



TOWN OF GREENWICH

Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Site Plan Application

Property Address: 57 OLD POST ROAD # 2, LOT # 1 Tax ID: 03 - 1791/5
Property Owner: ARNOLD FRUMIN Address: 57 OLD POST RD # 2
Email: ARNOLD@AMANKITG.COM Cell Phone: 646-479-6666 Other Phone: 203-622-0177
Applicant: NICK BARILE Address: 57 OLD POST RD # 2
Email: NICK@YORKTEX.COM Cell Phone: 203 550-3301 Other Phone: -
Authorized Agent: NICK BARILE Address: SAME
Email: SAME Cell Phone: SAME Other Phone: -

Select One: Pre-Application Final

Zone(s): GB Lot Area: 0.3214

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

To be completed by P&Z staff only:

Check # _____ Check Amount: \$ _____

Application # _____



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Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b

Sec. 7-159b. 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, 126, 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: 57 OLD POST ROAD # 2 Tax ID: 03-1791/S

Anticipated Type of Application: _____

Property Owner 1: ARNOLD FRUNIT Address: 57 Old Post Rd #2 06830
Signature: [Signature] Date: 2/4/21

Property Owner 2: _____ Address: _____
Signature: _____

Property Owner 3: NORTH AMERICAN ENERGY SYSTEMS Address: 57 Old Post Rd 2
Signature: [Signature] Date: 2/4/21

Property Owner 4: _____ Address: _____
Signature: _____ Date: _____

Applicant: NORTH AMERICAN ENERGY SYSTEMS Address: 57 Old Post Rd No 2, Greenwich 06830
Signature: [Signature] Date: 2/4/21

Authorized Agent: _____ Address: _____
Signature: _____ Date: _____

February 9 2021

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

Re: 57 Old Post Road #2,
Lot #1, 03-1791/S

To whom it may concern,

We wish to construct a vertical mechanical car lift parking system at the above- mentioned property.

The system structure is constructed of steel framing and can accommodate 7 cars.

The dimensions are: twenty feet wide by seventeen feet deep by twenty-three feet high.

It will be secured on poured concrete footings with anchor bolts and served by a fifty-amp electrical line derived from the existing building.

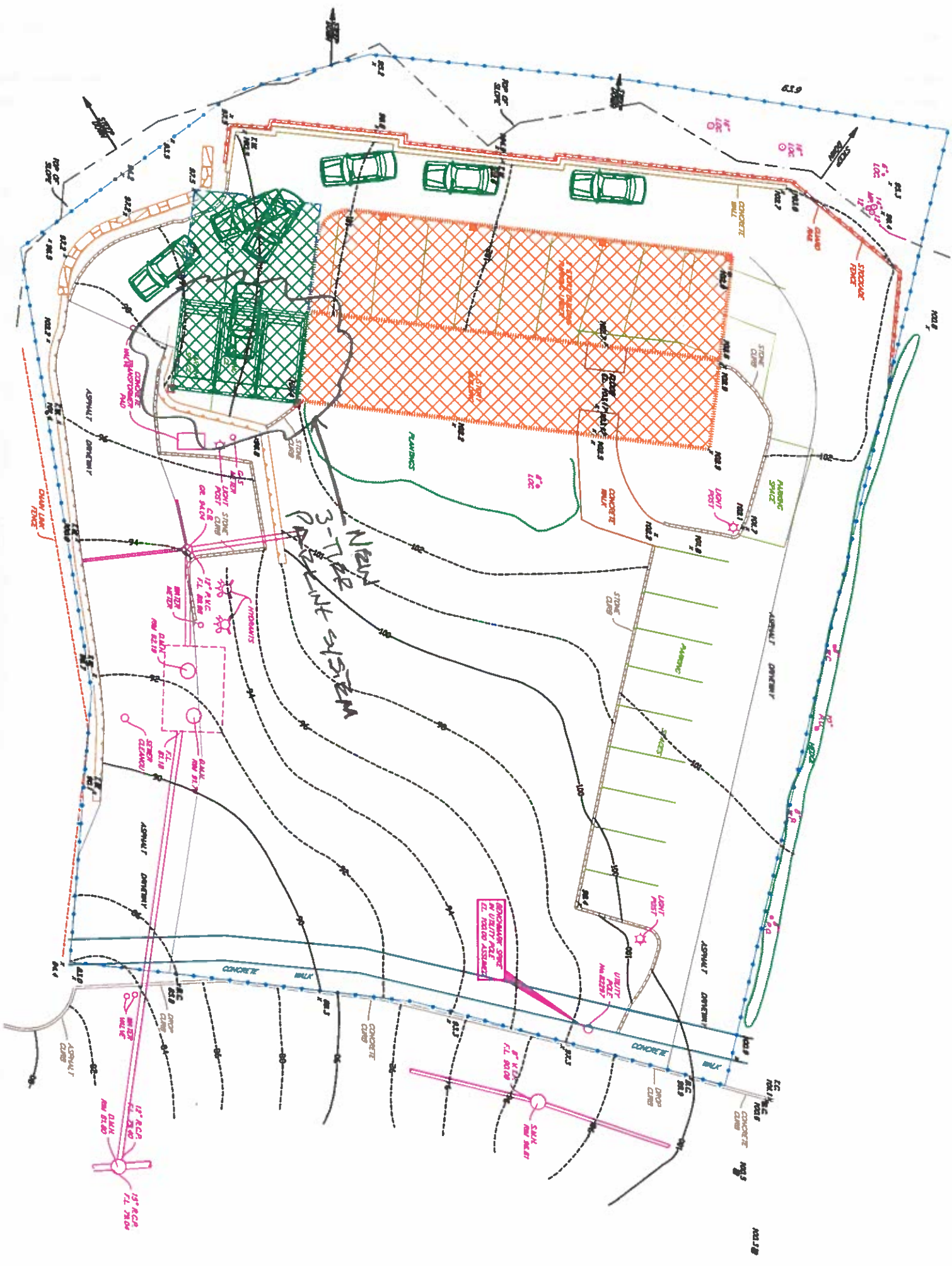
Access to the system will be via the existing driveway.

If you have any additional questions, please do not hesitate to contact the undersigned.

Very Best

A handwritten signature in black ink, appearing to read 'Nick Barile', with a stylized, cursive script.

Nick Barile



3-TIER
NEW
PARKING SYSTEM

CONCRETE MILL
IN VIEW ALONG 72'
EMERGENCY DRIVE TO
SEE APPROACH

12" R.C.
FL. 22' 0"
12" R.C.
FL. 28' 0"

8" R.C.
FL. 8' 0" DIA.
8" R.C.
FL. 8' 0" DIA.

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

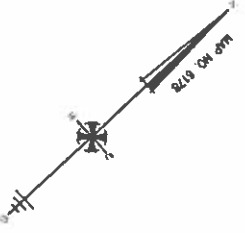
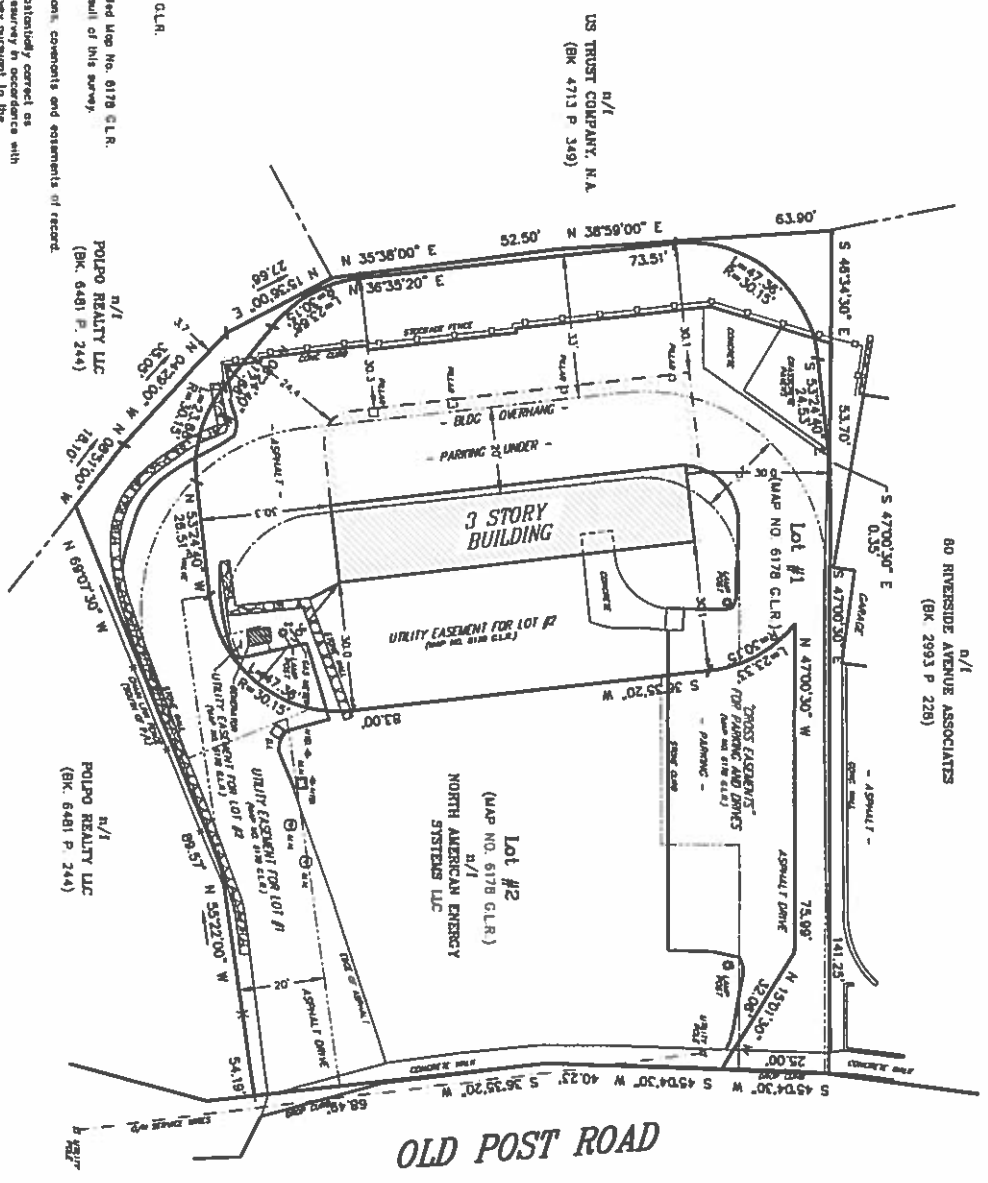
12" R.C.
FL. 28' 0"
12" R.C.
FL. 28' 0"

ZONING REQUIREMENTS (ZONE GB)

MINIMUM STREET FRONT	MINIMUM LOT SIZE - FRONTYIELD	MINIMUM BUILDING SETBACK	MINIMUM LOT AREA	MIN. LOT COVERAGE	MIN. LOT DEPTH	MIN. LOT COVERAGE	ACCESSORY USE	ACCESSORY AREA
30 FT	1/2 Acre	5 FT	1/2 Acre	10%	100 FT	10%	1/2 Acre	1/2 Acre
40 FT	3/4 Acre	5 FT	3/4 Acre	10%	100 FT	10%	3/4 Acre	3/4 Acre
50 FT	1 Acre	5 FT	1 Acre	10%	100 FT	10%	1 Acre	1 Acre

Zone: GB
Area = 14,481 Sq. Ft.
0.3284 Acres

- MAP NO. 1383 G.L.R. -



NOTES:

Deed References: Bk. 3424 P. 248
Map References: 1027, 1028, 1383 & 6178 G.L.R.
Survey Type: **PROPERTY SURVEY**
Lot Nos. hereon are shown on Referenced Field Map No. 6178 G.L.R.
No new monumentation established as a result of this survey.
Property is subject to restrictions, reservations, covenants and easements of record.
To my knowledge and belief this map is substantially correct as noted hereon. This survey is a Dependent Survey in accordance with the accuracy standards of a Class A-2 survey pursuant to the regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the current Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1998.
Only copies of this map bearing an original imprint of the Surveyor's embossed seal are true, valid copies.

ADAM C. MCCANN, L.S. #70154 Date
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



PROJECT:
OPR #2 LLC
37 OLD POST ROAD #2
GREENWICH, CONNECTICUT
PARCEL GR. 05-1781/S

DRAWING TITLE:
PROPERTY SURVEY

DRAWING NO.: 2017-1-PR
SCALE: 1" = 20'
DATE: MARCH 15, 2017

PR-1



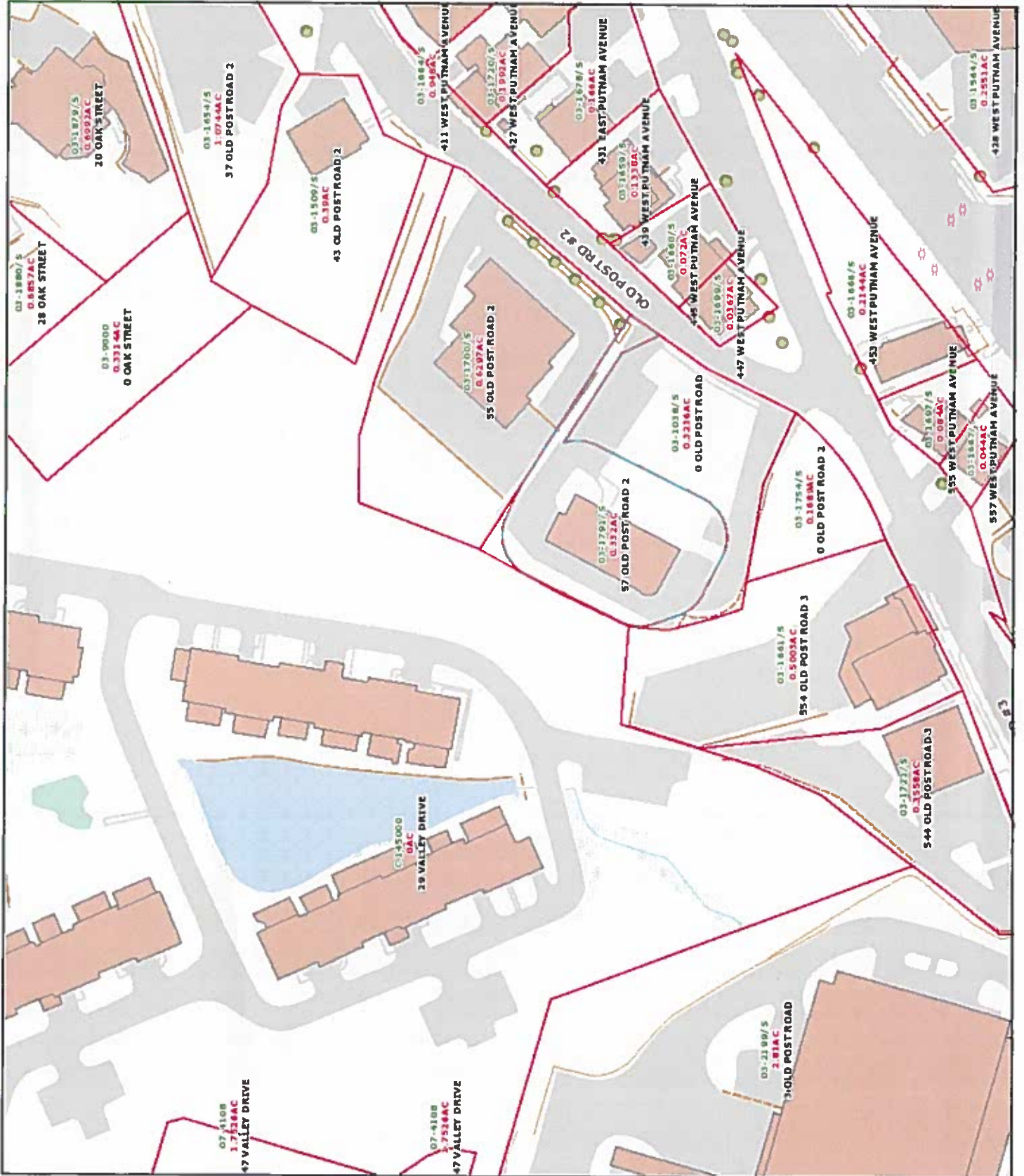
1:1080
1"=90'

57 Old Post Road #2



2/10/2021 10:07:11 AM

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10

07-2361/S
NETO EDUARDO FORLEO &
HALKER ELISA W/S
18 GEORGETOWNE NORTH
GREENWICH, CT 06831

07-2367/S
KJAERNSTED MARGARET E
332 FIELD POINT RD
GREENWICH, CT 06830

07-2279/S
BARBA DAVID M
3530 E LA PALMA AVE #B108
ANAHEIM, CA 92806

07-2242/S
BREMEN HOUSE INC
5 GEORGETOWN NORTH
GREENWICH, CT 06831

07-2282/S
ELSER ALBERT C II TR &
16101 BAYCROSS DRIVE
LAKEWOOD RANCH, FL 34202-

07-2329/S
HIRSCHFELD LINDA A
26 GEORGETOWNE NORTH
GREENWICH, CT 06831

03-1699/S
PISKIC LEO
447 WEST PUTNAM AVE
GREENWICH, CT 06830

03-1697/S
SHARI MARI FUKI #3 LLC
28 BRUCE PARK AVENUE
GREENWICH, CT 06830

03-1661/S
POLPO REALTY LLC
554 OLD POST ROAD #3
GREENWICH, CT 06830

03-1700/S
80 RIVERDALE AVENUE
ASSOCIATES
55 OLD POST ROAD #2
GREENWICH, CT 06830



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U.S. POSTAGE PAID
GREENWICH, CT
06831
FEB 11, 21
AMOUNT
\$17.60
R2305P149603-26



ECW

30

03-1791/S
OPR #2 LLC
57 OLD POST RD #2
GREENWICH, CT 06830

03-1038/S
NORTH AMERICAN ENERGY
SYSTEMS LLC
57 OLD POST ROAD - #2
GREENWICH, CT 06830

03-1754/S
POLPO REALTY LLC
554 OLD POST ROAD #3
GREENWICH, CT 06830

03-1660/S
L & E RENTAL AND
CONSTRUCTION LLC
93 VALLEY ROAD B
COS COB, CT 06807

03-1666/S
FONG THOMAS P
68 LEWIS ST
GREENWICH, CT 06830

07-2327/S
KRONTHAL ANNA WEI TR
12 VALLEY DRIVE
GREENWICH, CT 06831

07-2239/S
MCDONALD KATHLEEN
6 SALTWORKS ROAD
BLUFFTON, SC 29910

07-2326/S
MORELL MARK J & BROOKE
W/S
10 VALLEY DRIVE
GREENWICH, CT 06831

07-2241/S
CORRADO CAROLINE
6 GEORGETOWN NORTH
GREENWICH, CT 06830

07-2278/S
FERDINAND WILLIAM V &
JUDITH P W/S
31 GUINEA RD
GREENWICH, CT 06830

07-2281/S
DUFFY THOMAS J TR & MOYA
TR
8 GEORGETOWN NORTH
GREENWICH, CT 06831

07-2328/S
30 GEORGETOWNE LLC
30 GEORGETOWNE NORTH
GREENWICH, CT 06831

07-2362/S
MATTA ROBIN FUCHS
19 GEORGETOWNE NORTH
GREENWICH, CT 06831

07-2363/S
KATZ ALYSSA
20 GEORGETOWN NORTH
GREENWICH, CT 06831

07-2354/S
IMBROGNO MICHAEL J &
VITA L W/S
1 VALLEY DRIVE
GREENWICH, CT 06830

07-2243/S
EISING RICHARD A JR TR
350 BEACH ROAD UNIT 206
TEQUESTA, FL 33469

07-2325/S
SPANO MARK & MALONE
ALICE P TR
260 MILBANK AVE
GREENWICH, CT 06830

07-2358/S
BENENSON MICHAEL J
REVOCABLE TRUST &
15 VALLEY DRIVE
GREENWICH, CT 06831

07-2364/S
HALAC KAREN
21 VALLEY DRIVE
GREENWICH, CT 06831

07-2365/S
CLEMENTS TORY
22 GEORGETOWN NORTH
GREENWICH, CT 06830

07-2280/S
POLUCCI THOMAS
29 VALLEY DRIVE
GREENWICH, CT 06831

07-2355/S
HARPER BEATRICE T
2 VALLEY ROAD
GREENWICH, CT 06831

07-2359/S
DIANA MARY G
16 GEORGETOWN NORTH
GREENWICH, CT 06831

07-2356/S
PARRY ANN TR & DAVID M
TR
3 GEORGETOWNE NORTH
GREENWICH, CT 06831

07-2360/S
WHITE CHARLES M & MARY E
17 VALLEY DRIVE
GREENWICH, CT 06831

07-2366/S
MADDEN J KEVIN &
CHRISTINE C W/S
2 EXECUTIVE BLVD SUITE 103
SUFFERN, NY 10901

07-2240/S
DORSEY CATHERINE M
60 SAINT MARKS PLACE #3
NEW YORK, NY 10003

07-2277/S
STOCKWELL JEFFREY T ET
AL W/S
27 VALLEY DR
GREENWICH, CT 06831

07-1110/S
GATTINELLA MARIANNE
25 GEORGETOWN NORTH
GREENWICH, CT 06831

07-2357/S
BARBA RONALD T TR &
KATHERINE D TR
2 GATEFIELD DRIVE
GREENWICH, CT 06830



GREENWICH
29 VALLEY DR
GREENWICH, CT 06831-9998
(800)275-8777

02/11/2021 02:48 PM

Product	Qty	Unit Price	Price
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US Flag Bklt/20	2	\$11.00	\$22.00
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CTOM - Firm - Domestic	40		\$17.60
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Grand Total: \$39.60

Credit Card Remitted \$39.60

Card Name: AMEX
Account #: XXXXXXXXXXXX1003
Approval #: 844536
Transaction #: 994
AID: A000000025010801 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

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Track your Packages
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Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 083060-0832
Receipt #: 840-50600314-3-4387142-1
Clerk: 26



TOWN OF GREENWICH

Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

**Affidavit of Notification of Application for Rezoning / Special Permit /
Site Plan / Subdivision Applications**

(STATE OF CONNECTICUT)
(COUNTY OF FAIRFIELD)): GREENWICH

Jill Barile
I (name), being first duly sworn, do hereby certify that on (date), 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 (date) 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 (owner name) for which an application for (type of application) has been filled with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to *2/11/21*
Before me on

~~Nicholas Barile~~
Notary Public
NOTARY PUBLIC, State of New York
NO. 01BA5023935
Qualified in Westchester County
Commision Expires April 09, 20*22*



TOWN OF GREENWICH

Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Pre-Application Review Checklist

Property Address: 57 OLD POST RD. # 2, LOT # 1 Tax ID: 03-1794/S

Anticipated Type of Application: SPECIAL PERMIT

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 Statutes (Sec. 7-159b). Specifically, Section 7-159b of the Connecticut General Statutes notes that a "Pre-application review and any results or information obtained from it may not be applied 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." 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.