Pre-Application Review Checklist

Property Address: 1165 King Street, Greenwich, CT 06831
Anticipated Type of Application: Site Plan & Special Permit

Tax ID: 10-1392

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 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 planometric 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.
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: 1165 King Street, Greenwich, CT 06831

Anticipated Type of Application: Site Plan & Special Permit

Property Owner 1: Greenwich Woods Realty LLC

Signature: ____________________________ Address: 1621 59th Street, Brooklyn, NY 11204

Date: ____________________________

Property Owner 2: ____________________________ Address:

Signature: ____________________________ Date:

Property Owner 3: ____________________________ Address:

Signature: ____________________________ Date:

Property Owner 4: ____________________________ Address:

Signature: ____________________________ Date:

Applicant: Greenwich Woods Realty LLC

Address: 1621 59th Street, Brooklyn, NY 11204

Signature: ____________________________ Date:

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Signature: ____________________________ Date: 4/15/20

pzSec7-159bCGS 2020
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<th>Property Owner 1: Greenwich Woods Realty LLC</th>
<th>Address: 1621 59th Street, Brooklyn, NY 11204</th>
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<td>Email:</td>
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<th>Authorized Agent: Heagney, Lennon &amp; Slane, LLP</th>
<th>Address: 248 Greenwich Avenue, Greenwich, CT 06830</th>
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</thead>
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<tr>
<td>Email: <a href="mailto:THeagney@HLS248.com">THeagney@HLS248.com</a></td>
<td>Cell Phone:</td>
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<tr>
<td>Signature:</td>
<td>Date: 4/17/21</td>
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Site Plan Application

Property Address: 1165 King Street, Greenwich, CT 06831

Property Owner: Greenwich Woods Realty LLC

Email: _____________________________ Cell Phone: _____________________________ Other Phone: _____________________________

Applicant: Greenwich Woods Realty LLC

Address: 1621 59th Street, Brooklyn, NY 11204

Email: _____________________________ Cell Phone: _____________________________ Other Phone: _____________________________

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: THHeagney@HLS248.com

Select One: ☒ Pre-Application  □ Final

Zone(s): RA-4  Lot Area: 15.893 ac

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 Rye Brook, NY (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 # __________________________

pzSitePlanApp 2020
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<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<td><strong>COMMERCIAL/OFFICE</strong></td>
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<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<td></td>
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<tr>
<td>Parking Spaces</td>
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<tr>
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<td>BUILDING COVERAGE</td>
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<tr>
<td>TOTAL PARKING SPACES</td>
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<tr>
<td>GREEN AREA</td>
<td></td>
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<tr>
<td>AGE OF STRUCTURE</td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>☐ Additions</td>
<td>☒ Alterations</td>
<td>☐ Demolition</td>
<td>☐ Re-Construction</td>
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Special Permit Application

Property Address: 1165 King Street, Greenwich, CT 06831
Tax ID: 10-1392

Property Owner: Greenwich Woods Realty LLC
Address: 1621 59th Street, Brooklyn, NY 11204

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: Greenwich Woods Realty LLC
Address: 1621 59th Street, Brooklyn, NY 11204

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: Theagney@HLS248.com
Cell Phone: ___________________________ Other Phone: (203) 661-8400

Zone(s): RA-4
Lot Area: ___________________________

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☒ Section 6-84(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
☒ Section 6-101, 107 — 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
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — 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)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 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 # ___________________________

pzSpecialPermitApp 2020
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF PRE-APPLICATION HEARING TO
PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT  )
) ss: Greenwich
COUNTY OF FAIRFIELD  )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on March 17, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of March 17, 2021, as shown on the Town Tax Assessor's Office records of property abutting and across the street from the property for which an application for pre-application hearing for the property located at 1165 King Street, Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me this 17th day of March 2021

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 1165 King Street:

Paul Antonik  
1151 King Street  
Greenwich, CT 06831  
10-1008

King Street Holdings LLC  
373 Mountain Grove Street  
Bridgeport, CT 06605  
10-2740

United Cerebral Palsy  
Box 555  
Purchase, NY 10577  
10-4159

Greenwich Woods Limited  
25250 Rockside Road  
Bedford Heights, OH 44146  
10-1012

National Audubon  
225 Varick Street, 7th Floor  
New York, NY 10014  
10-4062

Trustees of Convent of Sacred Heart Inc.  
1177 King Street  
Greenwich, CT 06831  
10-4021
EXHIBIT B

March 17, 2021

To Whom It May Concern:

Notice is hereby given that Greenwich Woods Realty LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application hearing to renovate an existing nursing home to an assisted living facility at the property located at 1165 King Street in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
March 17, 2021

To Whom It May Concern:

Notice is hereby given that Greenwich Woods Realty LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application hearing to renovate an existing nursing home to an assisted living facility at the property located at 1165 King Street in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
March 11, 2021

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

RE: 1165 King Street, Greenwich, CT 06831

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agent to appear 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 captioned property.

Greenwich Woods Realty LLC

[Signature]
NARRATIVE

Applicant proposes to convert the existing skilled nursing facility into an assisted living facility. This is the result of changing demographics and an oversupply of skilled nursing beds in this part of the State. There is currently a greater demand for assisted living and memory care rooms.

The initial construction of the nursing home was approved in 1986 by the Planning and Zoning Commission under site plan/special permit #987 for 150 bed facility. In 1990 under site plan/special permit #1440 the Commission approved a 25,000 square-foot addition which increased the number of beds by 60 to a total of 210. Lastly, in 1997 an administrative site plan #1440-2 was approved granting 7 new beds at the facility.

Greenwich Woods is located on 15.893 acres on the easterly side of King Street and has a total of 119 parking spaces.

The proposed renovations would reduce the number of beds from 217 to 90 with assisted living and memory care units. The front entrance on the west side of the building would be relocated to the south with a new drop off loop and canopy. The north wing constructed in 1990 would be retained in its entirety and the second floor for the remaining portion of the building would be reconstructed and the ceiling and roof raised. The existing footprint except for the entryway would be retained and the building would be refaced. Portions of the existing parking lots would be reduced as a result of less parking demand. Landscaping of the property would be enhanced.

Respectfully Submitted,
Thomas J. Heagney
Dated: April 6, 2021
EXISTING CONDITIONS

GREENWICH WOODS
1165 King Street, Greenwich CT
Stein | Troost architecture
One Morgan Avenue, Norwalk CT
3.12.21
SECOND FLOOR PLAN - (43) Units: (10) Studio, (27) 1BR, (6) 2BR

1" = 30'-0"

GREENWICH WOODS
1165 King Street, Greenwich CT

Stein | Troost architecture
One Morgan Ave, Norwalk CT
5.12.21