Pre-Application Review Checklist

Property Address: 226 & 230 Mason Street & 16 Havemeyer Pl (a/k/a 224 Mason)  
Anticipated Type of Application: Zone Change to CGB-HO, Site Plan & 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.
Site Plan Application

Property Address: 226 & 230 Mason St. & 16 Havemeyer Pl. (a/k/a 224 Mason)  
Property Owner: GFC Havemeyer, LLC & GFC, LLC  
Email: vdecicco@hbnitkin.com  
Applicant: Owners as above  
Authorized Agent: W.I. Haslun II, Johnson Haslun & Hogeman, LLP  
Email: chaslun@jhh-law.com  
Address: c/o HB Nitkin, 230 Mason St, Greenwich 06830  
Address: 21 Sherwood Pl, Greenwich 06830  
Cell Phone:  
Cell Phone:  
Cell Phone:  
Cell Phone:  
Other Phone: 203-983-5437  
Other Phone: 203-983-6750

Select One: ☑ Pre-Application  ☐ Final
Zone(s): CGB, CGIO  
Lot Area: 31,408 sq ft

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 CGB
  ☐ 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 # _______________________________  pxSitePlanApp 2020
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<tr>
<td>☑ Re-Construction</td>
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TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Application Signature Page

Property Address: 226 & 230 Mason St & 16 Havemeyer Pl (a/k/a 224 Mason)

Property Owner 1: GFC Havemeyer, LLC
Address: c/o HB Nitkin, 230 Mason St, Greenwich 06830
Email: vdecicco@hhnitkin.com
Cell Phone: Other Phone: 203-983-5437
Signature: Date: 04/16/2021

Property Owner 2: GFC, LLC
Address: Same as above
Email: Same as above
Cell Phone: Other Phone: As above
Signature: Date: 04/16/2021

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

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

Applicant:
Address:
Email:
Cell Phone:
Other Phone:
Signature:
Date:

Authorized Agent: W.I. Haslun II, Johnson Haslun & Hogeman, LLP
Address: 21 Sherwood Place, Greenwich 06830
Email: chaslun@jhh-law.com
Cell Phone: Other Phone: 203-983-6750
Signature: Date: 04/16/21
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: 226 & 230 Mason St & 16 Havemeyer (a/k/a 224 Mason)  
Anticipated Type of Application: Change of Zone to CGB-HO, Site Plan & Special Permit

Property Owner 1: GFC Havemeyer, LLC  
Address: c/o HB Nitkin, 230 Mason St, Greenwich 06830  
Date: 4/16/2021

Property Owner 2: GFC, LLC  
Signature:  
Address: Same as above  
Date: 4/16/2021

Property Owner 3:  
Signature:  
Address:  
Date: 

Property Owner 4:  
Signature:  
Address:  
Date: 

Applicant:  
Signature:  
Address:  
Date: 

Authorized Agent: W.I. Haslun II, Johnson Haslun & Hogeman LLP  
Signature:  
Address: 21 Sherwood Pl, Greenwich 06830  
Date: 4/16/21
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**LAND DATA AND CALCULATIONS**

- Date: 01/20/10
- Valuation: 27917170
- Location: 27917170
- Description: 27917170

**TRANSFER OF OWNERSHIP**

- Name: Mason Street
- Address: 02950
- Date: 06/13/2017
- Card: 1

**COMMERCIAL**

- Real Estate: 4200
- Percentage: 65
- Address: Mason Street
- TaxID: 289/169

**ADMINISTRATIVE INFORMATION**

- Name: 200
- Address: 02950
- Date: 01/20/10
SPECIFIED FEATURES

IMPROVEMENT DATA

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COMMERCIAL
COMMERCIAL

TRANSFER OF COMMERCE

TRANSFER ID 02/13/2017 card No. 1 of 1

CFC HAVEMEYER LLC

Havemeyer Place 0016

01-1494/S
TOWN OF GREENWICH

AFFIDAVIT OF MAILING FOR
PRE-APPLICATION

STATE OF CONNECTICUT) ss: Greenwich COUNTY OF FAIRFIELD )

April 16, 2021

I, William I. Haslun, II, being first duly sworn, do hereby certify that on April 16, 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 is defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the properties belonging to GFC Havemeyer, LLC & GFC, LLC and located at 226 & 230 Mason Street & 16 Havemeyer Place (240 Mason), Greenwich, Connecticut, for which a pre-application has been filed with the Greenwich Planning & Zoning Commission.

[Signature]

Subscribed and sworn to before me this 16th day of April, 2021.

[Signature]

Commissioner of the Superior Court/Notary Public

LUCIA VIGO
A NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 02/28/22
EXHIBIT A

(See attached Certification of Mailing)
EXHIBIT B

April 16, 2021

To Whom It May Concern:

GFC Havemeyer, LLC & GFC, LLC, owners of properties located at 226 & 230 Mason Street & 16 Havemeyer Place (240 Mason), Greenwich, Connecticut, have filed an application for a non-binding pre-application with the Planning & Zoning Commission to create 6 residential housing units at the above location.

Further information concerning this application may be obtained by contacting the undersigned attorney for the applicant at 203-983-6750 or the Town of Greenwich Planning & Zoning Commission, 101 Field Point Road, Greenwich, CT at 203-622-7894.

W.I. Haslun II
June 1, 2010

Mr. Bruce Cohen Esq.
Fogerty, Cohen, Selby and Nemiroff LLC
88 Field Point Road
Greenwich Ct. 06836-2508

Re: **GFC Havemeyer**- application FSP#3263 and SP#3264 for a request for extension of final site plan/special permit to start work on final site plan and special permit approved with modifications at the July 17, 2007 Planning and Zoning meeting, for the adaptive reuse of the former Armory from commercial/light industry to nine townhouses, two levels of parking, one for the residences and the other for Greenwich Financial Center now parking on the site, on a 31,408 sq. ft. property located at 224-230 Mason Street and Havemeyer Place in the CGB and CGIO zones.

Dear Mr. Cohen:

At a regular meeting held on May 18, 2010 the Planning and Zoning Commission considered the above-referenced request you submitted and took the following action:

Upon a motion made by Mr. Maitland and seconded by Mr. Farricker, the Commission voted to authorize the requested extension of Final Site Plan #3263 and Special Permit #3264 approval for another 3 years (Voting on this item 5-0: Messrs. Heller, Farricker, Heimbuch, Maitland, and Brooks); and

Whereas the original approval has not yet expired and this 3 year extension for start of work is permitted by Building Zoning Regulations from July 17, 2010 to July 2013; however completion of construction must be ended by July 17, 2017 per state statutes which only allows a total of 10 years from approval to complete all construction; and
Whereas the Commission notes that no modification of the design or terms of the existing approval have been altered and all conditions of the original approval will continue to apply for FSP #3263 and SP #3264 during this 3 year time period for start of construction and completion of construction and the modifications in the July August 7, 2007 approval letter will govern as noted below; and

Whereas this approval for the three year extension begins July 17, 2010 to July 2013 for start of construction and all work will be completed by July 17 2017.

Therefore the following original conditions of the July 17, 2007 approval govern this site and development as follows:

**REVISED SEPTEMBER 28, 2007- ITEM #15 MODIFICATION REVISION**

August 7, 2007

Whereas the Commission held public hearings on July 17, 2007 for final site plan and special permit and on May 9, 2006 and June 27, 2006 for the preliminary site plan and special permit and took all testimony required by law; and

Whereas the application proposes to remove the Armory building, but leave the façade of the Armory along Mason Street intact and rebuild portions of the north and south walls to replicate the original design of the building as part of the construction of nine (9) town homes and two (2) levels of underground parking, one (1) for the residential units and one (1) for the office building at 1 Fawcett Place to replace the existing parking spaces lost on the lot at Mason Street and Havemeyer Place, and utilize and connect to Richard’s underground parking lot entry drive on Mason Street; and

 Whereas the applicant has requested an FAR of .89 which is greater than the allowed .3 base because of keeping and rehabilitating the street façade of the Armory under Section 6-205 b Note *** (a) which allows an FAR greater than .3 and up to .9 if preserving the architectural heritage, streetscape elements, etc., of an existing structure; however the Commission notes that the rooms in the basement were not counted in the total FAR, but they are habitable rooms and must be counted in the total FAR of the site per Section 6-5 (22) (Floor Area Gross in nonresidential zones), but mechanical, storage and parking areas below grade are not counted in FAR; further the Commission finds the ZEO used Section 6-5 (22.1), which is used for residential zones and this property is not in a residential zone, and therefore the applicant needs to revise their FAR calculations to keep the FAR at .9 or below; and

Whereas the Historic District Commission recommended the preservation and restoration of the façade and noted that while the whole building is not being preserved, the façade will be and it is the most important part of the streetscape and this is a unique circumstance being that there is only one Armory in Greenwich and it has been existing for a long time; further the Commission finds that this is not a precedent setting action, and the preservation of this façade will add to the complex of historic or architecturally important buildings adjoining it, namely the Central Fire Department, former public school, town hall building and former Greenwich Federal Savings building; and

Whereas the Commission notes that the Historic District Commission has stated its support of preserving this façade, and restoration of elements of the Armory façade and complementary style of the townhouses in a letter dated May 29, 2007 including requiring a façade easement in perpetuity, and the HDC will
work with the owner/developer to preserve and rehabilitate a part of the façade (crenellations) and utilize some of the existing brick (from the walls that will be demolished) for said rehabilitation and construction of the nine (9) units of residential housing; and

Whereas the Commission is very concerned about the viability of the façade being preserved during the demolition phase when the three other walls and the underground basement of the Armory are being removed; further the Commission relying upon the applicant’s architects and engineers guarantees to carry out the project as designed with no failure or undermining of the façade to remain standing or being undermined, and the applicant/developer has stated that there will be a written agreement between the owner/developer and the Town that will be submitted prior to any activity on site or final site plan submission to Planning and Zoning staff for permit signoff, and the Commission is relying upon applicant’s engineers and architects representations and Town’s Chief Building Official to review the method of shoring up the façade; and

Whereas the Commission finds that if during the construction of the site, if there is either demolition or destruction of the Armory façade the approval of this application shall become null and void; further the Commission has determined that should there be a failure to achieve the continuance of the existing original façade as standing today for any reason, then the FAR bonus would expire and the site plan/special permit approval would no longer be in effect, and this will be so noted on all engineering and architectural plans and any construction shall be removed; and

Whereas the Commission notes that the landscaped surface above the underground garage (which will extend under the full property) is not counted in impervious surface per ZEO and therefore the total site coverage which is now 98% is being reduced to 75%, and the Commission notes that while the existing building coverage is 38%, is proposed at 54.3%, which exceeds the CGB limits of 30%, the existing total site coverage is being reduced and therefore the overall site is more conforming to the CGB zone, and

Whereas the Commission finds that the proposed wall height in the rear along the alleyway from Bruce Place exceeds the six feet height limit and is in some places is actually nine feet, constitutes a structure without a required setback and this is unacceptable and not in keeping with Building Zone Regulations and adequate screening from this alleyway can be achieved via tall evergreens and plantings instead of a non-conforming wall of nine feet; and

Whereas the Commission waives the required rear yard setbacks for the location of the transformers under Section 6-205*** and notes that the applicant has received variances of other yards which will be so noted on the filed mylar and site plans; and

Whereas the Commission finds that the development of the nine (9) residential units within the downtown area, one block from Greenwich Avenue is consistent with the 1998 Plan of Conservation and Development which encourages such residential mixed uses within the downtown to keep it a viable 24 hour area, reduces traffic congestion in the area since trip generation by nine (9) residential units is much less than retail or office development on the same site would be, and the buildings are well designed with landscaping; and

Whereas the Commission finds that the site plan and special permit applications meet the standards of Sections 6-13, 6-14, 6-15, 6-17, 6-100, 6-101, 6-104, 6-110, 6-155, 6-161, 6-183, 6-192, and 6-205 of the Building Zone Regulations with modifications thereto.
Therefore Be It Resolved that application FSP #3263 and SP #3264, as submitted by Bruce Cohen, Esq., of Fogarty, Cohen, Selby and Nemiroff, for record owner, GFC Havemeyer, LLC & GFC, LLC, for a final site plan/special permit for adaptive reuse of the former Armory from commercial/light industry to construct nine (9) town homes, two (2) levels of parking, (one for residences and the other for Greenwich Financial Center employees at 1 Fawcett Place) per Sections 6-15, 6-17, 6-100, 6-101, 6-104.1, 6-155, Division 18, and 6-205 (b) *** of the Town of Greenwich Building Zone Regulations on a 31,408 sq. ft. property located at 224-230 Mason Street at Havemeyer Place in the CGB, and CGIO zones as shown on Engineering Development plans of Rednis and Mead dated May 21, 2007 and Architectural plans of Robert A.M. Stern Architects, LLC dated May 21, 2007 are hereby approved with modifications.

The requested modifications are to be addressed and shown on five sets of final revised Engineering Site Plans and three sets of Architectural Plans signed and sealed by a CT Registered Professional Engineer and Architect prior to any activity on site or any Planning and Zoning staff approval or signoff prior to any building permit issuance:

1. A mylar and Declaration of Restrictions for Façade Preservation with the correct filing fees be submitted to Planning and Zoning for review and filing on the Land Records prior to any activity on site or permit issuance. Please note that the Owner shall grant a perpetual preservation easement pursuant to Connecticut General Statutes Section 47-42 a-c, enforceable by both the Historic District Commission and the Town of Greenwich, acting through the Planning and Zoning Commission, which shall provide for, among other things, the right of the holder of the easement to perform repairs and charge the cost thereof to the Owner upon the Owner’s failure to keep the exterior of the structure in good repair.

2. The following notes be added to the mylar and the final site plan:
   a) Reference to the Declaration of Restrictions for Façade preservation on GLR, all variances of the BOA and Planning and Zoning conditions be noted.
   b) No changes to the exterior of the buildings and no additional square footage may be added without Planning and Zoning Commission and HDC approvals.
   c) The Commission has determined that should there be a failure to achieve the continuance of the existing original façade as standing today for any reason, then the FAR bonus would expire and the site plan/special permit approval would no longer be in effect, and this will be so noted on all engineering and architectural plans.
   d) If for any reason any portion of the façade of this Armory building is destroyed in any way, this site plan and special permit is null and void and any construction shall be removed.
   e) No Home Office or Resident Professional use is permitted in these units due to the insufficiency of parking.

3. No Certificate of Occupancy will be issued until all the site and building improvements as shown on approved final plans have been satisfactorily completed, inspected by Planning and Zoning and HDC for compliance with the approved plans and conditions.

4. All light fixtures shall be fully shielded and meet the zoning regulations as determined by the Zoning Enforcement Officer regarding lighting. A lumen test, including security lighting, shall be performed to indicate compliance with the lighting regulations (§6-152 (c)) after installation and before CO.
5. Revisions to the draft Preservation Easement for the façade be submitted to Planning and Zoning for Law Department and HDC review and approval prior to signing and filing the mylar.

6. Certificate of Appropriateness from the HDC will be required for this façade and any changes to it in the future.

7. Any parking spaces lost on either Mason Street or Havemeyer Place be relocated with appropriate sight distances shown from the combined driveway, and reviewed by the Director of Parking Services and the Town Traffic Engineer. The final plan for sightlines for exiting vehicles from the combined garages must meet Town standards because of the relocation of the on street parking spaces. The applicant proposes a specific plan to eliminate a total of five (5) on-street spaces and relocate them to the north end of the Armory project on Mason Street, which requires approval by the Director of Parking Services.

8. Applicant to work with the Fire Marshall and Town Traffic Engineer regarding the final relocation of the Fire Department emergency signal pole farther westward as well as relocate the existing traffic pole to the northeast corner of Mason Street at Havemeyer, which both the Town Traffic Engineer and Fire Marshall have approved.

9. Fire Marshall final signoff be secured on final plans for the underground parking layout for fire protection for the nine (9) Townhouses and Greenwich Financial Center office workers at 1 Fawcett Place. Sprinklers will service all the townhouses and underground parking.

10. Notes be added to the final plans, Building Permits and COs as follows:

   a) There will be a coded entry only for the office workers and a separate one for the residents for their own level of parking garage.
   b) There is no loading/unloading parking area on site for the residential nine (9) units. All delivery vehicles will park on Mason Street or in the first level of the underground garage. Likewise guest parking will occur in the garage.
   c) No Home Office or Resident Professional use is permitted in these units due to the insufficiency of parking.
   d) During Phase II Construction, the applicant is responsible for installation and removal of a temporary crosswalk across Havemeyer Place and associated signs necessary to accommodate pedestrians. A plan must be submitted to this Office for review and approval.
   e) Any changes to the garages, users of the garages other than 1 Fawcett Place workers and residents of the townhouses, number of parking spaces on both levels as well as interior changes relative to the number of bedrooms for the units above the 27 shown are subject to Planning and Zoning Commission review and approval.
   f) No changes to the exterior of the buildings and no additional square footage may be added without Planning and Zoning Commission and HDC approvals.

11. A construction – phasing plan be submitted that incorporates timing of excavation, construction, location of worker parking while the underground garage is being built, and where construction vehicles will queue on Mason Street, etc.

12. DPW Engineering comments be addressed on final plans, including new sewer laterals that must be approved in consultation with the Sewer Superintendent.
13. A written agreement be submitted for Planning and Zoning staff and Law Department review between the owner/developer and the Town- as represented by the Planning and Zoning Commission - will be submitted at the time of final mylar and Façade Preservation Easement including the proposed Easement and Declaration of Preservation Restrictions for the preservation of post improvements, the Mason Street façade of the original Armory building that should there be a failure to achieve the continuance of the existing original façade as standing today, for any reason, then the FAR bonus would expire and the site plan/special permit approval would no longer be in effect.

14. The written agreement between Richards and the owner(s) of this property for permanent use of the Mason Street entry driveway of the underground garage and connectivity to the new garage, but no access or use of Richard’s parking garages is permitted, and any use of Richard’s rear loading dock area at the end of the alley off Havemeyer for use by these townhouses be submitted at the time of final plan submission.

Revision Approved by P&Z Sept. 25, 2007

15. Applicant work with the Town Traffic Engineer to redesign the traffic circle at the Mason Street/Milbank Avenue/Fawcett Avenue to accommodate truck turning movements and better circulation patterns to achieve a LOS level of Service “C” not “D” and shall be responsible for final detailed design drawings, but not for its reconstruction.

16. The envelope of the proposed below-grade garage cannot extend under Mason Street.

17. Detailed floor area worksheets and sections be submitted for all habitable rooms in the basement (including wine cellars) for confirmation of FAR to be less than .9 FAR prior to final signoff plans being submitted to Planning and Zoning staff.

18. Detailed wall sections be submitted and shown on final plans showing heights of the rear walls to be less than 6 feet in height from both sides of the walls.

19. Detailed Soil and Erosion Plan and Phased Construction Plan and drawings including a detailed engineering structural design and narrative on the technique for the proposed shoring and preservation of the Armory façade during construction be submitted at time of final plan submission. The Chief Building Official will review the plans for shoring up the façade and determine whether it meets State codes and whether the method of shoring the façade meets structural requirements.

20. Applicant address the Fire Marshall’s comments and statement regarding the State Building Inspector’s comments on new codes relative to the required separation of the two parking garages and the need for a rated barrier door between the two areas and when this door will be opened or closed.

21. Applicant works with HDC to finalize the color and manufacturer’s brickwork issues and details of the building designs. Applicant should prepare detail specifications regarding re-use of existing brick and brick preservation methods to be followed necessary to meet the highest standards for HDC review and comments prior to final site plan submission for permit signoff and prior to any activity on site. HDC review of final detailed designs and materials and colors including.
replacement bricks is required prior to permit issuance, and of the as-built structure prior to CO after inspection on site.

22. If in the course of any demolition or construction, this front façade is demolished or destroyed or collapses, this site plan/special permit approval shall become null and void. This should be so noted on the plans and on any permit.

23. A construction phasing time line be submitted to Planning and Zoning staff at the time of final plans submission.

24. Town Tree Warden to approve the final location and species of street trees.

25. Location of the geothermal wells be shown with the test borings on the final site plan since heating and cooling will be provided by these geothermal wells.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on May 18, 2010.

If you have any questions, please call our office.

Sincerely,

Diane W. Fox
Director Planning and Zoning /Town Planner/Zoning Enforcement Coordinator

cc: William Marr, Casey O’Donnell, John Wetmore, Scott Marucci, Amy Siebert, Melissa Evans, Bruce Spaman, Fifi Sheridan,
February 10, 2012

Mr. Bruce Cohen, Esq.
Fogarty, Cohen, Selby and Nemiroff
88 Field Point Road
Greenwich, CT 06830

RE: GFC Havemeyer LLC & GFC, LLC; applications PLPZ 2011 00576 and PLPZ 2011 00577, for a final site plan and special permit, for interior renovations to the former Armory Building to provide office use on a 31,408 sq. ft., property located at 224 Mason Street, (aka 16 Havemeyer Place), 226 and 230 Mason Street in the CGB/CGI0 zone.

Dear Mr. Cohen:

At a regular meeting of the Planning and Zoning Commission on January 24, 2012 and upon a motion to approve the final site plan and special permit made by Mr. Maitland and seconded by Mr. Brooks, the following resolution was unanimously adopted: (Voting in favor on this item: Messrs. Heller, Maitland, Marchese, Brooks and Mrs. Alban).

Whereas the Commission held public hearings on January 24, 2012 for final site plan and special permit and took all testimony required by law; and

Whereas the applicant is requesting site plan and special permit approvals for interior renovations to the former Armory Building for office uses only with the on site and in the building parking spaces totaling 91 parking spaces. The on-site parking is accessible by a gate control from Mason Street, which also provides entry into the first floor interior parking garage as well as on site parking and there is also a right of way to access some parking on the south side of the Armory.

Whereas the applicant stated that this application for office uses is being proposed at this time until the activation of the start of construction for the 9 Townhouses, which were approved by the Commission in 2007 and the Commission granted a 3 year extension to this project in 2010; and

Whereas the Commission finds that there is net useable office space areas proposed of 4,032 net useable sq. ft. requiring 27 parking spaces (per Section 6-158), which are existing in the on-site 58 space Mason Street parking lot, and the other on site and in the building parking spaces (totaling 60) will be used by
employees of the Fawcett Building as is currently occurring and this parking lot is within 1,000 feet of the Fawcett Building and is in the same ownership; and

Whereas the Commission noted that this property is actually made up of 3 different parcels - 224 Mason Street a.k.a. 16 Havemeyer Place, and 226 Mason Street, both owned by GFC Havemeyer LLC, and 230 Mason Street owned by GFC, LLC on which the Armory building is located and the Armory office uses at 230 Mason Street will be supported with the required 31 parking spaces on the adjacent lot of 16 Havemeyer Place; and

Whereas the Commission notes that per Section 6-158 of the Building Zone Regulations, which states that parking for a site must be “on the same site or on property under the same ownership as the site,” and expressed concern that the ownership of the building and parking lot supporting the office uses of that building are not in the same ownership; and

Whereas the applicant in a letter has represented that although two of the parcels are held under separate title by two different companies, these companies are subsidiaries of one holding company, HB Nikkin Real Estate Fund II, LLC, and therefore there is only one common owner. Accordingly, since these parcels are consolidated under one owner they comply with the Building Zone Regulations, Section 6-158; and

Whereas the Commission wishes to ensure that the required 31 parking spaces as noted in the plan for the Armory office uses continues despite any transfer of ownership of any parcel that may occur in the future to comply with the Building Zone Regulations; therefore, the Commission hereby requires that despite any transfer of ownership of these parcels the required parking for the office uses in the Armory must remain in place for as long as this site plan is in effect. If said parking does not remain in place, the approved site plan shall become null and void. In the event a transfer of ownership does occur, a new site plan will be filed with the Commission to confirm compliance with the Building Zone Regulations and the terms and conditions of the approved site plan; and

Whereas the Historic District Commission has reviewed the minor revisions and alterations to the building’s exterior and found them acceptable, which include window replace and new front door and new colors for the new wood door; and

Whereas the applicant has stated that the basement will continue to be used for storage and mechanical equipment. The former drill shed will have 33 parking spaces indoors, which has been existing for a long time and was approved by the Commission in the past, and the first and second floors will be updated to provide offices and other ancillary spaces; and

Whereas the applicant’s Traffic Report by Adler indicates that there are 30 parking spaces available on a weekday in the Havemeyer lot and therefore the full re-occupancy of the Armory Building will not result in significant adverse impact on parking in the lot; and

Whereas the Commission finds that this application meets the Building Zone Regulations; Sections 6-13 through 15, 6-16, 6-17, 6-100, 6-101(a), 6-104.1, 6-155 and 6-205.

Therefore Be it Resolved that the applications of Bruce F. Cohen, Esq., authorized agent, for GFC Havemeyer, LLC & GFC, LLC, record owner, for a final site plan and special permit, PLPZ 2011 00576 and PLPZ 2011 00577, for interior renovations to the former Armory Building to provide office use per
Sections 6-13 through 6-15, 6-17, 6-100, 6-101(a), 6-104.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 31,408 sq. ft. property located at 224 Mason Street, (aka 15 Havemeyer Place), 226 and 230 Mason Street in the CGB/CGIO zone as shown on a site plan prepared by Redniss and Mead, dated 11/17/11 and architectural plans prepared by Granoff Architects, dated 12/06/11 are hereby approved with modifications.

The modifications are as follows and will be addressed prior to any building permit or signoff by Planning and Zoning staff prior to zoning permit. Five sets of building elevations, floor plans and site plans be submitted for Planning and Zoning staff signoff.

1. Notes be added to the final plan as follows:
   a) Parking on this property (on site and in the building) is limited to office employees in the Armory (30 spaces) and the Fawcett Building and not leased out to any other user or property owner.
   b) The basement can only be used for storage and mechanical equipment.
   c) The 33 parking spaces indoors will be used by Fawcett employees only.
   d) The drill shed parking is for Fawcett Building employees only.

2. A full basement plan for storage and mechanical space be submitted.

3. A full parking space plan for the Drill shed area be submitted with dimensions of aisles and parking spaces.

4. A written narrative documenting all prior approvals and CO’s for uses in the building.

5. A note be added to the final plans, “Any ownership transfer of any of these parcels or elimination of the one holding company of HB Nitkin Real Estate Fund II, LLC, must include the requirement that the 31 required parking spaces on site be tied to the office uses in the Armory for as long as the site plan is in effect, otherwise the approved site plan becomes null and void.”

6. At such time of ownership transfer of any parcel, a new site plan will be filed to confirm compliance with the Building Zone Regulations, and the approved site plan.

7. HDC comments be addressed and shown on final exterior elevation drawings.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on January 24, 2012.

Very truly yours,

Diane W. Fox  
Director, Planning and Zoning/Zoning  
Enforcement Coordinator/Town Planner

e.c. Anne Young  
Joel Couture  
Michelle Cronin  
William Marr
Project Name: Armory Family Offices

Address of Project: 230 Mason ST, GREENWICH

Date of Submission: 6/5/2014

Your Name and Phone Number: Victor DeCicco 203-861-8000

Check the circle describing this submission:

- Commission Application (Application Number)
- Administrative Application (Application Number)
- Building Department Sign-off (Application Number)
- Certificate of Occupancy Sign-off (Application Number)
- ARC Application
- Mylar (Application Number)
- Other – explain below

IS THIS A REVISION: Yes   No

Description of Submission:

Fit out for vacant tenant space

PLANNING AND ZONING - LAND USE DEPARTMENT
MEMORANDUM

TO: Jodi Couture, ZBO
    Bob Scale, Zoning Inspector
    William Schwartz, Zoning Inspector
    Nancy Carmel, Zoning Inspector
    William Marr, Building Official
    John Valeric, Deputy Building Official

FROM: Diane Fox, Director of Planning and Zoning/Zoning Enforcement Coordinator/Town Planner
       Katie Blankley, Deputy Director P&Z/Assistant Town Planner

DATE: June 9 2014

RE: Zoning and Building permits for PLPZ2011000576 & 577-224-230 Mason Street-ARMORY-interior renovations for office uses for final tenant on first floor

Planning and Zoning staff has reviewed the attached floor plans of Granoff Architects for the owner (the HB Nitkin Group) and has no objection to the issuance of Zoning (or Building) Permits for construction of the first floor office tenant (the last one in the building) subject to the following conditions and attached architectural floor Plans:

CONDITIONS OF ZONING/BUILDING PERMITS

1) No exterior work on the building is permitted.
2) Total floor area under this permit is for 1,446sf first floor as shown on sheet A101 Construction of Granoff architects dated 6-2-2014
3) Office use has been approved for this building of 4,613 net usable square footage (gross of 6151) per P&Z Commission. The total net area now is listed as 4,283 per the Nitkin memo attached dated June 5 2014.

NOTES TO BE PLACED ON ZONING AND BUILDING PERMITS

1- Prior to any CO for this 1,446 sf space the P&Z staff will inspect the area and the building and parking lots to confirm conformance to the conditions of the site plan approval of PLPZ2011000576
2- Parking on this property (on site and in the building) is limited to office employees in the Armory (30 spaces) and the Fawcett Building and not leased out to any other user or property owner.

3- The basement can only be used for storage and mechanical equipment.

4- The 33 indoor parking spaces located within the "drill shed" will be used by Fawcett Building employees only. These are shown on the as-built plans.

5- 27 parking spaces on site will be used by the office employees in the Armory building.

6- Any ownership transfer of any of these parcels or elimination of the one holding company of HB Nitkin Real Estate Fund II, L.L.C., must include the requirement that the 27 required parking spaces on site be tied to the office uses in the Armory for as long as the site plan is in effect, otherwise the approved site plan becomes null and void.”

7- At such time of ownership transfer of any parcel, a new site plan will be filed to confirm compliance with the Building Zone Regulations, and the approved site plan.

8- The Proposed Office space is limited to: 6,151gsf/Useable 4,613 net and 27 parking spaces are required for this office space area.

9- There are a total of 91 spaces on site; 58 on site and 33 in the building. No change to the parking spaces number or layout is allowed without P&Z approvals.

10- ARC approval for any new HVAC units on the roof is required; parapet or some type of screening is needed to shield these units.

11- Any future exterior alterations to the building (materials, colors, windows, doors etc) requires the Historic District Commission approval.

12- No changes to the parking spaces in the interior or on site can be made without P&Z approvals.

13- Any new fit-outs for tenants in the building or interior modifications or additional staff or offices need to be reviewed and approved by P&Z.

APPROVED ARCHITECTURAL FLOOR PLANS OF GRANOFF ARCHITECTS DATED 6-2-14
for ARMORY FAMILY OFFICES:

Sheets
C-Cover Sheet
Z-101- Tenant Area Calculations
A-101-Construction Plan
A-105-FINISH plan
June 5, 2014

Diane Fox
Director of Planning and Zoning
101 Field Point Road
Greenwich, CT 06830-6463

Re: Armory Family Offices
230 Mason Street

Diane,

Per our meeting and your request, enclosed are five (5) signed and sealed drawing sets for the Armory Family Offices to be located at the above referenced address. The tabulated zoning areas are listed on sheet Z101 with a total net area of 4,283 sf, which is less than the 4,613 net area noted per the past Town approvals and your memorandum dated August 14, 2012.

My office, The HB Nitkin Group, occupies the entire second floor with another small tenant, HQ Partners, on the first floor and the submitted drawings will be the last office tenant space to be built out on the first floor.

I anxiously await any feedback and direction from you since we are already finalizing the lease with the tenant. Please let me know if you need anything further.

Thank you,

Victor DeCicco
Ms. Katie DeLuca
Town Planner/Director of Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

April 16, 2021

Re: GFC Havemeyer LLC & GFC, LLC: 226 & 230 Mason St. & 16 Havemeyer (a/k/a 224 Mason St)
Pre-Application

Dear Katie:

On behalf of GFC Havemeyer LLC & GFC, LLC, owners of property located at and known as 226 & 230 Mason St. & 16 Havemeyer (a/k/a 224 Mason St) (hereinafter, "the Property") and subsidiaries of HB Nitkin Real Estate Fund II, LLC (hereinafter, collectively, the "Applicant"), I am hereby submitting a request for pre-application review pursuant to Section 7-159b of the Connecticut General Statutes and Building Zone Regulations Section 6-14(a) in advance of submitting an application for a proposed change of zone from CGB to CGB-HO and site plan and special permit approval to construct a 6 unit residential building with a two-level parking garage.

You will no doubt recall that the Applicant received approval from the Commission in 2007 for an adaptive reuse of the existing armory building, built in 1911, and the construction of 9 townhouses on the Property (FSP #3263 and SP #3264), which approval was given a three-year extension in 2010. Subsequently, in 2012, the Commission approved an application for office use within the armory building pending the commencement of construction of the townhouses (PLPZ 2011 00576 and PLPZ 2011 00577). The townhouses ultimately were not constructed, and the approved office use has continued to the present day under the terms and conditions set forth in the approval.

In 2016, the Applicant decided to reconfigure the residential development concept so as to construct 6 apartments, rather than the previously approved 9 townhouses, and to incorporate the ongoing office use of the armory building and thereby create a mixed-use development. The plans for
this development were nearing completion for submission to the Commission in 2017 when the Chabad of Greenwich approached the Applicant with an alternative plan for the use of the Property, which plan, as you know, has been the subject of prior Commission review.

The Applicant would now like to proceed with the plan as envisioned in 2016-207, with the creation of 6 residential units and a two-level garage. The adaptive reuse of the Armory building as office space and the exterior of the building would be maintained, although the existing drill shed to the rear of the Property would be removed as part of the proposed development. Whereas the 2007 approval required a façade easement in favor of the town and overseen by the Historic District Commission, under the current proposal the Applicant would seek to have the entirety of the Property given Historic Overlay status under Section 6-109 of the Regulations so as to ensure further protection of this historic structure. (The plan, as currently proposed, was presented to and reviewed by the HDC in 2017, which indicated that the Applicant should proceed to file with the Commission, but for the reason stated above, this was not done.)

We believe that this project as proposed is in keeping with and responsive to the 2019 POCD which encourages in-fill development for residential purposes in central Greenwich and look forward to presenting this pre-application at the next available hearing of the Commission.

If you have any questions or comments or if you require additional information, please do not hesitate to contact me.

Sincerely,

W.I. Haslun II

Enclosures:
Application & Checklist
Agreement to Pre-Application Review
Tax Cards
GIS Maps
Surveys & Zoning Location Maps
Architectural Plans
Affidavit of Notice
Adler Report 2017
Prior P&Z Approvals 2010 (incorporating and extending 2007 approval) & 2012
### ZONE: CGB (Town of Greenwich Building Zone Regulations)

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
<th>Allowed / Required</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>66-205(a)</td>
<td>Minimum Lot Size</td>
<td>(See notes)</td>
<td>31,408 S.F. (0.7210 acres) (Consolidated Parcels)</td>
<td>31,408 S.F. (0.7210 acres) (Consolidated Parcels)</td>
</tr>
<tr>
<td>66-205(a) Note 1. and 66-170(a)</td>
<td>Minimum Lot Size for Residential Use</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Existing Lot Size = 31,408 S.F.</td>
<td>Minimum Lot Size per 2-BR unit = 2,400 S.F.</td>
<td>Number of 2-BR Units allowed = 31,408 S.F. / 2,400 S.F. = 13 units</td>
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<td></td>
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<tr>
<td>66-205(b) and note <em>&quot;(g)</em></td>
<td>Floor Area and F.A.R.</td>
<td>F.A.R. = 0.8 (Section 6-205(d) Note &quot;&quot;(h)*)</td>
<td>Armory = 11,857 S.F.* *</td>
<td>F.A.R. = 0.3774**</td>
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<td></td>
<td></td>
<td>Total Floor Area = 31,408 S.F. * / 0.8 = 38,885 S.F.</td>
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<td>66-205(b)</td>
<td>Frontage</td>
<td>25 ft.</td>
<td>364 ft.</td>
<td>44 ft. *</td>
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<tr>
<td>66-205(e)</td>
<td>Front Yard Setback</td>
<td>10 ft. (min.)</td>
<td>0 ft.</td>
<td>0 ft. (Fencing only required in areas Piano (Armory Adjacent) Building 1,000 feet)</td>
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<tr>
<td>66-205(f)</td>
<td>Side Yard Setback</td>
<td>10 ft. (min.)</td>
<td>&gt; 10 ft.</td>
<td>10.0 ft. (Proposed Building - Mason Street)</td>
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<tr>
<td>66-205(g)</td>
<td>Rear Yard Setback</td>
<td>25 ft. (on each side of street) (Section 6-603(b)) Cannon Hr. side yard on street side = 25 ft.</td>
<td>0 ft.</td>
<td>0 ft. (Verandah required)</td>
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<tr>
<td>66-205(h) and 66-330(d)</td>
<td>Lot Size</td>
<td>Minimum Lot Size = 31,408 S.F. (Lot Area/Block)</td>
<td>300 S.F. (Lot Area/Block)</td>
<td>300 S.F. (Lot Area/Block)</td>
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<tr>
<td>66-205(k) and 66-350(e)</td>
<td>Maximum Height</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
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<td>66-205(L) and note <em>&quot;(h)</em></td>
<td>Building Area</td>
<td>756 (9,422 S.F.)</td>
<td>39.8% (3,183 S.F.)</td>
<td>Portion of Armory in annex = 43.9% (3,374 S.F.)</td>
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<tr>
<td>66-205(N) and note <em>&quot;(h)</em></td>
<td>Coverage</td>
<td>756 (9,422 S.F.)</td>
<td>39.8% (3,183 S.F.)</td>
<td>Proposed Building = 708 (8,600 S.F.)</td>
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<tr>
<td>66-205(v) and 66-350(k)</td>
<td>Residential Parking</td>
<td>18 Spaces (2-BR Units + Decr.)</td>
<td>18 Spaces (16 garage spaces + 10 outdoor spaces)</td>
<td>91 Spaces</td>
</tr>
</tbody>
</table>

* Provided by JMD Architects

** Based on Operating Fund for Tax Parcel (P1-2572/7), based on consolidated lot area

Additional notes:
- Section 6-205(d) Note ""(h)*: F.A.R. = 0.8
- Section 6-603(b): Cannon Hr. side yard on street side = 25 ft.
- Section 6-330(d): 25 ft. (on each side of street)
- Section 6-350(e): Building Area
- Section 6-350(k): Coverage
- Section 6-350(v): Residential Parking

* Based on Grade Plane Analysis (Elev. = 39.8)
July 19, 2017

Victor DeCicco
H. B. Nitkin
67 Mason Street
Greenwich, CT 06830
via e-mail: vdecicco@hbnitkin.com

Re: 230 Mason Street
    Residential Development
    Town of Greenwich, Connecticut

Dear Mr. DeCicco:

In accordance with your request, Adler Consulting has reviewed the traffic implications associated with the proposed development of a six-unit residential development at 230 Mason Street in the Town of Greenwich, Connecticut. It is the considered professional opinion of Adler Consulting that the proposed action will not have a significant impact on the traffic operating conditions on the streets in the vicinity of the Site.

A. PROJECT DESCRIPTION

The Site is currently occupied by an existing brick Armory Building and a parking lot which enjoys access from Mason Street.

The Armory Building will be maintained and a new six-unit residential building will constructed on the Site of the existing surface parking lot. A new ramp will be constructed to permit access to parking below the proposed residential building. A second access to the surface parking lot will be provided by an existing curb cut on
Mr. Victor DeCicco  
July 19, 2017  
Page 2

Havemeyer Place, opposite the driveway to the Fire Department headquarters in the Public Safety Building.

B. Trip Generation Analyses

A trip generation analysis for the 230 Mason Street project was performed using data contained in the Ninth Edition of the Trip Generation Manual engendered by the Institute of Transportation Engineers (ITE). The trip generation data for the “Apartment” land use (Land Use Code 220) utilized to provide a conservative analysis indicated that four (4) vehicle trips are expected to be generated by the proposed development during the AM Peak Hour, the Midday Peak Hour and the PM Peak Hour. These minimal traffic volumes will not have an adverse impact on traffic operations.

C. Traffic Impact Evaluation Form

A Traffic Impact Evaluation Form, dated, July 19, 2017, is attached to this letter.

D. Mason Street Bus Stop

Discussions have been initiated with the Director of Parking Services and the Traffic Operations Coordinator for the Town of Greenwich as well as the Division Manager for CT Transit concerning the relocation of the bus stop currently positioned on Mason Street south of the intersection with Havemeyer Place and the creation of an additional parking space. Town staff has indicated that they would be in favor of obtaining an additional public parking space on Mason Street in the vicinity of the project. Discussions with CT Transit concerning the relocation of the bus stop are continuing.

E. Traffic Signal Relocation

It is anticipated that the Fire Signal Pole located across from the Public Safety Building on the south side of Havemeyer Place will be relocated approximately 10 feet to the west in the existing verge area. It is expected that the signal will be redesigned to include a longer mast arm and an additional signal display to control
traffic exiting the project driveway onto Havemeyer Place. A new Fire Signal Pole will be designed for installation on the north side of Havemeyer Place. The preliminary design for the new signal pole, which is underway, anticipates that the new Fire Signal Pole will be installed in the vicinity of the flag pole and garden area adjacent to the Public Safety Building.

Discussions with the Traffic Operations Coordinator concerning the extent of the proposed relocation/redesign of the signal pole in the southwest corner of the intersection of Mason Street and Havemeyer Place are ongoing.

**F. SIGHT DISTANCE ANALYSIS**

The Site garage access on Mason Street for the proposed development will be located approximately 120 feet south of the intersection with Havemeyer Place. **Adler Consulting** examined sight distance availability on Mason Street at the proposed driveway location. Sight distance measurements were performed to the left and to the right of the driveway in order to determine the distances at which approaching vehicles can be seen by motorists exiting the Site onto Mason Street.

The existing curb cut on Havemeyer Place is located approximately 115 feet west of the intersection with Mason Street. Sight distance measurements were also performed to the left and to the right of the Havemeyer Place curb cut to determine the distances at which approaching vehicles can be seen by motorists exiting the Site at that driveway.

The field investigation revealed that motorists making left and right turns out of the Site driveway onto Mason Street would have approximately 520 feet of sight distance to the left when measured ten (10) feet in back of the edge of the southbound travel lane. There was approximately 325 feet of sight distance to the right when measured five (5) feet in back of the edge of the southbound travel lane to account for the cars currently parked on Mason Street.

For the curb cut onto Havemeyer Place, the field investigation revealed that motorists making left and right turns out of the Site driveway would have approximately 265 feet of sight distance to the left and approximately 625 feet of sight distance to the right when measured ten (10) feet in back of the edge of the eastbound travel lane.
Mr. Victor DeCicco  
July 19, 2017  
Page 4

In accordance with the requirements of the Town of Greenwich Roadway Design Manual and Standard Construction Details and, for conservative planning purposes, the Site driveways are considered to be “Local Streets.” Both Mason Street and Havemeyer Place are considered to be “Collector Streets.” For vehicles entering Collector Streets, a minimum of 250 feet of sight distance is required to be provided to the left and right. Based on Town of Greenwich standards, the proposed driveways would have adequate sight distance.

Sight Distance Certification Plans are attached.

G. CONCLUSIONS

Based on the analyses contained herein, it is concluded that the proposed six-unit residential development at 230 Mason Street will add a minimal volume of traffic to the local roadway system and will not have a significant impact on area traffic operating conditions. Further, a sight distance investigation indicated the vehicles will able to make the left and right turns safely from the proposed driveways onto Mason Street and Havemeyer Place, respectively.

Based on these findings, it is the considered professional opinion of Adler Consulting that the proposed action will not have a significant impact on the traffic operating conditions on area-wide roadways in the vicinity of the Site.

Sincerely,

Adler Consulting  
Transportation Planning & Traffic Engineering, PLLC

Bernard Adler, P.E.  
President  
Connecticut Professional Engineer 16054

Michael P. O’Rourke, P.E., PTOE  
Senior Associate  
Connecticut Professional Engineer 27754

enc.
TRAFFIC IMPACT EVALUATION FORM

This form is to be completed and returned to the Planning and Zoning Commission for the determination of the need of a traffic impact study to be submitted in association with an application for special permit, site plan, or subdivision. If a study is deemed necessary, a scoping meeting will be held for the determination of the study area and scope of a traffic impact analysis; a town standard traffic impact study format is available from the Planning and Zoning Commission office. This form must be submitted for all projects requiring: (a) 25 or more parking spaces pursuant to the Town Building Zone Regulations, or (b) which generates 350 or more average weekday daily vehicle trips. The ITE Trip Generation Report, 4th Edition, 1987, as amended, shall be the principal reference for determination of trip generation. The Planning and Zoning Commission Staff may require completion of this form for projects requiring lesser parking or with a lesser trip generation upon a determination that existing conditions warrant review.

TO BE COMPLETED BY THE APPLICANT

PROJECT DESCRIPTION

Name 230 Mason Street
Address 230 Mason Street, Greenwich, CT 06830

Intersections Within 500’ Havemeyer Place with Mason Street; Havemeyer Place with Millbank Avenue; Mason Street/ Fawcett Place/Millbank Avenue; Havemeyer Place with Greenwich Avenue; Havemeyer Place with Bruce Place

Abutting Uses Including Across Street:
East Bank
West Retail facilities
North Public Safety Building
South Office Facilities

Proposed Uses: List type and floor area of all proposed uses and, when applicable, number of residential units with bedroom count.

Six (6) residential units with approximately 19,138 usable square feet. Total of 18 bedrooms.

Estimated Traffic Generation by Use: Provide estimated a.m., mid-day, and p.m. peaks and estimated average daily counts. Identify method used to determine estimate.

AM Peak Hour - approximately four (4) trips. Midday Peak Hour - approximately four (4) trips. PM Peak Hour - approximately four (4) trips. Weekday - approximately 40 trips.

Describe area traffic control and pedestrian safety features for all project street frontages within 100’ of project property boundaries.

Intersection of Havemeyer Place with Mason Street - Semi-actuated traffic signal; pedestrian signals and push buttons on the corners; marked crosswalks on the approaches.

Submitted by: (print) Bernard Adler, P.E.

Signature __________________________ Date 07/19/17
Address Adler Consulting, 235 Main Street, Fourth Floor, white Plains, NY 10601
Telephone 914-997-8510
General Notes:
- Sight distance was determined based on field survey measurements and engineering review of survey data. Sight distance was measured at a distance of ten feet from the edge of traveled way to the vehicle approaching in the northbound and southbound lanes of travel.
- Profile for the Sight Lines - Not required as the roadway is relatively flat.

Available sight distance to the south (325 feet) is above the minimum required for Sight Distance Certification. A minimum of 250' is required for intersection sight distance, as specified on page 103.05 of the Town Roadway Design Manual for a Local-Collector Street.

Available sight distance to the north (520 feet) is above the minimum required for Sight Distance Certification. A minimum of 250' is required for intersection sight distance, as specified on page 103.05 of the Town Roadway Design Manual for a Local-Collector Street.

Scale 1" = 40'

Project:
230 Mason Street
Greenwich, CT

Title:
Sight Distance Certification - Proposed Driveway on Mason Street

Prepared by:
Adler Consulting, White Plains, NY
Transportation Planning & Traffic Engineering
General Notes:
- Sight distance was determined based on field survey measurements and engineering review of survey data. Sight distance was measured a distance of ten feet from the edge of traveled way to the vehicles approaching in the eastbound and westbound lanes of travel.
- Profile for the Sight Lines - Not required as the Roadway is relatively flat.

Available sight distance to the east (325 feet) is above to the minimum required for Sight Distance Certification. A minimum of 250’ is required for intersection sight distance, as specified on page 103.05 of the Town Roadway Design Manual for a Local-Collector Street.

Available sight distance to the west (266 feet) is above to the minimum required for Sight Distance Certification. A minimum of 250’ is required for intersection sight distance, as specified on page 103.05 of the Town Roadway Design Manual for a Local-Collector Street.

SCALE 1" = 40'

Project:
230 Mason Street
Greenwich, CT

Prepared By:
Adler Consulting, White Plains, NY
Transportation Planning & Traffic Engineering

Title:
Sight Distance Certification - Proposed Driveway on Havemeyer Place