Perkins Eastman Architects, the proposed redevelopment would create a new four-story residential building along the eastern portion of Mason Street. The building would contain approximately 30 apartments and associated amenity spaces. By constructing the building into the hill at the rear of the site, the proposed project would conceal the parking below a large, landscaped deck. As illustrated on Figure 4, *Concept Mason Street Perspective* To fit within the scale of the surrounding buildings, the design consists of four interconnected, gabled forms. The building architecture is inspired by American Shingle Style, clad in traditional materials.

The Applicant has been attending and participating in the Commission’s workshops on the proposed amendments to Section 6-110 of the Zoning Regulations. If the Town’s intent is to encourage the redevelopment of high-value CGB-zoned properties from commercial to residential use, the Applicant strongly believes that incentives in those zones proximate to downtown Greenwich, where existing infrastructure, retail and restaurants can support and be supported by new close-in residents, should permit an FAR of 1.0 or more and building heights of at least four stories and 48 feet. The proposal has been designed to be consistent with the POCD and further supports the vibrancy of downtown as a desirable place and destination. Should the permitted FAR and/or height be reduced below the current Section 6-110 limits, a residential proposal such as illustrated herein would not be feasible and the Town’s objective of creating high quality market-rate and affordable housing in close proximity to Greenwich Avenue is unlikely to be achieved.
Ms. Katie DeLuca, AICP, Town Planner
Re: Mason Street Development

January 22, 2021

Page 3

We look forward to presenting this pre-application with further information and plans to the Planning and Zoning Commission at its next available public meeting. Should you or your staff have any questions in the interim, please do not hesitate to contact me.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Matthew N. Steinberg, AICP
Associate

Enclosures
cc:  JP Gagné, GCPG,
     Richard Margenot, Esq.
     Shipman & Goodwin, LLP
     Rocco V. D'Andrea, Inc.
     Perkins Eastman
Data Source: Town of Greenwich
Geographic Information Systems
2016 Basemap Data

GIS MAP
290-294 & 275-321 MASON STREET
TOWN OF GREENWICH, CONNECTICUT
STATE OF NEW YORK

COUNTY OF WESTCHESTER

I, Lisa George, being first duly sworn, do hereby certify that on January 22, 2021, 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 shown on the Town Tax Assessor’s Office records of property abutting (as said term defined in Sec. 6-14 (a)(3) of the Greenwich Building Zone Regulations) the property belonging to Bruce Park Associates LLC and Orchard Place Associates LLC for which an application for pre-application review has been filed with the Greenwich Planning and Zoning Commission.

Lisa George

Subscribed and sworn to before me on
This 22nd day of January 2021

LORRAINE M. WITT
Notary Public

LORRAINE M. WITT
Notary Public. State of New York
No. 01W4758935
Qualified in Dutchess County
Commission Expires 11/30/2022
Exhibit A

Abutting Property Owners of: 290-294 Mason Street, 275-321 Mason Street and 405 Greenwich Avenue:

Lisa Loprinzo & John T W/S
279 Mason Street
Greenwich, CT 06930
01-1483/S

Classic Custom Coach Works LLC
One Zygmont Lane
Greenwich, CT 06831
01-1509/S

Tipperary Ridge LLC
500 Beachview Drive, Apt 2N
Vero Beach, FL 32963
01-1534/S

Helene J Griffin
66 Ridge St
Greenwich, CT 06830
01-1552/S

410 Greenwich LLC
112 Mason Street
Greenwich, CT 06830
01-1554/S

Classic Custom Coach Works LLC
One Zygmont Lane
Greenwich, CT 06831
01-1631/S

Joseph L Dowling III & Diana E W/S
58 Ridge Street
Greenwich, CT 06830
01-1713/S

AK Properties Group LLC
309 East 94th Street
New York, NY 10128
01-1717/S
Exhibit A

CPP 409 Greenwich Avenue LLC
c/o Core Plus Partners LLC
PO Box 4955
Greenwich, CT 06831
01-1820/S

John V Faraci Jr & Heath H
PO Box 192
Moose, WY 83012
01-1854/S

415 GA Acquisition LLC
2 Dearfield Drive
Greenwich, CT 06831
01-1866/S

Carl G R Carlson Jr
PO Box 1221
Greenwich, CT 06836-1221
01-1899/S

Gilliam Properties LLC
16 Bruce Park Ave
Greenwich, CT 06830
01-1900/S

Briggson 403 LLC
c/o Brian S Briggs ET AL
8 Quaker Ridge Road
Sherman, CT 06830
01-1903/S

Briggson 290 LLC
403 Greenwich Avenue
Greenwich, CT 06830
01-1905/S

Shari-Mari-Fuki #2 LLC
28 Bruce Park Ave
Greenwich, CT 06830
01-1935/S
410 Greenwich LLC
112 Mason Street
Greenwich, CT 06830
01-1998/S

John A Duge Jr
22 Bruce Park Avenue
Greenwich, CT 06830
01-2037/S

E A Foster LLC
c/o Craig Foster
348 Boston Post Road
Madison, CT 06443
01-2040/S

Railroad Properties LLC
c/o Kensico Properties
509 Madison Avenue, Ste 200
New York, NY 10022
01-2110/S

34 Bruce Park Avenue LLC
289 Selleck Street
Stamford, CT 06902
01-2621/S

JBCP Greenwich LLC
112 Mason Street
Greenwich, CT 06830
01-3225/S

JBCP Greenwich LLC
112 Mason Street
Greenwich, CT 06830
01-3226/S
January 22, 2021

To whom it may concern:

Notice is hereby given that Bruce Park Associates LLC and Orchard Place Associates LLC, as Property Owners and Greenwich Capital Properties Group, LLC, as Applicant, have filed a request with the Town of Greenwich Planning and Zoning Commission to conduct a pre-application review of a proposal to redevelop an existing automobile use with residential use at 290-294 Mason Street, 275-321 Mason Street and 405 Greenwich Avenue, Greenwich, Connecticut.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

DIVNEY TUNG SCHWALBE, LLP

Matthew N. Steinberg, AICP