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

Site Plan Application

Property Address: 151 Hamilton Avenue, Greenwich, CT 06830

Property Owner: David A. Zadik & Christine Stewart

Address: 3 Woodside Drive, Greenwich, CT 06830

Email: 

Cell Phone: 

Other Phone: 

Applicant: Sal Gizzo

Address: 

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

Select One: □ Pre-Application □ Final

Zone(s): HRO

Lot Area: 11,721.41 sf

Please select all relevant items below:

☑ Special Permit – Complete special permit application form

☐ Coastal Overlay Zone

☐ Property is within 500 feet of a Municipal Boundary of __________________________ (for notification)

☐ Amendment to Building Zone Regulations – Section(s) __________________________

☑ Amendment to Building Zone Map – Zone(s) affected HRO

☐ 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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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: 151 Hamilton Avenue, Greenwich, CT 06830
Tax ID: 03-1021/S

Property Owner 1: David A. Zadik & Christine Stewart
Address: 3 Woodside Drive, Greenwich, CT 06830
Email: 
Cell Phone: 
Other Phone: 
Signature: *See Authorization Letter
Date: 

Property Owner 2: 
Address: 
Email: 
Cell Phone: 
Other Phone: 
Signature: 
Date: 

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

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

Applicant: Sal Gizzo
Address: 
Email: 
Cell Phone: 
Other Phone: 
Signature: *See Authorization Letter
Date: 

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: Thheagney@HLS248.com
Cell Phone: 
Other Phone: (203) 661-8400
Signature: 
Date: 5/5/21
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: 151 Hamilton Avenue, Greenwich, CT 06830
Tax ID: 03-1021/S
Property Owner: David A. Zadik & Christine Stewart
Address: 3 Woodside Drive, Greenwich, CT 06830
Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________
Applicant: Sal Gizzo
Address: __________________________
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): HRO
Lot Area: 11,721.41 sf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☒ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(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
April 8, 2021

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

RE: 151 Hamilton Avenue, 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 or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

[Signature]
Sal Gizzo, Applicant
April 8, 2021

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

RE: 151 Hamilton Avenue, Greenwich, CT 06830

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.

David A. Zadik, Property Owner

Christine Stewart, Property Owner
Pre-Application Review Checklist

Property Address: 151 Hamilton Avenue, Greenwich, CT 06830
Tax ID: 03-1021/S

Anticipated Type of Application: 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.
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: 151 Hamilton Avenue, Greenwich, CT 06830
Tax ID: 03-1021/S
Anticipated Type of Application: Site Plan & Special Permit

Property Owner 1: David A. Zadik
Signature: *See Authorization Letter
Address: 3 Woodside Drive, Greenwich, CT 06830
Date: 

Property Owner 2: Christine Stewart
Signature: *See Authorization Letter
Address: 3 Woodside Drive, Greenwich, CT 06830
Date: 

Property Owner 3:
Signature:
Address:
Date: 

Property Owner 4:
Signature:
Address:
Date: 

Applicant: Sal Gizzo
Signature: *See Authorization Letter
Address: 
Date: 

Authorized Agent: Heagney, Lennon & Slane, LLP
Signature: 
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Date: May 5, 2021

pzSec7-159bCGS 2020
TOWN OF GREENWICH

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

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

) ) ss: Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on April 13, 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 April 13, 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 151 Hamilton Avenue, Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me this 13th day of April 2021

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
Abutting property owners of 151 Hamilton Avenue:

136 Hamilton Avenue LLC
11 Knollwood Drive
Greenwich, CT 06830
03-1337/S

155 Hamilton Avenue LLC
58 Old Field Point Road
Greenwich, CT 06830
03-1111/S

William B. Clemens III
155 Milbank Avenue, Unit 1
Greenwich, CT 06830
03-1825/S

Greenwich Funeral Home
767 East Boston Post Road
Mamaroneck, NY 10543
03-1091/S

Manuel Londa
159 Hamilton Avenue
Greenwich, CT 06830
03-1372/S

Thomas & Lisa McGrath
36 Bonwit Road
Riverside, CT 06878
03-1192/S

TST Real Estate
94 Seminary Road
Bedford, NY 10506
03-1709/S
03-1724/S

Viewstone Greenwich LLC
250 Pequot Avenue
Southport, CT 06890
03-3003/S
03-3004/S
03-3001/S

149 HAMAVE LLC
93 Valleywood Road
Cos Cob, CT 06807
03-1280/S
7-8 View Street LLC
250 Pequot Avenue
Southport, CT 06890
03-3002/S

Stephen R. Ditri
60 Spring Street, Unit 1
Greenwich, CT 06830
03-1432/S

Magnus D. Gythfeldt
60 Spring Street, Unit 5
Greenwich, CT 06830
03-2175/S

Joan F. & Terence A. Lowe
60 Spring Street, Unit 2
Greenwich, CT 06830
03-1434/S

Donald C. Perry Sr
4 View Street
Greenwich, CT 06830
03-1483/S

Gui Lin Wu & Weijie Chen
8 View Street, Unit 6
Greenwich, CT 06830
03-2174/S

149 HAMAVE LLC
17 Carriage Road
Cos Cob, CT 06807
03-1357/S

Lawrence J. Calagna, Jr. TR
279 Stanwich Road
Greenwich, CT 06830
03-1490/S

Patricia A. Gambino
6 View Street
Greenwich, CT 06830
03-1168/S

Peter R. & Randi B. Jachino
60 Spring Street, Unit 3
Greenwich, CT 06830
03-1483/S

Ira P. & Cheryl B. Lutsky
60 Spring Street, Unit 4
Greenwich, CT 06830
03-1907/S
EXHIBIT B

April 13, 2021

To Whom It May Concern:

Notice is hereby given that David A. Zadik and Christine Stewart, as property owners, and Sal Gizzo, as application, have filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application hearing to construct a second unit in an existing dwelling at the property located in the HO Zone at 151 Hamilton Avenue 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
April 13, 2021

To Whom It May Concern:

Notice is hereby given that David A. Zadik and Christine Stewart, as property owners, and Sal Gizzo, as application, have filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application hearing to construct a second unit in an existing dwelling at the property located in the HO Zone at 151 Hamilton Avenue 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

Thomas J. Heagney
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Total Number of Places Listed by Sender: 6
RESIDENTIAL

LAND DATA AND CALCULATIONS

Rating | Measured | Table | Prod. Factor | Base Rate | Adjusted Rate | Extended Value | Influence Factor |
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RV19: add finished attic area, adjust bath count, DC

Supplemental Cards

TRUE TAX VALUE

434200

TOTAL LAND VALUE

434200
PHYSICAL CHARACTERISTICS

Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 2674
Attic: Finished
Basement: 3/4

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0, A

EXTERIOR COVER
Stucco 1.0, 2.0
Wood Siding A

INTERIOR FINISH

ACCOMMODATIONS
Finished Rooms 9
Bedrooms 4
Formal Dining Rooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Steam - gas
Lower Full Part
Air Cond 4 1204 1064 406

EXTERIOR COVER
Stucco 1.0, 2.0
Wood Siding A

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 4
Formal Dining Rooms 1
Fireplaces: 1

Financial Summary

1. Wood Frame 1204 1.0 1204 124110
2. Wood Frame 1064 2.0 1064 97030

IMPROVEMENT DATA

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SUMMARY OF IMPROVEMENTS

Data Collector/Date: JM 08/24/2017
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 122030
TOTAL IMPROVEMENT VALUE: 405900
NARRATIVE

The property at 151 Hamilton Avenue was rezoned to HRO in 2005 as part of the approval for a medical office use on the property. At that time, the existing two-family house was to receive an addition and be converted into five exam rooms on two stories with ancillary space. The entire rear portion of the property was to be paved to create 13 parking spaces plus a handicap space. The building for medical office use was not constructed.

Applicants proposed to retain the existing single-family home and construct a new single-family home in the rear of the property. The existing two car garage would be removed, and a replacement two car garage would be constructed. The proposed dwelling would be complementary to the existing single-family home which will be retained.

Respectfully Submitted,
Thomas J. Heagney
Dated: May 5, 2021