Application for Exterior Alteration/ New Construction

Name of Project: Greenwich Hospital Smilow Cancer Center

Address of Project: 16-38 Lake Avenue & 54-64 Lafayette Place

Tax ID: 07-4071/S; 07-1755; 07-4047/S; 07-1632/S;
07-1784/S; 07-1647/S; 07-4079/S; 07-4064/S

Building Zone: RMF to H-2

Proposed Use of Floor Space: Outpatient Cancer Treatment

Previous Occupant: Greenwich Hospital

Previous Use: office, residential, parking

Other tenants/uses in the building: N/A

Changes to the floor area (GSF): Existing: 37,991

Proposed: 54,865

Has a site plan been submitted to Planning and Zoning for this site/project? □ NO: ☑ YES:

Has this project been reviewed by ARC prior to this submission? ☑ NO □ YES:

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Greenwich Hospital proposes to construct a new cancer treatment facility. It will be a two-story building with a penthouse for medical equipment in accordance with the attached plans.

Will there be any change to, or addition of mechanical equipment? □ NO: ☑ YES:

Where will it be located? On roof.

Name of Property Owner: Greenwich Hospital

Signature of Property Owner: *See Authorization Letter

Name of Applicant: Greenwich Hospital

Email: This email address will be used to contact you, c/o Thomas J. Heagney (THeagney@HLS248.com)

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Daytime Phone: (203) 661-8400

Applicant Signature:  

Architectural Firm: Shepley Bulfinch

Architect’s Phone Number: (617) 423-1700

Check #: Check Amount: PLPZ
Submit the following: *(Plans must be full sized, dimensioned, to-scale, and professionally prepared)*:

- **PDFs.** One (1) CD containing *digital copies, in pdf format, of all documentation required per this checklist.*
- **Application form.** Three (3) copies of the completed application form with owner signature(s) and contact email(s).
- **Tax Card.** One (1) copy of the tax card from the Tax Assessor’s office.
- **Site Development Plans:** One (1) full size set to include:
  a. **Plot Plan.** One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  b. **Cross sections.** If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  c. **Landscape Plan.** One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  d. **Lighting.** One (1) lighting plan, showing locations, specs, bulbing, temperature and lumen plan for all fixtures.
  e. **Mechanicals.** One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
- **Architectural Plans:** One (1) full size set to include:
  a. **Elevations.** One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  b. **Floor Plans.** One (1) full sized set of architectural floor plans for each floor.
  c. **Building Sections.** One (1) set of building sections at a scale of at least $1'' = 30'$.
  d. **Context Elevations.** One (1) set of schematic elevations of all buildings on abutting properties.
- **Color photographs.** Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
- **Material list.** A list of all building materials and colors that are proposed.
- **Samples.** Samples of all building materials and colors that are proposed.
- **Other material.** Additional material may be deemed appropriate to enable the Committee to evaluate the design.
- **Processing fee.** The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING: Signature.

☐ The applicant or qualified representative **MUST APPEAR AT THE MEETING** to present the project.

and must **BRING the following TO THE MEETING:**

☐ Eight (8) copies of the complete application package (as submitted above) including architectural **lighting, mechanical and landscaping plans** to be handed out to Committee members at the meeting.

☐ All large samples that will not fit in the file.
NARRATIVE

Introduction:

This is a proposal by Greenwich Hospital to build a new cancer treatment center on property located at the corner of Lafayette Place and Lake Avenue to address the long-term health care needs of the community. The property comprises eight lots with residential, commercial and parking uses on 94,896 square feet. The Plan of Conservation and Development adopted in 2019 speaks to responding to resident healthcare needs and speaks to improvements for the physical plant and outpatient services of the hospital. This is the first POCD which has focused on healthcare needs for town residents.

The concept for a new cancer center was first presented to the Planning and Zoning Commission on February 25, 2020. As was stated at the hearing, Greenwich Hospital has served the community since its founding in 1903 and has been located on Perryridge Road since 1917. After a series of renovations in the 40s, 50s, and 60s, in 1990 the Commission adopted two hospital zones which led to the renovation and construction of the Helmsley Pavilion in 1999 and the Watson Building in 2006. Over the last several years the Hospital has moved services such as physical therapy and occupational therapy to 500 West Putnam Avenue and has converted all semiprivate rooms to private. As part of the Yale New Haven Healthcare System, the goal with the new Smilow Cancer Center is to bring the expertise and treatment available in New Haven to Greenwich. This will not only enable Greenwich Hospital to provide improved treatment and facilities but also provide treatment for residents in Town who have needed to go elsewhere for their care. The then hospital President Norman Roth and COO Diane Kelly, who
is now President, described the improved services and areas of treatment which the new cancer center would bring. The initial concept was an 80,000 square foot 50-foot high facility.

Less than a month after this presentation the country was plunged into a pandemic which absorbed the focus and resources of Greenwich Hospital to treat town residents. On December 1, 2020 we returned to the Commission under the pre-preliminary process and presented a revised proposal which scaled down the size of the building and better defined the services and treatments to be provided. The proposal discussed at that time was a two-story building rather than three and proposed more detailed use of the Bendheim Building.

The proposal we are presenting to you now has been further refined to a building which is 54,865 square feet including the enclosed penthouse area. As a result of these changes there is no need to revise the FAR or height requirements of the H-2 zone. The current proposal is within the 40-foot height and the 0.6 FAR. In order to provide more outdoor space for patients during treatment we are proposing an increase in the building coverage and lot coverage limitations.

We believe the plan we are presenting to you provides for comprehensive cancer treatment for town residents.

**Site Plan and Special Permit:**

The proposed site for the new Smilow Cancer Center comprises eight parcels at the corner of Lafayette Place and Lake Avenue including 54 to 64 Lafayette Place and 16 to 38 Lake Avenue. The parcels are a mixture of apartments, office and commercial uses as well as parking lots. Existing buildings total 37,991 square feet of floor area. The proposed two-story building and penthouse would comprise 54,865 square feet. The proposal includes 118 below-ground and surface parking spaces. The primary entrance drive for the facility will be from Lake Avenue and
there will be a service drive on Lafayette Place. The main entrance to the center will be on the west side of the building facing the parking lot. Taking advantage of the topography of the site, the first floor will be at grade on the west side of the building and on the east side, facing Lafayette Place, the second floor will be at grade with the penthouse above. Extensive landscaping is provided, and a healing garden is associated with the treatment rooms on the second floor. Outdoor seating areas are also provided for staff. Exterior materials were designed to be compatible with and complementary to the existing campus buildings.

The applicant has met with the Town Engineer and the Deputy Commissioner of Public Works regarding reconfiguration of the traffic circle at Lake Avenue, Lafayette Place, William Street and Perryridge Road. The proposed plan includes eliminating the crosswalk through the middle of the traffic circle and locating it to the west on Lake Avenue. This reconfiguration will alleviate the need for considering a traffic signal or enlarging the traffic circle. An additional crosswalk with flashing lights will also be installed westerly on Lake Avenue for the facility staff and patients crossing from the hospital campus to the southside of Lake Avenue.

There will be a slight encroachment of the site wall on Lafayette Place and after reviewing the matter with the Town DPW we have drafted a License Agreement for the wall. In addition, a portion of the sidewalk on Lake Avenue is located on the Hospital’s property and we have provided a draft easement to the Town to cover this.

Our project engineers, Redniss and Mead, have also submitted plans to the Sewer Division in connection with a new sewer connection for the proposed building. Discussions are ongoing as to the capacity of the sewer main in Lake Avenue and the one along Horseneck Brook.
Adler Consulting has prepared a parking and traffic study. The Smilow Cancer Center will operate Monday through Friday from 8:00 AM to 5:00 PM. A comprehensive parking study was done for all of the hospital properties which indicated that by using valet for certain sites and garages, there will be adequate parking available for all proposed and existing uses on the hospital campus. The hospital currently utilizes valet services on a regular basis. The traffic study concluded the levels of service will remain consistent with existing conditions after the construction of the cancer center.

Extensive landscape plans have been prepared which include proposed trees within the town right-of-way. Our landscape architect has been in contact with the Town Tree Warden seeking his review and approval. A photometric plan has been prepared showing that the proposed lighting will meet the 0.1-foot candle limitation at all property lines.

Re-Zoning:

The Hospital proposes to re-zone the property located at 16 -38 Lake Avenue and 54-64 Lafayette Place from RMF to H-2 to permit the construction of the new Smilow Cancer Center. In comparing the respective zones, the RMF permits four stories and 40 feet similarly to the H-2 Zone and has the same floor area ratio limitation of 0.6. Three of the five properties proposed to be re-zoned are non-conforming, being used for commercial office. The properties are suitable for re-zoning because they are across the street from both the H-1 and H-2 Zones and would enable the hospital to centralize uses in a district that already features hospital services. The re-zoning would carry out objective 6.4 of the Plan of Conservation and Development which calls for the support of Greenwich Hospital’s efforts to provide medical services to Greenwich residents. This re-zoning will meet the intent and purpose of the hospital zones by providing for
the development of hospital facilities to meet the Town of Greenwich residents’ major medical needs. The proposed uses for the at the Smilow Cancer Center are all permitted within the H-2 zone including outpatient clinics for specialized medical care; specialized medical clinics facilities that provide medical technical and professional healthcare support to the hospital in connection with its rendition of medical services; including but not limited to diagnostic testing centers and storage facilities for medical equipment, supplies and professional offices for physicians directly involved with the cancer center. The new facility is for outpatient treatment and testing and no inpatient hospital space will be provided.

**Amendment to H-2 Regulation:**

The proposed Smilow Cancer Center building will be 54,865 square feet including 2,875 square feet of the penthouse mechanical space for a FAR of 0.578. The proposed building will be 39’ 2 3/8” in height from average grade, conforming with the 40-foot-high limit permitted in the zone and will be two stories with the penthouse rather than the four-stories permitted. As part of the proposed site plan there are extensive outdoor landscaped treatment areas for patients, which occupy portions of the site resulting in the building being in excess of 35% of the lot area. The proposed building coverage is 41.1% of lot area, therefore the applicant requests an amendment to the building coverage limitation from 35% to 45%. In addition, lot coverage is proposed to be 77.1% of the lot area rather than the permitted 75%. This additional lot coverage allows for fire apparatus access around the entire building and for a separate delivery area for medical equipment and supplies. Therefore, a modification of the lot coverage limitation from 75% to 80% is requested. Significant landscaping is proposed along both Lafayette Place and
Lake Avenue including street trees shrubs bushes and other plant material. Over 30 trees are proposed along the perimeter of the site and all existing street trees but one will be retained.

**Summary:**

The new Smilow Cancer Center facility will enable Greenwich Hospital to provide oncology services to Greenwich residents in town rather than requiring them to go to other facilities outside of town or to the Smilow Cancer Center in New Haven. The advanced services provided at Yale New Haven Hospital will be brought to the town. The building will be in keeping in scale and design with other hospital facilities as well as the surrounding multifamily buildings. Along with other improvements that Greenwich Hospital has made in recent years this will enable the hospital to provide cutting edge medical treatment and maintain its vitality for the community.

Respectfully Submitted,

Thomas J. Heagney
Dated: March 22, 2021
**Parcels Information**

- **Parcels Number**: 07-4071/S
- **Parent Parcel Number**: 07-4071/S
- **Property Address**: LAKE AVENUE 0016
- **Neighborhood**: 123070 NORTH DOWNTOWN [2]
- **Property Class**: 2A3 Exempt Commercial
- **Jurisdiction**: 57 Greenwich, CT
- **Area**: 001
- **Corporation**: 057
- **District**: 07
- **Section & Plat**: 167
- **Routing Number**: 448450002

**Exempt**

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**Comp**: 8617

**Dean**: Ancillary hospital office space.

**Gen**: First floor incorporates 9 rms incldg a kitchen and 4 rms that may be used as bedrooms. The second floor contains bedrooms and a laundry room. There is a 3-fix H bath on the 1st flr and a 3-fix bath on the 2nd flr. Since 2002 bldg used first as ancillary ofc for hosp admin and sbsequently for storage. As of 10/07 no res'l occup. Maintain status quo. A 21'x28' area of 2nd flr 2st flr section is unfl attic.

**MBGE**: Merged in 07-1788/S per GLR Map 8617. Land area increased from 7,275 sq. ft. to 11,006 sq. ft. RCS - 9/11/12.
GH REALTY HOLDING LLC %GREENWICH
HOSPITAL-ATTN: REAL ESTATE
8 PERRY RIDGE ROAD
GREENWICH, CT 06830
LOT NO 4 LAKE AVE 55

LAKE AVENUE 0028
Printed 02/13/2020 Card No. 1 of 1

RESIDENTIAL

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LAND DATA AND CALCULATIONS

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SUPPLEMENTAL CARDS

TRUE TAX VALUE

565300
# Greenwich Hospital

## Administrative Information
- **Parcel Number:** 07-4047/S
- **Parent Parcel Number:**
- **Property Address:**
- **Neighborhood:** 123070 NORTH DOWNTOWN [2]
- **Property Class:** 752 EXEMPT RESIDENTIAL
- **Jurisdiction:** 57 Greenwich, CT
- **Area:** 001
- **Corporation:** 057
- **District:** 07
- **Section & Plat:** 167
- **Routing Number:** 448450004

## Ownership
- **Tax ID:** 247/008
- **Transfer of Ownership:**
  - **Date:** 01/06/2012
    - **Owner:** GREENWICH HOSPITAL ASSOCIATION
    - **Bk/Pg:** 6265, 4
    - **2012 Value:** $0
  - **Date:** 06/03/1994
    - **Owner:** GREENWICH NURSING & H ealt
    - **Bk/Pg:** 2562, 303
    - **2014 Value:** $0
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    - **Owner:** PERRYRIDGE CORPORATION TH
    - **Bk/Pg:** 2236, 291
    - **2012 Value:** $0

## Exempt

## Valuation Record

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## Land Data and Calculations

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## Supplemental Cards
- **True Tax Value:** 593000
- **Total Land Value:** 593000
RESIDENTIAL

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Supplemental Cards

TRUE TAX VALUE

661300
07-1784/S
GH REALTY HOLDING LLC
LAKE AVENUE 0038
011/11

PARCEL NUMBER
07-1784/S
Parent Parcel Number

Property Address
LAKE AVENUE 0038

Neighborhood
2200 WEST PUTNAM

Property Class
213 Medical Office

TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 07
Section & Plat 167
Routing Number 4484S0007

Topography:

Public Utilities:
Sewer, Electric
Street or Road:

Zoning:
R-MF Single & Multi-Family
Legal Acres:
0.1916

COMMERCIAL

OWNERSHIP
GH REALTY HOLDING LLC
PO BOX 9403
NEW HAVEN, CT 06535

LOT NO 6 LAKE AVENUE S 7

TRANSFER OF OWNERSHIP

Date
03/11/2020 38 LAKE AVENUE ASSOCIATES LLC
Bk/Pg: 7638, 136 $195000
05/30/2006 ROUSELL CHARLES W ET AL
Bk/Pg: 5184, 178 $0
03/20/1978 DALE PAUL W ET AL
Bk/Pg: 1064, 180 $0
01/12/1967 NA
Bk/Pg: 750, 313 $0

VALUATION RECORD

Assessment Year 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 10/01/2020


VALUATION L 734300 734300 734300 734300 734300 734300 734300
Market B 450700 450700 450700 450700 450700 450700 450700
T 1185000 1185000 1185000 1185000 1185000 1185000 1185000

70% Assessed B 315490 315490 315490 315490 315490 315490 315490
T 829500 829500 829500 829500 829500 829500 829500

LAND DATA AND CALCULATIONS

Land Type Rating Measured Prod. Factor Base Rate Adjusted Rate Extended Value Influence Value
Soil ID -or- Acreage -or- Effective Square Feet Factor Rate Value
Frontage -or- Effective Depth Factor

1 Primary Commercial 8346.09 87.98 87.98 734300 734300

BP18: 17-3555; Replace 2nd. Fl. Furnace $4,000
CKMP: 769
DBA: Medical Office; NECTR
D/O: Owner-Occupied Commercial
P: 12 spcs

SUPPLEMENTAL CARDS
TRUE TAX VALUE 734300

Supplemental Cards
734300
## PHYSICAL CHARACTERISTICS

### ROOFING
- **Shingle**

### WALLS
- **B 1 2 U**
  - Frame
  - Brick: Yes, Yes
  - Metal
  - Guard

### FRAMING
- **B 1 2 U**
  - Wd Jst: 0
  - R Conc: 1152

### HEATING AND AIR CONDITIONING
- **B 1 2 U**
  - Heat: 1152

## SPECIAL FEATURES

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## SUMMARY OF IMPROVEMENTS

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Total Exterior Features Value: 282400
Depreciated Ext Features: 282400
Neighborhood Adjustment: 141200
TOTAL VALUE: 423600

(LCM: 150.00)
COMMERCIAL

LAFAYETTE PLACE 0054-56
Tax ID 247/003
Printed 02/13/2020 Card No. 1 of 2

TRANSFER OF OWNERSHIP

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TAXING DISTRICT INFORMATION
Jurisdiction: 57 Greenwich, CT
Acre: 001
Corporation: 057
District: 07
Section & Plat: 167
Routing Number: 4477M0080

SITE DESCRIPTION

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LAND DATA AND CALCULATIONS

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Supplemental Cards

TOTAL LAND VALUE
1236000
VALUATION RECORD

Assessment Year  
Reason for Change  

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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### Physical Characteristics

- **Roofing**: Built-up
- **Walls**: B 1 2 U
- **Frame**: Yes
- **Brick**: Yes
- **Metal**: Guard
- **Framing**
  - B 1 2 U
  - Wd Jct 0 2239 0 0
  - R Conc 2239 0 0 0
- **Heating and Air Conditioning**
  - W 1 2 U
  - Heat 2239 2239 0 0

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### Special Features

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- **Use**: Avg
- **Stry**: 1964 1995
- **Const Year**: 0
- **Type**: 0
- **Grade**: 0
- **Rate**: 0
- **Features**: 0
- **Adj Size or Area**: 2239
- **Market**: 0
- **Depr Depr Adj Comp**: 0 150 100 987100

### Data Collector/Date

- **bd**: 02/17/2009

### Appraiser/Date

- **TOG**: 10/01/2015

### Neighborhood

- **Neigh 2200 AV**

### Supplemental Cards

- **TOTAL IMPROVEMENT VALUE**: 987100
**GREENWICH HOSPITAL**

**ADMINISTRATIVE INFORMATION**

**07-4079/S**

**PARCEL NUMBER**

07-4079/S

**Parent Parcel Number**

**Property Address**

LAFAYETTE PLACE 0060

**Neighborhood**

123070 NORTH DOWNTOWN [2]

**Property Class**

899 Apartments Exempt

**TAXING DISTRICT INFORMATION**

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 07

Section & Plat 167

Routing Number 4477W0081A

**Site Description**

Topography:

Public Utilities: Sewer, Electric

Street or Road:

Neighborhood:

**Zoning:** R-MF Single & Multi-Unit

Legal Acres: 0.5170

---

**EXEMPT**

**OWNERSHIP**

GREENWICH HOSPITAL

5 PERRYSIDE ROAD

GREENWICH, CT 06830

LOT NO 7 LAFAYETTE PLACE W81

**LAFFAYETTE PLACE 0060**

Tax ID 247/004

**TRANSFER OF OWNERSHIP**

Printed 02/13/2020 Card No. 1 of 1

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**Supplemental Cards**

**TRUE TAX VALUE**

1013600

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**Supplemental Cards**

TOTAL LAND VALUE

1013600
EXEMPT

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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DRB: Owch Hosp Prkg Lot @ SW corner of Lafayette Pl / Lake Ave intersection.
P: 40 spcs

Supplemental Cards

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<th>Permit Number</th>
<th>Filing Date</th>
<th>Est. Cost</th>
<th>Field Visit</th>
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Supplemental Cards

TRUE TAX VALUE

979800

TOTAL LAND VALUE

979800
**SPECIAL FEATURES**

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<th>Use</th>
<th>Strty Hgt</th>
<th>Const Type</th>
<th>Grade</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Feat</th>
<th>Adj Size or Area</th>
<th>Computed Value</th>
<th>PhysObsd Market %</th>
<th>Value</th>
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**SUMMARY OF IMPROVEMENTS**

Data Collector/Date: 10/07/2011
Appraiser/Date: 10/01/2015
Neighborhood: Neigh 123070 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 117890
March 18, 2021

Architectural Review Committee
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

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

RE: Greenwich Hospital
15-38 Lake Avenue
54-64 Lafayette Place
Greenwich, CT 06830

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission, the Architectural Review Committee and any other Town Municipal Board in connection with the filing of applications on the above captioned property.

GH Realty Holding LLC

[Diane P. Kelly, President]
March 18, 2021

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Greenwich Hospital

Diane P. Kelly, President

Diane P. Kelly, DNP, RN
President
5 Penry Ridge Road
Greenwich, CT 06830-4697
Phone: 203-863-3932
Fax: 203-863-3921
diane.kelly@greenwichhospital.org