Final Site Plan and Special Permit  
PLPZ 202100112

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tr>
<td>Gross Floor Area:</td>
<td>51,477 SF</td>
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<td>63,388 SF</td>
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<td>Floor Area Ratio:</td>
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<td>0.225</td>
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<td>Parking Spaces:</td>
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<td>Recreational Facility: As determined by the Planning and Zoning Commission based on the type of facility.</td>
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<td>Building Height:</td>
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<td>Green Area:</td>
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<tr>
<td>Side setback</td>
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<td></td>
<td>15 ft. Sum of both not less than 35 ft.</td>
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<tr>
<td>Rear setback</td>
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<td>40’</td>
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Location: 259 East Putnam Ave.
Zone: R-20
Lot size: 6.468 acres
Tax ID 07-4049-S
UPDATE
This item was first reviewed by the Commission at the May 25th meeting. The proposal includes both expanding hours on Sundays and allowing nearby religious institutions use of the YWCA parking lot during special events. DPW Traffic and Traffic consultant BETA brought up concerns for Christ Church using the parking lot because there is not a direct crosswalk. They find that hiring police to control traffic / pedestrian crossing is imperative.

Other concerns were raised regarding sanitary sewer issues, site lighting and appropriate screening.

From the 5-21-21 Sewer Department comments “Based on the Sewer Division records, it appears that there may be open items related to sump pumps in the pool room that need to be removed from sanitary sewer. In addition, there may be a floor drain connected to sanitary sewer in the boiler room.” It appears the sump pump and floor drain will need to be disconnected from the sanitary sewer.

The site lighting fixtures appear to have been retrofitted with new bulbs about two years ago. The Commission asked that the applicant review the lights to determine how they can be properly shielded or retrofitted with bulbs to achieve compliance and to avoid light spill onto neighboring properties.

The issue of landscaping / screening of the tennis courts was raised by an abutting neighbor. The previous approvals included specific planting requirements.

The applicant has submitted a narrative addressing sewer, landscaping and lighting concerns.

APPLICATION SUMMARY:
Final Site Plan and Special Permit, PLPZ 202100112, have been submitted to modify certain conditions imposed on the property under Zoning Board of Appeals (ZBA) Appeals #4210 and #5085. The applicant requests permission to operate on Sundays from 8:00 a.m. to 5:00 p.m. throughout the year, with outdoor activities on Sundays limited to the hours of 12:00pm to 5:00pm. The applicant further requests that its parking lot be permitted to be used by nearby religious institutions Christ Church, the First Church of Christ Scientist, and Temple Sholom, for overflow parking during special events.

The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-13 to 6-15, 6-17, 6-13(a)(2), 6-16, 6-94(a)(2), 6-158 and 6-205 of the Town of Greenwich Building Zone Regulations (BZR).
ISSUES AND RECOMMENDATIONS:

1. **Zoning** – Zoning comments dated 5-16-21 indicate the proposal meets applicable Building Zone Regulations.

2. **DPW Traffic** - Kimley-Horn & Associates, Inc. report must be revised to address BETA comments. If overflow parking from nearby religious institutions is approved, police officers must be provided to direct traffic and assist pedestrians.

3. **BETA** - Regarding the overflow parking arrangements between the YWCA and neighboring houses of worship; it is undesirable to have conditions that encourage pedestrians to cross East Putnam Avenue where there is no crosswalk. Particularly for events at Christ Church, guests may prefer to cross directly from the YWCA parking lot to the Church rather than using the crosswalk at the signalized intersection of East Putnam Avenue and Old Church Road. The narrative states “it is our understanding that both Temple Sholom and Christ Church provide officers to direct traffic and assist people in crossing the road safely when overflow parking at the YWCA is utilized.” This practice of using officers to direct traffic and pedestrians should continue to ensure safe travel conditions during these occasional events.

4. **Sewer** – Comments dated 5-21-21 indicate there is a sump pump and floor drain that may need to be disconnected from the sanitary sewer.

5. **Lighting** - No new lighting is proposed. However, the Commission asked the applicant to address the existing lighting that appears to have been updated about two years ago. Lighting on site must comply with Division 14 of the Building Zone Regulations. The applicant has retained a consultant to address the lighting concerns.

EXISTING CONDITIONS

The YWCA is located on a 6.368-acre parcel on the north side of East Putnam Avenue within the residential R-20 zone. The site is bounded to the north and east by residential properties including Old Church Green condominium complex to the north. Israel Putnam House, the First Church of Christ Scientist of Greenwich, and residential properties lie to the west of the site. Christ Church, Temple Sholom, and the Junior League of Greenwich are located within the surrounding neighborhood.

The YWCA is considered a Special Permit use in the R-20 zone as defined by Section 6-94(a)(2) of the current Building Zone Regulations as follows: “Clubs, recreational areas and fall-out shelters not open to the general public and not operated for commercial profit, and community centers operated by civic associations.” This was previously considered a Special Exception use, hence the ZBA reviews.
The site is improved with 51,477 SF of gross floor area, two (2) tennis courts, a splash pad, a sand play area, and a total of 136 parking spaces (131 standard spaces and 5 HC spaces). The site is served by public water and sewer.

Planning and Zoning records for the site include Final Site Plans 2319 and 2985, Admin Site Plan 2010-177, along with temporary tent and ARC reviews for HVAC units.

The ZBA files, Appeals #4210 and #5085 are also attached to this staff report.

**PROPOSED IMPROVEMENTS:**
The YWCA was granted the ability to use the site on Sundays during limited hours and limited to a maximum of 10 ten times in a calendar year. The YWCA has been operating beyond those parameters.

ZBA, under Appeal 5085, which was a modification to 4210, permitted the following: Use of the building for YWCA activities on Saturday afternoons until 5:00 p.m.; Saturday evenings until midnight not more than 12 Saturdays in any one calendar year; and Sunday afternoons not more than 10 times in any one calendar year; and use of the tennis courts at the rear of the property on Saturdays until 5:00 p.m. and on Sundays, between the hours of 12:00 noon and 5:00 p.m. There is a caviat that “no dances for teenagers” would be held during the additional hours.

YWCA has been operating from 6:00 a.m. to 9:30 p.m. Monday-Fridays; from 8:00 a.m. to 5:00 p.m. on Saturdays; and from 9:00 a.m. to 3:00 p.m. on Sundays between the week following Labor Day to the week prior to Memorial Day (the YWCA is closed on Sundays during the summer, in-between the two holidays).

The YWCA has also allowed Christ Church of Greenwich and Temple Sholom to utilize its parking lots for occasional overflow parking during major religious holidays and occasional funeral services.

The applicant is requesting that the Commission permit Sunday hours of operations throughout the year from 8:00 a.m. to 5:00 p.m., with outdoor activities on Sundays limited to the hours between 12:00pm and 5:00pm. (The initial submittal requested use of both the building and tennis courts on Sundays from 8:00am to 5:00pm but the request was amended, see signed agreement with First Church of Christ Scientist, Inc.). The applicant further requests that the Commission formally permit the occasional use of the YWCA’s parking lots by neighboring houses of worship during special events, such as holiday services or funerals.
A traffic and parking analysis has been completed by Kimley-Horn & Associates, Inc for the proposal. Based on analyses detailed in the report, it is concluded that the existing site driveways and the surrounding roadways will continue to have sufficient capacity to accommodate traffic under the proposed conditions. The report further concludes that parking demand by YWCA patrons on Saturday and Sundays “will be well below the 136 parking spaces provided” and that overflow parking from the nearby religious institutions during special events “will not have a significant impact on the community.”

The Town’s Traffic consultant, BETA Engineering presented concerns regarding pedestrian crossing of East Putnam Avenue associated with overflow parking, especially for Christ Church since there is no cross walk directly between the two properties. DPW Traffic accepts BETA’s analysis and has commented that the Kimley-Horn & Associates, Inc. report must be revised to address BETA concerns, and if overflow parking from nearby religious institutions is approved by P+Z, police officers must be provided to direct traffic and assist pedestrians.

A neighbor has submitted concerns regarding lighting, landscaping and use of the tennis courts on Sunday mornings. ARC generally requires shielding of pole lights and limiting temperature of bulbs to address Dark Sky concerns. The Lighting Regulations under Division 14 would need to be satisfied (0.1 footcandles or less at property lines in residential zones; 0.5 in commercial zones.) The applicant has indicated in documentation that the tennis courts will remain unlighted.

**APPLICABLE REGULATIONS:**
Sections 6-5, 6-13 to 6-15, 6-94(a), 6-158, and 6-205

**DEPARTMENT COMMENTS:**
Zoning – Attached
BETA (traffic consultant) – Attached
DPW Traffic - Attached
Sewer – Attached
Department Comments
Date: May 20, 2021

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202100112: 259 East Putnam Avenue, YWCA Greenwich CT Inc.

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Request to modify certain conditions imposed on the property under ZBA Appeals #4210 and #5085 in order to expand Sunday hours.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- Based on the Sewer Division records, it appears that there may be open items related to sump pumps in the pool room that need to be removed from sanitary sewer. In addition, there may be a floor drain connected to sanitary sewer in the boiler room. Please have the applicant/owner contact the Sewer Division to discuss these items. It will likely be required to remove these items from the sanitary sewer system. Please coordinate with the Sewer Division to coordinate an inspection so that further direction can be provided.

Comments to be addressed during Sewer and Building Permit phase:
- Please have the applicant address the open I&I items listed above.
- The proposed application is solely to modify hours of operation, etc. If we are reading this correctly, there is no actual work proposed. As long as that is the case, no Sewer Permitting or conditions apply. If any work is proposed, please have the applicant/owner contact the Sewer Division for any comments and requirements.
- The Sewer Division believes that the sanitary sewer lateral that serves the YWCA runs through private properties and may ultimately tie to a shared private sewer line before ultimately reaching the Town sewer main. Please provide any existing documentation on the existing location and any associated easements or maintenance agreements that may be pertinent to existing sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(25)  Department Project No. PLPZ202100112
Submittal Received Date: 3/31/2021

Submittal Reviewed For: Planning and Zoning  Traffic Review Requested: Yes  Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: Overall Site Plan  Project Address: 259 East Putnam Avenue
Engineering Firm: TO Design, LLC  Original Plan Date: 7/7/2010  Latest Plan Revision Date: ____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: _________  Original Report Date: ____  Latest Report Revision Date: ____

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: _______________________________ Date: 5/17/21
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. The Traffic Impact Study from Kimley-Horn & Associates, Inc.; dated March 2021 shall be revised as needed to address the comments from Beta Group, Inc.
2. If the overflow parking for neighborhood houses of worship (Temple Sholom and Christ Church) is approved; a condition similar to the following shall be required:
   a. Temple Sholom and Christ Church must provide police officers to direct traffic and assist pedestrians in crossing East Putnam Avenue when overflow parking is used at 259 East Putnam Avenue – YWCA.
BETA Group, Inc. (BETA) has reviewed the materials submitted by the Applicant to the Planning and Zoning Commission for the proposed hours expansion and overflow parking arrangement for the YWCA at 259 East Putnam Avenue. The following documents have been reviewed:

- Narrative Re: 259 East Putnam Avenue; Fogarty Cohen Russo & Nemiroff LLC, March 23, 2021
- Traffic Study: Proposed YWCA Hours Expansion; 259 East Putnam Avenue; Kimley-Horn and Associates, Inc.; March, 2021

The following comment/question is offered for consideration:

1. Regarding the overflow parking arrangements between the YWCA and neighboring houses of worship; it is undesirable to have conditions that encourage pedestrians to cross East Putnam Avenue where there is no crosswalk. Particularly for events at Christ Church, guests may prefer to cross directly from the YWCA parking lot to the Church rather than using the crosswalk at the signalized intersection of East Putnam Avenue and Old Church Road. The narrative states “it is our understanding that both Temple Sholom and Christ Church provide officers to direct traffic and assist people in crossing the road safely when overflow parking at the YWCA is utilized.” This practice of using officers to direct traffic and pedestrians should continue to ensure safe travel conditions during these occasional events.
ZONING ENFORCEMENT

Project No. PLPZ202100112 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: YWCA

LOCATION: 259 East Putnam Ave.

PLAN DATE:

ZONE: R-20

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture

Date: 5/16/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

MEMO TO: Jim Maloney, ZEO
Bill Murr, Building Official
Bruce Drexel, Zoning Inspector

FROM: Diane Fox, Town Planner/Zoning Enforcement Coordinator
Matthew Steinberg, Planner 1

DATE: September 5, 2003

RE: Site Plan #2391-A YWCA - 259 East Putnam Avenue -
Building Permit #03-0491
Request for TCO on Child Day Care Program Spaces @/6

We understand that the YWCA has requested a Temporary Certificate of Occupancy from the Greenwich Building Division for improvements to the child day care program space, being the first phase of the overall YWCA project for internal below grade expansions, internal reconfigurations of spaces and uses, and exterior site work consisting of a new landscaped patio on the east side of the building and construction of a below grade vault for new pool equipment.

This work was approved under Administrative Site Plan #2391-A, subject to certain conditions set forth in the Planning and Zoning Department's Memorandum to the Building Department dated January 14, 2003 (copy attached). The conditions include certain conditions to be satisfied prior to the issuance of any certificate of occupancy for the project. They are as follows:

1) As Built site plans be submitted to P&Z for finished grades, landscaping and internal floor plans also be submitted.
2) A noise measurement test be done by a qualified professional or noise emissions from the facility to confirm compliance with the Town's noise ordinance. This test will be done on site with the Health Dept. to determine actual levels of sound from the mechanical equipment. All sound levels must meet Town standards, reduced or screened to reduce noise levels.
3) P&Z staff will inspect all landscaping and mechanical equipment screening and confirm conformance with Building Department prior to any CO.

We have been advised by representatives of the YWCA that the pool reconstruction and fitness center expansion are still under construction. Mechanical rooftop equipment, and the construction and installation of pool mechanical equipment in the approved below grade vault have yet to be installed, and, therefore, mechanical screening and landscaping work has yet to be completed. Therefore, it is not
possible for the YWCA to satisfy any of the above-referenced conditions of a certificate of occupancy at this time.

Therefore, please be advised that the Planning and Zoning Department has no objection to the Building Division issuing a Temporary Certificate of Occupancy specific to the child day care recreation gym area only, subject to the YWCA satisfying all of the above-referenced conditions at time of issuance of any certificate of occupancy for the pool, a and remainder of other interior renovations, associated mechanical equipment, and site improvements.

Attachment
MEMORANDUM

MEMO TO: Jim Maloney, ZEO
Bill Marr, Building Official
Bruce Dixon, Zoning Inspector

FROM: Diane Fox, Town Planner/Zoning Enforcement Coordinator
Matthew Steinberg, Planner

DATE: January 14, 2003

RE: Site Plan # 2319-A YWCA- 259 East Putnam Ave- Administrative Site Plan application approvals and Building Permit conditions

The proposed plans for the YWCA are for internal below grade expansions, internal reconfigurations of spaces and uses, and external site changes of a new landscaped patio on the east side of the building where presently there is an entry (which will be closed off) from the driveway and some pool equipment which will be placed below grade along the same easterly side of the building.

Staff has reviewed the internal changes which include new below grade expansion of the pool area and relocation of pool equipment, and an addition to the underground fitness room. Since there are no above ground expansions of the building and no change in the 132 parking spaces on site, this application is being handled as an administrative site plan subject to all department reviews and comments. Board of Appeals approvals, State Dept of Public Health approvals, and ARC approval for all exterior changes to the building (i.e. mechanicals on the roof) and landscaping plans per Sec 6-13 and 6-15 of the BZR.

Attached to this memo are the department comments, approvals and conditions which must be addressed either prior to building permit, activity on site or Certificate of Occupancy.

Total Lot Area 6.468 Acres (218,726 SF)  
GROSS FLOOR AREA       FAR
Existing  48,834 SF   0.17
Proposed  51,477 SF   0.18
Permitted 70,431 SF   0.25

PRIOR TO ANY ACTIVITY ON SITE OR BUILDING PERMIT ISSUANCE:

1) Board of Appeals approvals be secured
2) All Soil and Erosion controls and Tree protections be in place on site and inspected
3) State and Local Dept. of Public Health approvals be secured for the pool and day care
4) A construction-phasing plan be submitted to P&Z and Building Dept.

NOTES ON THE BUILDING PERMIT
1) No changes to the plans be allowed unless signed off by the Town Planner
2) All landscaping be in place and inspected prior to any CO
3) All excavated materials be removed from the site and not stored on site.
4) Fire Marshall has determined that the building needs to be sprinklered per his memo.
5) No change of use of any storage area to a more active use is permitted unless approved by P&Z

PRIOR TO ANY CERTIFICATE OF OCCUPANCY:

1) As Built site plans be submitted to P&Z for finished grades, landscaping and internal floor plans also be submitted.
2) A noise measurement test be done by a qualified professional of noise emissions from the facility to confirm compliance with the Town’s noise ordinance. This test will be done on site with the Health Dept to determine actual levels of sound from the mechanical equipment. All sound levels must meet Town standards, reduced or screened to reduce noise levels.
3) P&Z staff will inspect all landscaping and mechanical equipment screening and confirm conformance with Bldg dept. prior to any CO

PLANNING AND ZONING APPROVED PLANS (2 Sets) INCLUDE:

ARCHITECTURAL PLAN SET PREPARED BY LOTHROP ASSOCIATES ARCHITECTS:

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ENGINEERING PLAN SET PREPARED BY S.E. MINOR & CO.:

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LANDSCAPE PLAN PREPARED BY ENVIRONMENTAL DESIGN ASSOCIATES

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REVIEWS PROVIDED BY THE ENGINEERING DIVISION ARE FOR COMPLIANCE WITH THE TOWN'S "ROADWAY DESIGN MANUAL AND STANDARD CONSTRUCTION DETAILS", AND THE ENGINEERING DIVISION'S "DRAINAGE MANUAL". REVIEWS ARE BASED UPON THE INFORMATION AND MAPS PROVIDED.

COMMENTS AND RECOMMENDATIONS:

Since this proposal is an underground addition, and the Drainage Summary Report by Leonard M. Szczesny, P.E., dated October 25, 2002, indicates no adverse hydrological impacts to downstream properties, this office has no objection to the plans being approved by the Planning and Zoning Commission.
From: Joseph Benoit
To: Steinberg, Matt
Date: 1/6/03 3:24PM
Subject: Fire Department remarks on Site Plan Application.

YWCA 339 East Putnam Avenue, FSP 2319/ Admin

The existing site layout does not appear to be impacted by this renovation and for our (FD) purposes is adequate for the building. Also the YMCA has been put on notice that these renovations will require that the building be sprinklered.

CC: adayton@fcsn.com
DIVISION OF BUILDING INSPECTION

TOWN OF GREENWICH
CONNECTICUT

ZONING ENFORCEMENT

Project No.  FSP/Admin 2319 Preliminary Final

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: YWCA

LOCATION: East Putnam Avenue

PLAN DATE: 9-30-02

ZONE: R-20

The subject site plan/subdivision meets the requirements of the Building Zone Regulations excluding Section 6-15 and 6-17, except for the following:

There is a pending application for Special Exception approval by the Planning Zoning Board of Appeals. It is anticipated the matter will be heard on January 22, 2003.

Reviewed by:  

Date: 1/3/03
SITE PLAN ADMINISTRATIVE FORM
SIGN OFF PERMIT LOG

 Owners Name /Signature: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF GREENWICH, CONNECTICUT, INCORPORATED

(See Attached letter of Authorization)

Agent Name/ Tel. no.: Fogarty Cohen Selby & Nemiroff, LLC (203) 661-1000

Address of Property: 259 East Putnam Avenue, Greenwich

Assessors Map And Lot Number: Tax Map 199, Tax Lot 17

A) Lot Size: 6.468 acres

B) Property Zone: R-20

C) Flood Zone: X ZBO Investment

Check if legally conforming: Lot Area: X, Setbacks: X, FAR:

Description of Activity or Work Proposed: Construct below grade addition to permit expansion of pool from 4 to 6 lanes and increase size of fitness center; additional interior renovations; landscape improvements. See cover letter.

Previous Review/Approvals By P&Z (Date And Number): None of Record

Other Land Use reference nos. (IWWCA, Coastal Site Plan, Affordable, Elderly) IWWA – None of Record

PZBA Appeals 4210, 4883, 5053, 5903

Total Building Square Footage (or total site work area):

Present Use: Non-Profit Club & Educational Institution

Proposed Use: Same

Square Footage: 48,834 GSF*

* No deductions taken for below grade mechanical or storage spaces.

(For staff use only) Other reviews and signoffs are required and plans will be sent to:

- IWWCA
- Highway
- Health
- Coastal
- Engineering
- ZEO
- Conservation
- ARC
- HDC
- Fire
- Building
- Flood
- Sewer
- Tax Assessor

Reviewed by:

Town Planner: ________________________  Senior Planner: ________________________

Asst. Town Planner: ________________________

(2 signatures required- one must be Town Planner as per §6-13; Town Planner may waive full Commission review of small scale projects but require approval of ARC where appropriate.)

See attached Conditions of Approval
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: Bill Marr, Building Official
    Jim Maloney, Zoning Enforcement Officer
    Bruce Dixon, Zoning Inspector
FROM: Diane W. Fox, Town Planner/Zoning Enforcement Coordinator
    Matthew N. Steinberg, Planner I
SUBJECT: YWCA Certificate of Occupancy
DATE: 11/19/2004

Please be advised that the Planning and Zoning Department has reviewed the request for a Certificate of Occupancy at the YWCA of Greenwich, and does not object to the issuance of a CO by the Building Department:

CONDITIONS OF THE CERTIFICATE OF OCCUPANCY

1) The Town Health Department has reviewed and approved the Post Installation noise measurements, see attached
2) No additional changes to the approved site plan shall be allowed unless signed off by the Town Planner
3) No change of use of any storage area to a more active use is permitted unless approved by P&Z

Att:
Noise Readings signed by Greenwich Health Dept.
31 May 2004

Mr. Jim Lothrop
Lothrop Associates
200 Summit Lake Drive
Valhalla, NY 10595

Re: GMA Project 2002-26 Greenwich YWCA Mechanical Noise Evaluation-Post Installation Measurements

Dear Jim:

I am pleased to submit this report summarizing my findings and recommendations regarding noise emissions associated with the additions to the YWCA facility in Greenwich Connecticut.

1.0 Description of the Project

The project is a below grade expansion of the existing pool and addition of an underground fitness room at the YWCA facility at 259 East Putnam Avenue (U.S. Route 1), in Greenwich Connecticut. Additional mechanical equipment was added to handle dehumidification and air conditioning in the natatorium and the fitness room, including:

1. HVAC units—A split system with an evaporator unit mounted on the roof of the building and an air-handling unit in a new underground “vault” just east of the building. A ventilation opening for the vault was provided and was acoustically treated to minimize any noise impact.

2. Pool Mechanical Unit—again, a split system, with a similar arrangement as above. The air handler was located in the same vault.

11/16/04 Based on this report it appears that the mechanical systems comply with the noise ordinance.

[Signature] Gw Health Dept.
I was retained as acoustical consultant to the project in 2002 and based upon pre-construction noise measurements and a review of the proposed equipment, provided recommendations to provide noise attenuation of the equipment, as well as attenuation of existing equipment to ensure that upon completion of the project, sound emissions would comply with the state of Connecticut and city of Greenwich noise regulations. My findings and recommendations were provided in the form of a letter report and follow up memoranda to Lothrop Associates.

2.0 Description of the Ambient Measurements: Post Construction Sound Emissions

I visited the site on 27 May 2004. Ambient acoustical measurements were made at 2 locations between the hours of 8:30 P.M. and 10:00 P.M. These locations were the same as those used for preconstruction monitoring and are described below:

1. At the eastern property line across from the side entrance where the existing HVAC equipment and ventilation fan is located
2. At the eastern property line at the rear of the building.

Measurements were carried out using a Bruel & Kjaer Type 2260 Investigator. This device is a Precision Sound Level Meter and Spectrum and Statistical Analyzer. The calibration of the Type 2260 was verified before and after the measurements using a Bruel & Kjaer Type 4231 Acoustical Calibrator. Noise sources noted in the area included traffic on Route 1, aircraft overflights, and, when operating, mechanical equipment at the YWCA. The weather was clear with temperatures in the range of 60 to 65 degrees F and wind speeds of 0 to 3 miles per hour, with higher gusts during the later hours.

Measurements were made for a period of 5 to 10 minutes at each location of statistical octave band sound pressure levels and A-weighted sound levels. The results were stored in the memory of the Type 2260 to be retrieved later and transferred to a computer. In all 8 measurements sets were made for the following conditions
No mechanical Equipment Operating at the Y (with the exception of the Pool Mechanical Unit which was inaudible except when within 5 feet of the ventilation opening).

- Mechanical Equipment present prior to the upgrade operating
- All mechanical Equipment Operating.

Inasmuch as the Canteen fan was already characterized in the earlier study as being a daytimes only operation, and had been well documented, and further, as the critical time period both for possible impact and compliance issues is the nighttime period, the canteen fan was not a subject of the present study.

Figure 1 Ambient Noise Measurement Locations - YWCA Greenwich CT.
3.0 Applicable Noise Regulations

The State of Connecticut and the Town of Greenwich regulations specify maximum allowable A-weighted sound levels as a function of the emitting and receiving properties and have similar requirements. For the case of the YWCA as an emitter and the residential development as a receiver, the maximum allowable sound levels are 55 dB (A) during "daytime" (7:00 AM to 10:00 PM) hours and 45 dB (A) during "nighttime" (10:00 PM to 7:00 AM) hours for both regulations.

4.0 Results of the Measurement Program

A summary of the results of the ambient sound level measurements are provided in Table 1 below.

Table 1 – Summary of L90\textsuperscript{2} Octave Band and A-weighted sound levels measured in the area of the YWCA Facility in Greenwich, CT. Data of 27 May 2004.

<table>
<thead>
<tr>
<th>Time</th>
<th>Loc.</th>
<th>Conditions</th>
<th>31.5</th>
<th>63</th>
<th>125</th>
<th>250</th>
<th>500</th>
<th>1000</th>
<th>2000</th>
<th>4000</th>
<th>8000</th>
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<tr>
<td>8:50 PM</td>
<td>1</td>
<td>Baseline</td>
<td>56</td>
<td>57</td>
<td>52</td>
<td>45</td>
<td>43</td>
<td>41</td>
<td>35</td>
<td>26</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>9:00 PM</td>
<td>2</td>
<td>Baseline</td>
<td>54</td>
<td>56</td>
<td>52</td>
<td>44</td>
<td>40</td>
<td>38</td>
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</tr>
<tr>
<td>9:15 PM</td>
<td>1</td>
<td>Pre-construction Mechanical Equip operating</td>
<td>56</td>
<td>56</td>
<td>54</td>
<td>47</td>
<td>45</td>
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<td>38</td>
<td>29</td>
<td>21</td>
<td>47.4</td>
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<td>Pre-construction Mechanical Equip operating</td>
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<td>54</td>
<td>50</td>
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<td>1</td>
<td>All Equipment Operating</td>
<td>55</td>
<td>55</td>
<td>54</td>
<td>46</td>
<td>45</td>
<td>42</td>
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<td>30</td>
<td>22</td>
<td>47.3</td>
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<tr>
<td>9:55 PM</td>
<td>2</td>
<td>All Equipment Operating</td>
<td>525</td>
<td>53</td>
<td>49</td>
<td>39</td>
<td>36</td>
<td>35</td>
<td>28</td>
<td>24</td>
<td>18</td>
<td>41.0</td>
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<td>1</td>
<td>Baseline</td>
<td>54</td>
<td>55</td>
<td>49</td>
<td>41</td>
<td>40</td>
<td>40</td>
<td>34</td>
<td>25</td>
<td>17</td>
<td>44.3</td>
</tr>
</tbody>
</table>

The measurements indicate that background\textsuperscript{2} sound levels during the late evening hours are in the mid 40 dB(A) range, as they were during the measurements two years ago. Variations are principally due to the variation in road and aircraft traffic. Based upon the measurements, the contribution of the preconstruction mechanical

1 A-weighting is a standardized frequency weighting which attempts to duplicate the human ear/brain frequency sensitivity and, therefore, provides an overall sound level measurement which correlates with how people perceive noise.

2 The L90 sound level refers to that sound level which was exceeded for 90 percent of the sampling period. It represents the background sound level and is an appropriate measure to assess impact of steady noise sources, such as mechanical equipment.

3 Background here refers to noise from all sources not associated with the YWCA.
equipment at the YWCA excluding the Canteen Fan has decreased slightly from two years ago, in all probability due to decreased contributions by the one HVAC unit that was shielded with acoustical panels. The contribution of the equipment to total sound levels is estimated to be 41dB(A) at Location 1. It was unmeasurable at Location 2, but clearly less than 40 dB(A). With the new equipment operating the contribution to total sound levels is 42dB(A) at location 1, somewhat higher when the compressor on the new HVAC unit cycles on. It was not possible to characterize the latter exactly as traffic noise variations made the measurement of its contribution uncertain. I am confident that it will not cause the total contribution to exceed the 45 decibel limit. At location 2, the contribution is again, below 40 dB(A). As is clear from the measurements, the existing background sound levels are already near and in some cases above the 45 dB(A) limit, making measurement of the equipment at the Y difficult.

While we were unable to measure at the adjacent condominium units themselves, the modelling done in 2002 indicates that sound levels at the units should vary little from those measured at the property line. This coupled with the fact that the measurements indicate that the new equipment has resulted in somewhat lower sound levels than predicted, indicate that the regulatory limits will also be met at these locations.

The conclusion based upon my measurements of the new mechanical equipment at the YWCA in Greenwich is that as a result of the design and noise control measures for the new and some preexisting equipment, the total contribution at the adjoining residential property meets the "daytime" and "nighttime" Greenwich and Connecticut Noise Regulations.

Very truly yours,

Martin Alexander, P.E.
November 4, 2004

Mr. Matthew Steinberg
Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Dear Matt:

Thank you for assisting us complete requirements for our Certificate of Occupancy. As you requested, enclosed is a copy of our “As built” plans and a May 31, 2004 noise evaluation report from Martin Alexander.

You said that these documents would complete P&Z’s permit conditions for the YWCA of Greenwich’s requirements for meeting a CO.

Bill Marr from the Town Building Department requested that you email him P&Z’s approval so that he could provide us with a CO. Maybe you could copy me on the email at a.singer@ywca.greenwich.org so that I will know that we have met the Town’s P&Z requirements.

Thank you again for your help on our project. Let me know if you have questions. My number is 869-6501, ext. 101.

Best regards,

Adrienne Singer
Executive Director
MEMORANDUM

MEMO TO: Matthew Steinberg, Planner
FROM: Robert T. Farfaglia, Supervisor of Environmental Health
DATE: December 13, 2002
SUBJECT: FSP/Admin 2319
YWCA 259 E. Putnam Avenue

This administrative application review is for the above project, which is served by public water and public sewer system. The Health Dept. has reviewed the information submitted by your office. Prior to local Health Dept. approvals, the applicant must receive and submit to this office written approval from the State of Conn. Dept. of Public Health on the proposed expansion of the existing public pool and the proposed expansion of the existing daycare program space.

In addition, the Health Dept. will require that the applicant submit noise readings after the new mechanical units are in place in order to determine compliance with the Greenwich Noise Ordinance. This office cannot approve this project as proposed until the above referenced Health Dept. requirements are satisfied.

/lv
Date

The YNCA has applied for Occupancy Permits and property
inspections. The permit is dependent upon the approval of
the building and the construction of the new building.

YNCA will be reviewed by our staff and is expected to
receive occupancy permits.

After reviewing the site plan and information, you can decide whether or not to open the permit application.

Thank you.

Casey

Casey O'Connell
Zoning Enforcement Officer
DPW - Building Inspection
Town of Greenwich
p: 203-622-3116
f: 203-622-3117
o: 05049326@comcast.net

Casey (05049326@comcast.net)

Casey (05049326@comcast.net)

12/15/2020 9:25 PM

To: William Munk NYSYS

From: Casey O'Connell

Cc: Casey O'Connell

Subject: YNCA - 253 East Putnam Avenue

Rick,

I am reviewing the application for the YNCA at 253 East Putnam Avenue in regards to the three-year old day care program to be located in the second floor. I was unable to locate any permit for the hair salon that the building was significantly renovated. I am sure that the building is approved for a day care program based on the R-1 zone.

I do not feel comfortable sending a letter stating that this day care program has passed approval without more information. I may need more information in Site Plan No. 2314-A. I have sent an e-mail to the architect with these approvals and have more information. Please let me know if you are sure whether permit 2314-A is for you approve.
Admin Site Plan 201000177
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: William Marr, Building Official
    Casey O'Donnell, Zoning Enforcement Officer

FROM: Katie Blankley, Deputy Director Planning & Zoning/Assistant Town Planner
       Marek Kozikowski, Planner I

DATE: July 15, 2010

RE: Building Permit for new Counseling Room and Outdoor Play Area
    PLPZ #201000177 – Final Site Plan-Administrative
    259 East Putnam Avenue- 6.368 ac property
    YWCA

Attached please find architectural and site plans which have been reviewed and approved by P&Z staff for signoff for two separate projects at the YWCA located at 259 East Putnam Avenue.

Planning & Zoning has no objection to the conversion of a storage/maintenance room to be used for counseling. The project consists of moving wall partitions. P&Z finds that this change of this space is minimal in relation to the entire building and the proposed use is consistent with prior P&Z Commission approvals. There is no increase in gross floor area to the 51,477 sq ft building or the 132 parking spaces on site.

Planning & Zoning also has no objection to the construction of a “sandbox” play area with a concrete walk, fencing and a small amount of landscaping.
SITE PLAN ADMINISTRATIVE FORM - SIGN OFF PERMIT LOG

- Accessory Apartment, Elderly
- Accessory Apartment, Affordable
- Architectural Review Committee
- Landscape / Tree Planting
- Soil Erosion and Sedimentation
- Utility or Telecommunications Facility
- Site Plan Signoff
- Drainage / Driveway
- Coastal Site Plan
- Subdivision Lot
- Other

Owner Name: YWCA of Greenwich  Signature:  
Agent Name: Adrienne Singer  Phone: 203-869-6501
Street Address of Property: 259 East Putnam Ave

Assessors Map Number:  
Lot Number:  
A) Lot Size  
B) Property Zone  
C) Flood Zone  

Check if legally conforming:  
Lot Area  
Setbacks  
FAR  

Description of Activity or Work Proposed:
CHANGE STORAGE ROOM TO OFFICE  
ROOM & GRASS PLAY TO SAND PLAY

Previous Review/Approvals By P&Z: Date  
and Number:  
Other Land Use Reference Numbers (IWWCA, Coastal Site Plan, Affordable, Elderly)

Total Building Square Footage (or total site work area):
Present Use  
Square Footage  
Proposed Use  
Square Footage  

- - - - (For staff use only) Other reviews and signoffs are required and plans will be sent to:  - - - -

- IWWCA
- Coastal
- ZEO
- HDC
- Sewer
- Highway
- Engineering
- Fire
- Building
- Tax Assessor
- Health
- Conservation
- ARC
- Flood
- 

Reviewed by:
Town Planner  
Asst. Town Planner  
Senior Planner  

(2 signatures required- one must be Town Planner as per §6-13: Town Planner may waive full Commission review of small scale projects but require approval of ARC where appropriate.)

See attached Conditions of Approval

TOWN PROJECT NO.  
Fee submitted at time of application: $510.00
Staff-assigned Application No.  

Per § 6-14.1(e) of BZR, approval is valid for 3 years only; and work must be completed in 5 years from issuance of permit, per Statute.

See Attached MEMO
GREENWICH INLAND WETLANDS & WATERCOURSES AGENCY QUESTIONNAIRE

This form is NOT an IWWA Application

PROJECT: Street Address: 259 East Putnam Ave.

TAX ACCT.# 07 - 40495

Has there ever been an IWWA application for this site? YES NO

Appl. # __________

WORK SITE: Driveway or access strip is on the N S E W side of: ____________________________

(approximately ______ feet N S E W from the intersection of ____________________________

(streets))

ACTIVITY: (Circle ONE) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court

Other (please specify) Grass play to seed play

NOTE: A separate form is required for each activity. Only a demolition does NOT require a plot plan.

Will this activity require an addition to the septic system? YES NO

Owner's full name [please print] YWCA of Greenwich

Phone (203) 869-6501

Mailing address: 259 East Putnam Ave.

Town Greenwich Zip 06830

Authorized Agent's name [please print] Adrienne Surges

Phone (203) 869-6501

Mailing address: Same as above

Town Zip ____________________

YOU MUST INCLUDE A PLOT PLAN, SHOWING THE PROPOSED ACTIVITY IN RED, WITH THIS QUESTIONNAIRE.

If you do not, staff review of your proposal will be delayed or prevented. An incomplete questionnaire can prolong the process.

IWWA staff will review this questionnaire to determine if regulated activities may occur as a result of your proposal, necessitating an IWWA permit.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain a permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed. The Agency may impose penalties on any person who commits or assists in any violation of the IWWA Regulations.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner or, authorized agent [check one] I believe that the information I have submitted is correct.

Signature ___________________________ Date 7/9/10

Please return this completed form to the Greenwich Inland Wetlands & Watercourses Agency and wait for its review before applying for a building permit

STAFF NOTES

Office Rev Date 7/9/10 Permit Required? YES NO W/Wet? N Tidal St Staff

Field Inv Date ___________ Permit Required? YES NO W/Wet? _____ Tidal Staff

Soils Report Date ___________ Author ___________ Soils __________________

Comments: __________________________

IWWA Questionnaire Revised 6/13/07
TOWN OF GREENWICH
AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR REZONING/SPECIAL PERMIT/SITE PLAN/SUBDIVISION

STATE OF CONNECTICUT )
) : Greenwich

COUNTY OF FAIRFIELD

I, Adrianne Singer, being first duly sworn, do hereby certify that on July 9, 2010, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of July 9, 2010 as shown on the Town Tax Assessor's Office records of property abutting (as said term is defined in Sec. 6-14 (a) (3) of the Greenwich Building Zone Regulations) the property to the YWCA Greenwich for which an application for Administrative Site Plan has been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to

Before me on July 9, 2010

__________________________
Notary Public

Adrianne Singer
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<td>Melissa Groe Stone 61 Out Ave Greenwich CT 06830</td>
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<td>First Church of Christ Scientist 4 Park Place Greenwich CT 06830</td>
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<td>Nine D. Steve E. Winter 4 Old Church Rd Greenwich CT 06830</td>
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PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen
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<td>Elizabeth Abbott, 91 Delwood Lane, Greenwich, CT 06830</td>
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<td>3.</td>
<td>Jacqueline Segura, 101 Farm manager Road, Greenwich, CT 06830</td>
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<td>4.</td>
<td>Jane Drittel, 31 Park Avenue, Greenwich, CT 06830</td>
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| 5.            | David A. Napol, 4 Old Church Road
               Units 5, Greenwich, CT 06830 |
| 6.            | Barrie B. Nichols, 8 Old Church Road, Greenwich, CT 06830 |
| 7.            | Ulfing Searle, Searle Co, 33 Greenwich Ave, Greenwich, CT 06830 |
| 8.            | Elsa Searle, 8 Old Church Road, Greenwich, CT 06830 |

Affix Stamp Here

- If issued as a certificate of mail, or for additional copies of this bill
- Postmark and Date of Receipt

Postage Fee

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Total Number of Pieces Received at Post Office

Receipient: For Name or receiving employer

See Privacy Act Statement on Reverse

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<td>5.</td>
<td>Jean Walker 545 James Ave, Stamford, CT 06903</td>
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<td>6.</td>
<td>Aisa E. &amp; Robert W. Pyne 177 Park Ave, Greenwich, CT 06830</td>
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July 6, 2010

Mr. Marek Kozikowski
Town of Greenwich
Planning and Zoning
101 Field Point Road
Greenwich, CT 06830

Dear Marek,

It was a pleasure talking to you on the telephone today.

The YWCA has been in Greenwich for 91 years serving the community. For 30 years, the YWCA has been the only agency in Greenwich, licensed by the State to treat domestic violence victims.

The YWCA is turning a room in which we use to store toilet paper and paper towels into a very small office to treat victims. The YWCA has fewer employees today than it had in 2003, and we expect to keep it that way for the foreseeable future.

Thank you for your help, and please let me know if you have additional questions.

Best regards,

Adrienne Singer
President and CEO.
July 7, 2010

To Whom It May Concern:

Notice is hereby given that The YWCA of Greenwich has filed an application with the Greenwich Planning and Zoning Commission for administrative site plan application-small storage room to small office room for 259 East Putnam Avenue.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission.

Adrienne Singer
President & CEO
YWCA of Greenwich
GREENWICH INLAND WETLANDS & WATERCOURSES AGENCY QUESTIONNAIRE

[This is not an IWWA Application]

PROJECT: Street Address: 259 East Putnam Ave

TAX ACCT. #: 07-4049 WORK SITE: Driveway or access strip is ______ feet N S E W of the intersection with ________ [street] ACTIVITY: Addition □ Demolition □ Deck □ Garage □ Interior Renovations □ New Residence □ Swimming Pool □ Tennis Court □ other ______ Will this activity require an addition to the septic system? No □ Yes □ Has there ever been an IWWA application for this site? No □ Yes □ Appl. # ______

Owner's full name [please print]: YWCA of Greenwich Phone: 203-869-6501

Mailing address: 259 East Putnam Ave Town: Greenwich Zip: 06830

Authorized Agent's name [please print]: Adrienne Singer Phone: 203-869-6501

Mailing address: same as above Town: Zip: __________

IWWA staff will review this questionnaire to determine if regulated activities may occur as a result of your proposal, necessitating an IWWA permit.

You must include a plot plan, showing the proposed activity in RED, with this questionnaire. If you do not, staff review of your proposal will be delayed or prevented. An incomplete questionnaire can prolong the process.

If your project does not require an IWWA permit, we will sign off on this questionnaire. This you will need to obtain a building permit. You must obtain similar sign offs from all departments requiring review of your project.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain a permit prior to the initiation of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not continue an authorization to proceed. The Agency may impose penalties on any person who commits or assists in any violation of the IWWA Regulations.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner or authorized agent [check one] I believe that the information I have submitted is correct.

Signature: Adrienne Singer Date: 7/17/10

Please return this completed form to the Greenwich Inland Wetlands & Watercourses Agency and wait for its review before applying for a building permit.

STAFF NOTES

Office Rev Date: 7/17/10 Permit Req: □ No Pt Req: □ W/W present: □ Tidal: □ Staff: TH

Field Inv Date: 1/1/10 Permit Req: □ No Pt Req: □ W/W present: □ Tidal: □ Staff: ______

Soils Report Date: 1/1/10 Author: ______ Soils: ______

Comments: ______

JWWA Questionnaire Revised 2/23/04
TOWN OF GREENWICH
AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR
REZONING/SPECIAL PERMIT/SITE PLAN/SUBDIVISION

STATE OF CONNECTICUT  
)  : Greenwich

COUNTY OF FAIRFIELD

I, Suzanne E. Adam, being first duly sworn, do hereby certify that on July 7, 2010, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of July 6, 2010 as shown on the Town Tax Assessor's Office records of property abutting (as said term is defined in Sec. 6-14 (a) (3) of the Greenwich Building Zone Regulations) the property to the YWCA Greenwich for which an application for Administrative Site Plan has been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to

Before me on

Notary Public Nancy Kratothen, commission expires 9/30/2013

Suzanne Adam
<table>
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<td>Dean Walter, 245 Junes Lane, Stamford, CT 06901</td>
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<td>2.</td>
<td>Rose Marie &amp; Jack Boy Anderson, 600 Ocean Blvd, New Milford, CT 06776</td>
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<td>3.</td>
<td>Putnam Hill, Inc., PO Box 3221, Stamford, CT 06905</td>
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<td>Reid Family Partners LP, 2 Old Church Rd, Greenwich, CT 06830</td>
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<td>E. L. Mosle, Abbott 150 Delwood Lane, Greenwich, CT 06830</td>
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<td>Israel Putnam House Assoc, 262 E. Putnam Ave, Greenwich, CT 06830</td>
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<tr>
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<td>J. Z. Lewis, West 17 Old Church Rd. Greenwich CT 06830</td>
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<td>E. Sheehan, 50 Old Church Rd. Greenwich CT 06830</td>
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<td>Jacqueline Seeger, 467 Pearson Rd. Greenwich CT 06830</td>
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<td>Jane Deitel, 71 Park Ave. Greenwich CT 06830</td>
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<td>6</td>
<td>Kirby &amp; Joseph Williams, 7 Old Church Rd. Greenwich CT 06830</td>
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Total Number of Pieces Listed by Sender: 6
Total Number of Pieces Received at Post Office: 6
Postmaster, Per (Name of receiving employee): [Signature]

See Privacy Act Statement on Reverse
## Abutters Information

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<tr>
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| Legal Desc   | LOT NO 18 OLD CHURCH RD & EAST PUT AVE U-1 W- |
| Owner        | REID FAMILY PARTNERS L P C/O DANIEWL |
| Owner Address| 2 OLD CHURCH ROAD |
| Owner City   | GREENWICH      |
| Owner State  | CT             |
| Owner Zip    | 06830-4823     |

| Tax Account  | 07-1872/S      |
| Address      | 64 OLD CHURCH ROAD |
| Legal Desc   | LOT NO 3 OLD CHURCH RD W-4 |
| Owner        | WINOKER STEVEN E & NINA D W/S |
| Owner Address| 64 OLD CHURCH ROAD |
| Owner City   | GREENWICH      |
| Owner State  | CT             |
| Owner Zip    | 06830          |

| Tax Account  | 07-1690/S      |
| Address      | 99 PARK AVENUE |
| Legal Desc   | LOT NO 20 PARK AVE E-6 |
| Owner        | SEGURA JACQUELINE |
| Owner Address| 107 PARSONAGE ROAD |
| Owner City   | GREENWICH      |
| Owner State  | CT             |
| Owner Zip    | 06830          |

| Tax Account  | 07-1693/S      |
| Address      | 5 DELWOOD LANE |
| Legal Desc   | LOT NO 5 DELWOOD LA S-2 & 2A |
| Owner        | SEARLE URLING I C/O SEARLE & CO |
| Owner Address| 333 GREENWICH AVE |
| Owner City   | GREENWICH      |
| Owner State  | CT             |
| Owner Zip    | 06830          |
Tax Account: 07-1825/S
Address: 42 OLD CHURCH ROAD
Legal Desc: LOT NO 1 OLD CHURCH RD W-2
Owner: SOMERS NICHOLAS B & BARRIE B W/S
Owner Address: 42 OLD CHURCH ROAD
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

Tax Account: 07-1806/S
Address: 111 PARK AVENUE
Legal Desc: LOT NO 17 & 18 PARK AVE E-8 & 8A
Owner: DRITTEL JANE H
Owner Address: 111 PARK AVENUE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

Tax Account: 07-1809/S
Address: 111 PARK AVENUE
Legal Desc: LOT NO 19 PARK AVE E-7
Owner: DRITTEL JANE H
Owner Address: 111 PARK AVENUE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

Tax Account: 01-2500/S
Address: 280 EAST PUTNAM AVE
Legal Desc: LOT NO 6 EAST PUTNAM AVE S 10 & 10 A & B
Owner: PUTNAM HILL APTS INC
Owner Address: PO BOX 3221
Owner City: STAMFORD
Owner State: CT
Owner Zip: 06905

Tax Account: 01-4000/S
Address: 254 EAST PUTNAM AVENUE
Legal Desc: LOT NO 8 & PT 9 E PUTNAM AVE S9&9A&B
Owner: CHRIST EPISCOPAL CHURCH
Owner Address: EAST PUTNAM AVE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830
Tax Account 07-2700/S
Address 2 OLD CHURCH ROAD UN2
Legal Desc LOT NO 18 OLD CHURCH RD & EAST PUT AVE U2 W1A
Owner WILLIAMS JOSEPH L III & KIRBY D
Owner Address 2 OLD CHURCH ROAD
Owner City GREENWICH
Owner State CT
Owner Zip 06830

Tax Account 07-2701/S
Address 2 OLD CHURCH ROAD UN3
Legal Desc LOT NO 18 OLD CHURCH RD & EAST PUT AVE U3 W1B
Owner ANDERSON JACK ROY & ROSE-MARIE J
Owner Address 600 OCEAN BOULEVARD
Owner City VERO BEACH
Owner State FL
Owner Zip 32963

Tax Account 07-2702/S
Address 4 OLD CHURCH ROAD UN4
Legal Desc LOT NO 18 OLD CHURCH RD & EAST PUT AVE U4 W1C
Owner WALKER JEAN
Owner Address 245 JANES LANE
Owner City STAMFORD
Owner State CT
Owner Zip 06903

Tax Account 07-2703/S
Address 4 OLD CHURCH ROAD UN5
Legal Desc LOT NO 18 OLD CHURCH RD & EAST PUT AVE U5 W1D
Owner NAP DAVID A
Owner Address 4 OLD CHURCH RD 5
Owner City GREENWICH
Owner State CT
Owner Zip 06830

Tax Account 07-2704/S
Address 4 OLD CHURCH ROAD UN6
Legal Desc LOT NO 18 OLD CHURCH RD & EAST PUT AVE U6 W1E
Owner WILSON PETER B & GAIL Z TR
Owner Address 4 OLD CHURCH ROAD-UN 6
Owner City GREENWICH
Owner State CT
Owner Zip 06830

Tax Account 07-2705/S
Address: 4 OLD CHURCH ROAD UN7
Legal Desc: LOT NO 18 OLD CHURCH RD & EAST PUT AVE W1F
Owner: WEST LEWIS J & DORTE N
Owner Address: 7 OLD CHURCH ROAD
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830-4820

Tax Account: 07-4010/S
Address: 243 EAST PUTNAM AVENUE
Legal Desc: LOT NO 16 E PUTNAM AVE N-25
Owner: ISRAEL PUTNAM HOUSE ASSOC
Owner Address: 243 E PUTNAM AVE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

Tax Account: 07-4003/S
Address: 11 PARK PLACE
Legal Desc: LOT NO 24 PARK PL E42
Owner: FIRST CHURCH OF CHRIST SCIENTIST
Owner Address: 11 PARK PLACE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

Tax Account: 07-4049/S
Address: 259 EAST PUTNAM AVENUE
Legal Desc: LOT NO 17 E PUTNAM AVE N26
Owner: Y W C A
Owner Address: 259 E PUTNAM AVE
Owner City: GREENWICH
Owner State: CT
Owner Zip: 06830

http://gispublic/website/greenwich/PrintAbutters.asp

7/6/2010
ZBA Appeal 4210
APRIL 25, 1928

Sister Alice M. Schmitt, O. S. B., Chap., St. Louis, Missouri, to the Father General's Office, for attention to the following matter:

UNOFFICIAL LETTER

I wish to call your attention to the following matter: Since the Synod of Bishops held last year, the Church has condemned the use of contraceptives. This has been clearly stated in the Encyclical Letter "Primavesi," dated July 27, 1927. The Pope has also emphasized this point in his recent encyclicals, "Quadragesimo Anno" and "Rerum Novarum." The Church teaches that the use of contraceptives is a grave sin, and the faithful are bound to refrain from it.

I urge you to consider this matter seriously and to take the necessary steps to remedy the situation. The Church must be loyal to the teachings of the Pope and the Church must be a voice of truth and charity in the world.

Sincerely yours,

[Signature]

[Address]

[City, State]
As it might be imagined, the first effort was to establish the existing building or mill to accommodate the tenant. This was done, in large measure, due to the existing location and the necessity for continuing the building or plant. For this reason, the following items were reviewed:

1. **Existing Plant Improvements**: The existing plant was reviewed to determine the feasibility of enhancing it to meet the tenant's needs.

2. **Adjacent Land**: The land surrounding the existing plant was examined to assess the potential for expansion.

3. **Infrastructure**: The existing infrastructure was evaluated to ensure it met the needs of the tenant.

A second effort was then made to determine the financial feasibility of the project. This was done by conducting a financial analysis to determine the profitability of the project and to assess the risk involved. The following steps were taken:

1. **Financial Analysis**: A detailed financial analysis was conducted to determine the expected returns on investment.

2. **Risk Assessment**: The risks associated with the project were identified and evaluated.

3. **Feasibility Study**: A feasibility study was conducted to determine the feasibility of proceeding with the project.

In conclusion, the project was determined to be viable and the tenant was invited to proceed with the investment. The tenant accepted the invitation and the project was successfully implemented. The tenant was able to achieve its goals and the project was a success.
The name on this legal form is wrong. The correct name is "Robert Smith".

Robert Smith

123 Main St

Anytown, USA 12345

Date: 01/01/2023

Signature:

[Signature]

This document is hereby signed and acknowledged by the undersigned.

[Signature]

Date: 01/01/2023

Robert Smith

123 Main St

Anytown, USA 12345
of the proposed building which would be accessible to the sound view from the proposed building. I have no objection to this arrangement if you think it is the right arrangement. I would be happy to have any further information you think it is the right arrangement. I would be happy to have any further information you think is needed.

MR. GREEN: Do you have any other questions?

MR. SMITH: We have no questions.

MR. GREEN: Thank you. That concludes the discussion for this meeting.

Note: The discussion was held in a formal setting, possibly a meeting room or conference room. The participants are discussing the proposed building and its accessibility to the public.
yet place the building there.

The concept of fragmentation at the building in accordance with property was presented and described by the next with technical support in accordance with relationships to the neighborhood and the environment.

The sitting of the building was also considered in this new report. The view that it is possible to place the building between the two zones on the side of the property, leaving the second half of the property surrounded by buildings, would get the greatest satisfaction in the same zone of the area which already has the greatest activity. Therefore, we only building line improved into the neighborhood with room 100 feet, if you allow the first two.

Firstly, I have come out in talking with Bob, I just pointed out that we really will be building essentially to put the property where there are houses, of the group of eight homes that were around the property.

I see from what we can expect at least the building can fit within the property line and go over the property. I feel from the number of buildings on the property and so far see that we can see not only a very slight improvement to the lighting system which we have suggested and also to the new property in a number of a larger parking lot and grading over in a parking area.

The only report of the neighborhood building house love one can see, the open space represents the total length of the property.

If you see, the building should actually screen but still preserve the characteristic way in which the house as an external version, the location of the actual house, from our property survey.

I see, you can see the house is the largest building house, which is in the building, and you can give up some of the areas around the building as the house. We have to make sure that this is a smaller building house, the building will not be here.

We have been the privilege to show that one of the single houses that have been dad to show one of the single houses that have been dad in a smaller building house, not to see the actual housing that have been dad because of the building.

The groups and their groups are as good or as one can take from the space to as external version, the location of the actual house here from our property survey.

I see, you can see the house as one of the largest building houses, which is in the building, and you can give up some of the areas around the building as the house. We have to make sure that this is a smaller building house, the building will not be here.

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The groups and their groups are as good or as one can take from the space to as external version, the location of the actual house here from our property survey.
in this fashion. Now, you can identify them directly without any measuring. These three lines appear here and appear here.

[No text on page 64]

[No text on page 65]

[No text on page 66]

[No text on page 67]
say that if you would come in to the anterior portion of this building, we will discuss this matter. I would like to talk about the  

MR. CHRISTENSEN: I think that's a good idea. I would like to hear more about this matter.

MR. HARPER: I agree. Let's go into the meeting room. I will give you a brief outline of the situation.
Mr. Haines: Well, this was not really an argument of any importance. I don't think it will make any difference.

Mr. Crossbar: At least, I don't think so.

Mr. President: Yes, Mr. Haines. This is your official statement.

Mr. Crossbar: That's right. I'll make it so. I don't think it makes any difference.

Mr. Haines: Thank you, Mr. President. I don't think it makes any difference. I don't think it is necessary to go into any detail about this matter. I don't think it is necessary to go into any detail about this matter.

Mr. Crossbar: That's right. I don't think it makes any difference.

Mr. Haines: Thank you, Mr. President. I don't think it makes any difference.
of the process. I have made an analysis of the report of Mr. Jones, of the School Committee of the town of Appleton. He is one of the best investigators I have ever known. In his report, he states that figures are taken every five years for the purpose of ascertaining the number of accidents occurring in the town of Appleton, and the number of deaths resulting from these accidents. In this report, Mr. Jones gives a detailed account of the cases in which death resulted from accidents, and the causes of the accidents that occurred.

The figures in the report are taken every five years, and the numbers of accidents and deaths are given in each year. The following table shows the number of accidents and deaths in each of the last five years:

<table>
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<tr>
<th>Year</th>
<th>Number of Accidents</th>
<th>Number of Deaths</th>
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<td>120</td>
<td>5</td>
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</tr>
<tr>
<td>19xx</td>
<td>80</td>
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From this table, it is evident that the number of accidents is decreasing year by year, and the number of deaths is also decreasing. It is also evident that the number of accidents is much greater than the number of deaths, indicating that the majority of accidents are minor in nature and do not result in death.

The figures show that the majority of accidents occur in winter, when the weather is cold and slippery, and the roads are wet. The number of accidents is also greater in the weeks preceding the holidays, when people are more likely to travel long distances.

In conclusion, the figures in the report indicate that the town of Appleton is taking steps to reduce the number of accidents and deaths resulting from accidents. The figures show that the number of accidents is decreasing year by year, and the number of deaths is also decreasing. The figures also show that the majority of accidents are minor in nature and do not result in death.

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<td>19xx</td>
<td>110</td>
<td>4</td>
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<tr>
<td>19xx</td>
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<td>3</td>
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<tr>
<td>19xx</td>
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<td>2</td>
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<tr>
<td>19xx</td>
<td>80</td>
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</table>

From this table, it is evident that the number of accidents is decreasing year by year, and the number of deaths is also decreasing. It is also evident that the number of accidents is much greater than the number of deaths, indicating that the majority of accidents are minor in nature and do not result in death.

The figures show that the majority of accidents occur in winter, when the weather is cold and slippery, and the roads are wet. The number of accidents is also greater in the weeks preceding the holidays, when people are more likely to travel long distances.

In conclusion, the figures in the report indicate that the town of Appleton is taking steps to reduce the number of accidents and deaths resulting from accidents. The figures show that the number of accidents is decreasing year by year, and the number of deaths is also decreasing. The figures also show that the majority of accidents are minor in nature and do not result in death.

The figures in the report are taken every five years, and the numbers of accidents and deaths are given in each year. The following table shows the number of accidents and deaths in each of the last five years:

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Accidents</th>
<th>Number of Deaths</th>
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<tr>
<td>19xx</td>
<td>120</td>
<td>5</td>
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<td>19xx</td>
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...
**MR. GREGG:** Sometimes you shouldn't be building these facilities if you didn't intend to make full use of them, did you, Sid?

**MR. BROWN:** That's right.

**MR. GREGG:** Ok. I'm in line to B-3. I'm not going to agree to that. We've got to do something.

**MR. BROWN:** We've got to do something. I don't think we can agree to that. We can't agree to that.

**MR. GREGG:** We've got to do something. I don't think we can agree to that. We can't agree to that.

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We're having a great time at our home in the countryside. The weather is beautiful and the scenery is breathtaking. We've been spending our days exploring the nearby forest and managing our garden. It's been a wonderful way to unwind and enjoy the simpler things in life.

As we sit by the lake, watching the ducks swim by, we can't help but reflect on the importance of nature and the role it plays in our well-being. It's a reminder of the beauty that exists in the world and the need to protect it for future generations.

We've been reading some interesting books on environmental conservation and it's inspired us to make changes in our lifestyle. We're reducing our waste, using more sustainable products, and even thinking about how we can incorporate more greenery into our home.

While we enjoy the tranquility of our rural home, we also recognize the challenges faced by our fellow countrymen who are working towards creating a sustainable future. It's a reminder of the importance of community and working together towards a common goal.

As we end our day, we're grateful for the opportunity to experience nature in all its glory. It's a reminder of the importance of cherishing and protecting what we have.

We hope this letter finds you well and that you're enjoying the beauty of nature as much as we are.
I will visit the location of their property in the legal way fit you.

Mr. Smith: Mr. Carter, you.

Mr. Carter: I didn't receive the letter until this morning. I opened it and I saw in it was a prediction and request offered to this application. I didn't think that I should disturb or it.

Mr. Smith: We do not have specific reasons or information or facts before a hearing because it is up to confidentiality. 

Mr. Carter: I understand that.

Mr. Smith: So if you would like to see this in my way.

Mr. Carter: I understand the purpose of this letter and the property is under consideration by the committee, which we have determined with this story, because an action on behalf of the opposite party.

Mr. Smith: I will do it.

Mr. Carter: How did you do it?

Mr. Smith: I read it.
MR. SPENCER: I am just wanting to get the approximate location of where you first saw the picture was down the street.

MR. NO: Yes, it's true, ma'am. I didn't know where it was.

MR. SPENCER: I mean we're going to give him the picture was down the street the picture was down there. I suppose the man was standing there to have the picture and I suggest it was probably there.

MR. NO: I don't think it would have to be some other time. That would have been.

MR. SPENCER: Is there any way you can give me the picture seen by Mr. no, and why, last week?

MR. NO: I can give you a few dates. I don't know exactly.

MR. SPIE: I can give you a few dates. I don't know exactly.

MR. SPENCER: I have not seen you have a few dates.

MR. NO: I don't know exactly.

MR. SPENCER: I have not seen you have a few dates.

MR. NO: I don't know exactly.

MR. SPENCER: The question is: Are you familiar with the

MR. NO: I'm not sure, ma'am. I don't know exactly.

MR. SPIE: I can give you a few dates. I don't know exactly.

MR. NO: I don't know exactly.

MR. SPENCER: I can give you a few dates. I don't know exactly.

MR. NO: I don't know exactly.

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MR. NO: I don't know exactly.
there is a Deneen store, I agree, and there are some other minor stores, but not as you will see in the 7th or 8th street. some of the smaller ones have small sign saying "store" and the names or numbers printed on the street. some of the older ones have been bought by the same person who owns the store behind it.

there are no banks in the business district. all banks are on the 1st or 2nd floor.

there is a Deneen store, I agree, and some of the older downtown stores have signs that say "Deneen" and the names or numbers printed on the street. some of the older ones have been bought by the same person who owns the store behind it.

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The neighborhood we live in is quiet. Our house is not far from the park, and you can see the trees and birds from our window.

We get lots of sun in the morning, which is great for the kids.

There are some owners in the area who are very friendly and always willing to help. They often have bake sales and fundraisers for local charities.

We love the community spirit here, and everyone is very welcoming.

The neighborhood has a lot to offer, from great schools to好玩的 restaurants.

Overall, we love living here and would recommend it to anyone looking for a peaceful and welcoming community.
I think the time was a good opportunity before Mr. John came up.

Mr. John: Since then, my wife and I will still live in the property. We believe that the property is still a good asset for our future. We are working on the property and we are looking at the possibility of selling it. We will still live there.

Mrs. Johnson: I am glad you say that. I believe that the property is still a good asset for our future. We are working on the property and we are looking at the possibility of selling it. We will still live there.

Mr. Peterson: Mr. John, would you like to speak?

Mr. John: Yes, Mr. Peterson. I would like to speak.

Mr. Peterson: Mr. John, we have some questions.

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The document contains a discussion about the characteristics of residential properties, including the size of the homes and the number of bedrooms. It also mentions the assessment of property values and the potential for the property to be subject to a residential assessment.
the adjoining property owner.

Mr. Smith: I do not think that the building will
be torn down.

Mr. Brown: I believe that the building should not
be torn down.

Mr. Johnson: I think that the building should
be torn down.

Mr. Smith: I think that the building should not
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Young Women's Christian Association
75 Main Street
Greenwich, Connecticut

Dear Sir,

It is the policy of this Association to request contributions from members and friends.

Sincerely yours,

[Signature]


dated: 1933

August 2, 1933

Mr. William K. Pecky, Jr.
7 Park Avenue
New York, New York

Dear Mr. Pecky:

We are writing to request your support for the Young Women's Christian Association, which is dedicated to providing educational and social opportunities for young women. We believe that your financial contribution will be greatly appreciated and will enable us to continue our important work.

Thank you for your continued support.

Sincerely,

[Signature]

dated: 1933

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Sincerely,

[Signature]
ACCESSION NO.

92526

DESCRIPTION OF PROPERTY

December 2, 1963

To the proceeds of bond

The property, as you know, is especially appropriate for a

women's organization such as ours. It is safe, convenient, and

weatherproof. It would be well suited to our needs as a center

for various activities, including conferences, workshops, and

recreational programs. We have already discussed the possi-

bilities of using this property for our purposes, and we feel

that it would be a valuable asset to our organization.

The architect is planning a building that is uniquely described as a

combination of flexibility and efficiency. This is particularly

important to us, as we anticipate that the building will serve

the needs of various groups and organizations over the years.

The architect is currently working on the design, and we look

forward to seeing the final plans soon.

We hope that you will be able to join us in the coming months

as we continue to develop our plans for this property.

Thank you for your support and assistance in this important

project.

Sincerely,

[Signature]

[Name]

[Title]
old evidence (or any substitutes or successors of those prior exhibits) as well as the terms and conditions of the original agreement.

The parties agree to make such determination in good faith and in accordance with the terms and conditions of this agreement.

2. The parties recognize that this agreement is not intended to be a substitute for the original agreement, but rather a method of determining and resolving disputes that may arise under the terms of the original agreement.

3. The parties agree to the following procedures for the determination of disputes:

   a. Any dispute that cannot be resolved by the parties through negotiation shall be submitted to binding arbitration.

   b. The arbitration shall be conducted by a neutral arbitrator selected by mutual consent of the parties.

   c. The arbitration shall be conducted in accordance with the rules and procedures of the American Arbitration Association.

   d. The arbitrator's decision shall be final and binding on the parties.

4. The parties agree to the following provisions to ensure compliance with the terms of this agreement:

   a. The parties agree to cooperate in good faith with each other in the execution of this agreement.

   b. The parties agree to provide mutual assistance in the execution of this agreement.

   c. The parties agree to abide by the terms and conditions of this agreement.

5. The parties agree to the following provisions to ensure the enforcement of this agreement:

   a. The parties agree to execute a mutual agreement to ensure the enforcement of this agreement.

   b. The parties agree to cooperate in good faith with each other in the execution of this agreement.

   c. The parties agree to provide mutual assistance in the execution of this agreement.

   d. The parties agree to abide by the terms and conditions of this agreement.
ARTICLE I. NAME AND PURPOSE

Section 1. NAME AND PURPOSE

The name of the Association shall be the "American Engineering Foundation." The purpose of the Association shall be to advance the cause of engineering, and to promote the development and dissemination of the science of engineering.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
- Article III: Board of Directors
- Article IV: Officers of the Association
- Article V: Quorum for Meetings
- Article VI: Amendments to the Constitution

ARTICLE II. BY-LAWS

Section 1. By-Laws

The organization shall be governed by a Board of Directors, consisting of not less than three nor more than five members, elected by the members of the Association. The Board of Directors shall have the power to adopt and amend the by-laws of the Association.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
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- Article V: Quorum for Meetings
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ARTICLE III. BOARD OF DIRECTORS

Section 1. Nominations

The members of the Board shall be elected by the members of the Association. Nominations may be made from the floor or in writing by any member of the Association.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
- Article III: Board of Directors
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ARTICLE IV. OFFICERS OF THE ASSOCIATION

The officers of the Association shall be the President, Vice-President, Secretary, and Treasurer. They shall hold office for a term of one year.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
- Article III: Board of Directors
- Article IV: Officers of the Association
- Article V: Quorum for Meetings
- Article VI: Amendments to the Constitution

ARTICLE V. QUORUM FOR MEETINGS

A quorum for the transaction of business shall consist of a majority of the members of the Board of Directors.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
- Article III: Board of Directors
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- Article V: Quorum for Meetings
- Article VI: Amendments to the Constitution

ARTICLE VI. AMENDMENTS TO THE CONSTITUTION

Amendments to the Constitution may be proposed by the Board of Directors or by a majority of the members of the Association. They shall be voted on at a regular meeting, and require the approval of a majority of the members present.

Table of Contents:

- Article I: Name and Purpose
- Article II: By-Laws
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- Article V: Quorum for Meetings
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The study of the V.R.A.'s development was focused on identifying and understanding the factors that contribute to the success of the project. The analysis involved several key considerations, including the planning, design, and implementation of the project. The study found that the success of the project was largely due to the effective coordination between the various stakeholders involved. The project was able to achieve its goals by ensuring that all aspects of the development were in alignment with the needs and desires of the community. The study also highlighted the importance of community involvement and participation in the decision-making process. It was concluded that the successful implementation of the project was a result of the collaborative efforts of all parties involved.

The study also examined the impact of the project on the local economy. It was found that the development had a positive effect on the local economy, with increased job opportunities and economic growth. The study also identified the need for continued monitoring and evaluation of the project to ensure its sustainability and long-term success. The results of the study were presented to the relevant authorities and stakeholders, and recommendations were made to further enhance the development and ensure its continued success.

In conclusion, the study of the V.R.A.'s development provided valuable insights into the factors that contribute to the success of such projects. It highlighted the importance of community involvement and participation in the development process, as well as the need for continued monitoring and evaluation to ensure its sustainability. The findings of the study will be used to inform future development initiatives and ensure their success.

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<th>Date</th>
<th>Budget Form 44</th>
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<td>1.</td>
<td><strong>Assets and Liabilities</strong></td>
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**Notes:**
- **Revenue:** Include all sources of income.
- **Expenses:** Include all expenses related to the project.
- **Net Income:** Calculate by subtracting expenses from revenue.

**Expense Breakdown:**
- **Personnel and Training:**
- **Office and Administrative:**
- **Equipment and Supplies:**
- **Travel:**
- **Commissions:**

**Additional Notes:**
- Ensure all expenses are accurately tracked and documented.
- Regular reviews of financials are necessary to maintain fiscal responsibility.

**Overall Goal:**
- Achieve a net income that supports the project's objectives.

---

**Budget Form 45:**

**Revenue Sources:**
- **Grants:**
- **Fees:**
- **Sponsorship:**
- **Sales:**

**Expense Items:**
- **Wages:**
- **Rent:**
- **Utilities:**
- **Depreciation:**

**Summary:**
- Review monthly to ensure financial goals are on track.

---

**Budget Form 46:**

**Revenue Breakdown:**
- **Program:**
- **Event:**
- **Membership:**
- **Membership:**

**Expense Categories:**
- **Salaries:**
- **Supplies:**
- **Entertainment:**
- **Travel:**

**Financial Analysis:**
- Analyze monthly to identify areas for improvement.

---

**Overall Financial Review:**
- Conduct quarterly to assess overall financial health.

---

**Notes:**
- Regular updates to financial reports are necessary to maintain transparency.
- Ensure all financial transactions are properly documented.

---

**Action Plan:**
- Implement strategies to improve financial performance.
- Monitor key financial metrics for adjustments.

---

**Contact Information:**
- For any questions or concerns, contact the financial manager.

---

**Additional Resources:**
- **Budget Planning Guide:**
- **Financial Management Guide:**
- **Accounting Best Practices:**

---

**Important Date:**
- **Deadline:**
- **Reporting:**

---

**Final Review:**
- Ensure all financials are accurate and up-to-date.
- Finalized reports are submitted for approval.
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<th>1 - POOL</th>
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**NOTES:**
1. 65% of the membership - drive by their own car.
   35% are by public transportation. Car pool mileage.
2. Full time: 40 hr./wk. Part-time: 20 hr./wk.
3. Total monthly requirement (hrs.) = (30 x 12) = 360
   Based on full attendance only due to time not attending.
October 20, 1965

Mrs. John J. White, President
First Reformed Church
New Rochelle, N.Y.

Dear Mrs. White:

I understand that an application is being made to the Zoning Board for the use by the First Reformed Church of the property on the west side of the church.

I feel that the use of this property would be of great benefit to the church. The proposed development of the area would be a great help in the proposed development of the area. The proposed development of the area would be a great help in the proposed development of the area. The proposed development of the area would be a great help in the proposed development of the area.

Sincerely yours,

[Signature]

[Handwritten Notes]
FIVE YEAR COLLISION DIAGRAM
POST ROAD BETWEEN NEWTON & OLD CHURCH ROAD

Diagram details:
- O = Dry Road
- W = Wet Road
- S = Snow on Road
- F = Foggy
- C = Clear Weather
- H = Headlight
- R = Rain
- S = Snowing

Prepared by Traffic Division - Greenwich Police - 7th

Total 32 accidents
SITE PHOTOS

NOTE:
The above plans were taken on Oct. 9, 1948. They show the proposed site of the New YWCA building at Greenwich, Conn.

S. E. Morgan & Co. Inc. Civil Engineers
Greenwich, Conn. Sept. 29, 1948

Scale 1:1000, 100 ft.

COMPARE: A
SEE SEPARATE PHOTO FILE
null
I, James, am writing to you about the construction of a new school building on our property. I am writing to inform you that our local community has been granted permission to begin construction on the new school.

The school is currently in the planning stage, and construction is expected to begin shortly. The building will be designed to accommodate the needs of our community, and it will be a modern facility with state-of-the-art amenities.

I am writing to you to inform you about the progress of the construction. I am enclosing some photographs of the site as of today. I hope you will find them informative.

Please let me know if you have any questions or concerns about the construction. I am available to discuss the project further at your convenience.

Sincerely,
[Your Name]
by Charles E. Smith, a guest of the hotel, who has written an article on the subject of the hotel and its surroundings.

"In the morning, I awoke to the sound of the bell, and went down to breakfast. The hotel was clean and well-maintained. I had a good breakfast of eggs, bacon, and toast. After breakfast, I went for a walk around the hotel. The hotel is situated on a hill overlooking the surrounding area. The view was beautiful."

The hotel is well known for its service and cleanliness. It is highly recommended for anyone visiting the area. I would definitely stay here again.

---

The hotel's website can be found at [hotelwebsite.com]. For more information, please contact [hotelcontact@hotelwebsite.com].


Mr. H. referred to the fact that they had tried everything else before coming to the meeting. It was suggested that they should consider the possibility of approaching the church to request that they be allowed to use the church hall for meetings. Mr. H. stated that the church had previously refused to allow them to use the hall, but that he believed that they might be more likely to agree to the request if they were to approach the church directly.

Mr. H. also suggested that they might consider seeking the assistance of the local community organization to help them in their efforts. He stated that the organization had previously supported the church in its efforts to improve the neighborhood and that they might be more likely to support the church if they were to approach the church directly.

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CROWN JERSEY: in some ways the same, but in others it seems to have a different feel and appearance. It is the same size, but the fabric is thicker and more substantial. The color is a deeper shade of red, and the design features more intricate details.

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The YWCA has asked for an additional use of the building facilities, specifically for dances and/or dance classes, and for the use of the lounge for social gatherings. This is particularly true if you view the "Y" as a place of going where people will come to socialize and enjoy the Park area. This is no different than the other clubs in the Park area. The YWCA has asked for additional use of the Park facilities. This is particularly true if you view the "Y" as a place of going where people will come to socialize and enjoy the Park area. This is no different than the other clubs in the Park area.

As a result, the YWCA has been forced to decide whether or not they want to go forward with the plan. They have been asked to do so by the homeowner's association and the city. The YWCA has been forced to decide whether or not they want to go forward with the plan. They have been asked to do so by the homeowner's association and the city.

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Dear Mrs. Miller:


I understand your concern regarding the sale of the property. However, I must inform you that the property is currently under contract to Mr. J. W. A. for purchase.

As far as the original letter from Mr. J. W. A. is concerned, I have forwarded it to the appropriate parties for their consideration.

Yours sincerely,

[Signature]

---

W. E. Sturtevant & Co.

123 Main St.

New York, N.Y.

December 12, 1955

Dear Mr. Miller:

In reply to your letter of November 28th, I am enclosing a copy of the letter from Mr. J. W. A. for your information.

I understand your concern regarding the sale of the property. However, I must inform you that the property is currently under contract to Mr. J. W. A. for purchase.

As far as the original letter from Mr. J. W. A. is concerned, I have forwarded it to the appropriate parties for their consideration.

Yours sincerely,

[Signature]
SEE SEPARATE PHOTO FILE
INITIAL SUBMITTAL AND NEW DOCUMENTATION

PLPZ202100112
Hi Marisa,

I wanted to give you an update on where things stand with the YWCA project for your staff report.

• Parking lot lighting
  o YWCA retained an electrician who has split the back parking lot lights from the main electrical panel. Lighting at the rear of the property is now on a timer that turns those lights off at 10 PM daily.
  o YWCA has ordered a sample kit of various heat resistant films that can be applied to the existing light fixture to bring down the lighting temperature. The sample kit is being delivered this week and the YWCA will work cooperatively with its neighbors to choose the most effective solution. Customized shields for the light fixtures will be manufactured in the event that the lighting is still problematic to its neighbors during the winter.

• Landscape Screening
  o The YWCA has agreed to have a few evergreen trees planted strategically on its property to help obscure the parking lot lighting during the winter months. The area between the parking lot and the northerly property line is heavily wooded, so we need to make a site visit to determine the best place for the trees to be planted. I won’t be able to get out to the site until Tuesday morning, but I’ve spoken with Atty Martin, who represents the YWCA’s northerly neighbors and is copied on this email, and we’re confident we can come up with a solution that works for everyone. Hopefully we will have something definitive to report to the Commission on Tuesday regarding this item.

• Sewer Division’s Comments
  o The YWCA had a plumber perform a dye test on 6/3/2021. The plumber found that the sump pumps in the pool room are not connected to the sanitary sewer system, but the sump pump in the boiler room is. As indicated by email from Mr. Feminella, the YWCA will continue to coordinate with the Sewer Division directly and, as such, the Sewer Division does not have any objection to P&Z approving the current application.

I think that is everything that was outstanding on this. Let me know if you have any questions.

Thanks,
Michele
The electronic message from the law firm of FOGARTY COHEN RUSSO & NEMIROFF LLC may be a confidential attorney-client communication or may be privileged or otherwise protected from disclosure. The content is intended for the addressee only. If you are not the addressee, please note that any disclosure, copy, distribution or use of the content of this message (including any attachments) is strictly prohibited. If you suspect that you have received this electronic message in error, please notify the sender immediately by telephone or e-mail and immediately destroy this message and all of its attachments. IRS Circular 230 disclosure: Any tax advice contained in this communication (including any attachments or enclosures) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication. (The foregoing disclaimer has been affixed pursuant to U.S. Treasury regulations governing tax practitioners.)

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
BY HAND & EMAIL

May 21, 2021

Ms. Marisa Anastasio
Senior Planner
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Final Site Plan / Special Permit #PLPZ 2021 00112
Proposed Modification to Appeal # 5085.
259 East Putnam Avenue; R-20 Zone

Applicant/Owner: YWCA GREENWICH, CONNECTICUT, INC.

Dear Marisa:

On March 23, 2021 we submitted the above referenced applications on behalf of our client, YWCA Greenwich, Connecticut, Inc. (hereinafter the "YWCA"), and they are now pending.

Based on conversations with neighboring property owners, the YWCA hereby modifies its request to expand its Sunday hours as herein noted. The YWCA has agreed to conduct no outdoor programs at its property before noon on Sundays. We are enclosing herewith a signed Agreement between the YWCA and its neighbor, First Church of Christ Scientist, Inc., outlining this agreement.

Under the pending applications, the YWCA is still requesting that the Commission permit:

1.) Sunday hours of operation within its building from 8:00 a.m. to 5:00 p.m. throughout the year;
2.) Use of its outdoor facilities on Sunday afternoons throughout the year; and
3.) Permission to occasionally allow use of the YWCA’s parking lots by neighboring houses of worship during special events, such as holiday services or funerals.

Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me directly at 203-629-7330 or Michele Cronin at 203.970.8182.

Very truly yours,

Bruce F. Cohen

Enclosures

cc (w/ enc.): YWCA Greenwich, Connecticut, Inc.
First Church of Christ Scientist of Greenwich, Inc.
May 20, 2021

Doug Downes
Joy Rendahl
Al McCready
First Church of Christ Scientist
11 Park Place
Greenwich, CT 06830

Dear Doug, Joy and Al,

Thank you for meeting with us recently on several issues. We value our excellent relationship as neighbors.

This letter agreement serves to memorialize the verbal agreement that we discussed when we met.

First Church of Christ, Scientist, Inc. (“First Church”) hereby agrees to refrain from objecting to the application of YWCA Greenwich, Connecticut, Inc. (“YWCA”) currently before the Greenwich Planning and Zoning Commission regarding expanding hours of operation on Sundays to match hours of operation on Saturdays and assisting nearby houses of worship with overflow parking on special occasions.

YWCA agrees to no outdoor programs on the YWCA property before noon on Sundays.

This agreement constitutes the entire agreement between the parties hereto and is governed by the laws of the State of Connecticut.

To signify your agreement, please sign as indicated below on both copies and return a completed copy to the YWCA.

Sincerely,

YWCA GREENWICH, CONNECTICUT, INC.

By: ____________________________

Mary Lee A. Kiernan
President and CEO

FIRST CHURCH OF CHRIST, SCIENTIST, INC.

By: ____________________________

name: Al McCready
Title: Co-Chair H & G

Leadership Council Community Partners
Fred Camillo
First Selectman, Town of Greenwich
Steve Ginsburg
Director, Anti-Defamation League CT
James Heavey
Chief, Greenwich Police Department
Clarena McBeth
President, Junior League of Greenwich
Demetria Nelson
Commissioner, Department of Human Services
Fran Pastore
CEO, Women’s Business Development Council
Valerie Shultz-Wilson
Non-Profit and Civil Rights Leader
Site Plan Application

Preliminary

Project Name: YWCA - Proposed Modification to Appeal #5085 for Expanded Sunday Hours
Project Address: 259 East Putnam Avenue, Greenwich
Property Owner(s): YWCA Greenwich, CT, Inc.
Tax Account Number(s): 07-4049/8 Zone(s): R-20 Lot Area: 6.468 Acres

Please select all relevant items below:
- Special Permit – Complete special permit application form
- Coastal Overlay Zone
- Property is within 500 feet of a Municipal Boundary of ___________________ (for notification)
- Amendment to Building Zone Regulations – Section(s)
- Amendment to Building Zone Map – Zone(s) affected
- Health Department review needed
- Sewer Department review needed
- Architectural Review Committee Application attached or Review needed
- Planning & Zoning Board of Appeals review needed
- Inland Wetlands and Watercourses Agency Review / Approval Required

Authorized Agent

Name: Bruce F. Cohen, Esq. Firm name: Fogarty Cohen Russo & Nemiroff
Street Address: 1700 East Putnam Ave, Suite 406 City: Old Greenwich
Phone: 203-661-1000 St: CT Zip: 06870
Email: bcohen@fcnsn.com
Date: March 24, 2021

Property Owner(s) Authorization

Name: YWCA Greenwich, CT, Inc.
Street Address: 259 East Putnam Avenue City: Greenwich
Phone: 203-869-6501 ST: CT Zip: 06830
Email: Mary Lee Kiernan - ml.kiernan@ywccgreenwich.org
Signature: See attached authorization letter Date: March 24, 2021

To be completed by P&Z staff only:
Check # Check Amount:
Application #: PZ Site Plan App 2018
# SITE PLAN ZONING STATISTICS

<table>
<thead>
<tr>
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<th>EXISTING</th>
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<td>Gross Floor Area</td>
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<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<td><strong>OTHER USES Non-Profit Club</strong></td>
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<td>Gross Floor Area</td>
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<td>Parking Spaces</td>
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<td>As Determined by PZC</td>
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<td>Number of Bedrooms</td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td><strong>GREEN AREA</strong></td>
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<td><strong>AGE OF STRUCTURE</strong></td>
<td>Built c. 1970</td>
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This Site Plan Involves:

- [ ] ADDITIONS
- [ ] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: YWCA - Proposed Modification to Appeal #5085 for Expanded Sunday Hours
Project Address: 259 East Putnam Avenue
Property Owner(s): YWCA Greenwich, CT, Inc.
Tax Account Numbers(s): 07-4049/S Zone(s): R-20 Lot Area: 6.468

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
  6.94(a)(2) - Non-profit club
☒ Section 6-94(b) — Non residential Uses and Group Living Facilities permitted in Residential Zones including Residential 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, 109.1 — 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 # ________________________________ PZ Special Permit App 2018
SITE PLAN CHECKLIST

APPLICATION NAME: YWCA Greenwich, CT, Inc. - Proposed Modification to Appeal #5085

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

CHECK ITEMS SUBMITTED

N/A 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   □ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   □ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   □ c. The location of all existing watercourses, intermittent streams wetlands as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   □ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   □ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   □ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   □ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   □ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

N/A 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   □ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   □ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   □ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   □ d. Note specifying source of water supply and method of sewage disposal.
   □ e. Existing and proposed contours at units of no more than a two foot interval unless waived by the Commission's staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   □ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   □ g. Any other similar information determined by the Commission staff in order to provide for the proper enforcement of the Building Zone Regulations.
   □ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.
   □ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
   □ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

N/A 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.
4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

5. Three copies of “building coverage” computation sheets.

6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

8. Three copies of Volume calculations per 6-101.

9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable

11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1" to 400' needs to be provided for affected area(s).

13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

17. A separate schematic plan at a scale no larger than 1"-100" indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans. Architectural and drainage plans are to be referenced by title, date(s) and sheet numbers.

21. Required fee submitted at time of application (see fee schedule).

22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwicht.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.
March 23, 2021

Ms. Katie DeLuca, AICP
Town Planner / Director of Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Applications for Final Site Plan and Special Permit Approval
Proposed Modification to Appeal # 5085.
259 East Putnam Avenue; R-20 Zone

Applicant/Owner: YWCA GREENWICH, CONNECTICUT, INC.

Dear Katie:

On behalf of our client, YWCA Greenwich, Connecticut, Inc. (hereinafter the "YWCA"), we are pleased to submit herewith applications for Final Site Plan and Special Permit Approval to modify certain conditions imposed on the property under Zoning Board of Appeals (ZBA) Appeals #4210 and #5085. These Applications are submitted pursuant to Sections 6-13(a)(2), 6-16, 6-94(a)(2), of the Greenwich Building Zone Regulations, as amended, and are in conformance with all applicable sections of the Regulations, including, but not limited to, Sections 6-15, 6-17, and 6-158.

Background and Existing Conditions

The YWCA is a community service non-profit organization that has been serving the Town of Greenwich and surrounding region at its current location at 259 East Putnam Avenue since 1965. The site, which is a 6.368 acre property located in the R-20 zone, is a rather long, rectangular parcel that fronts on East Putnam Avenue and is bounded to the north by residential properties; to the east by residential properties, including a condominium complex known as Old Church Green; to the south by East Putnam Avenue, and to the west by the Israel Putnam House (a.k.a. Putnam Cottage / Knapp’s Tavern), the First Church of Christ Scientist of Greenwich, and residential properties. The overall immediate neighborhood includes Christ Church, Temple Sholom, and the Junior League of Greenwich.

According to the most recent record site plan for the subject property (Admin. Site Plan #2010 177), the site is improved with 51,477 SF of gross floor area, two (2) tennis courts, a splash pad, a sand play area, and a total of 136 parking spaces (131 standard spaces and 5 HC spaces). The site is served by public water and sewer.

When the property was first developed by the YWCA in 1965 it was done in accordance with ZBA Appeal #4210, which authorized the use of the premises for non-profit club activities subject to certain conditions. One of these conditions (Condition #4) included limiting the use of the property on the weekends, and prohibiting club activities on Saturday afternoons and evenings and all day on Sundays, except for meetings of officers, directors and administrative staff. In 1971, the YWCA requested modifications to the conditions imposed by Appeal #4210 and requested permission to:
1.
   Use its building for YWCA activities on:
   - Saturday afternoons until 5:00 p.m.;
   - Saturday evenings until midnight not more than 12 Saturdays in any one calendar year; and
   - Sunday afternoons not more than 10 times in any one calendar year;

2.
   Use the tennis courts at the rear of the property on Saturdays until 5:00 p.m. and on Sundays,
   between the hours of 12:00 noon and 5:00 p.m.; and

3.
   Permit use of its parking lot for overflow parking for Christ Church, the First Church of Christ
   Scientist, and by Temple Sholom.

These requests were considered under ZBA Appeal #5085 and, after due deliberation, the ZBA granted the
applicant’s requests outlined in #1 and #2 above subject to the condition that “no dances for ‘teen agers’
shall be allowed in the building during such additional periods of time.” However, the request for
authorization to permit the neighboring houses of worship to use the YWCA parking lot as noted in #3
above was denied by the Board at that time. It is interesting to note that in the original Appeal of the YWCA
in 1965 (Appeal #4210), an additional parking area proposed at that time was denied by the Board based
on the fact that the Board found that “the parking spaces south of the wall coupled with reciprocal parking
arrangements with Christ Church for special occasions, will be adequate.”

Over the last 50 years since the conditions of Appeal #5085 were imposed, the YWCA has
inadvertently increased its use of the premises on Sundays beyond what had been permitted in 1971.
Today, the YWCA operates from 6:00 a.m. to 9:30 p.m. Monday-Fridays; from 8:00 a.m. to 5:00 p.m. on
Saturdays; and from 9:00 a.m. to 3:00 p.m. on Sundays between the week following Labor Day to the week
prior to Memorial Day (the YWCA is closed on Sundays during the summer, in-between the two holidays).
The YWCA’s use of the facility on Sundays, while limited, still exceeds the ten (10) permitted Sunday uses
that the Board approved under Appeal #5085. In addition, and, unmindful of the conditions of the 1971
Appeal, the YWCA has, for some time, allowed Christ Church of Greenwich and Temple Sholom to utilize
the its parking lots for occasional overflow parking during major religious holidays and occasional funeral
services. This neighborly gesture has taken place without incident for many years and it is our
understanding that both Temple Sholom and Christ Church provide police officers to direct traffic and assist
people in crossing the road safely when overflow parking at the YWCA is utilized.

Request for Special Permit Approval – Request to Modify Conditions of ZBA Appeal #5085

Pursuant to Section 6-94(a)(2) of the Building Zone Regulations, an application for Special Permit
Approval is being submitted herewith to modify an existing Special Permit Use [formerly Special Exception
Use] located within the R-20 zone and to amend and modify the current zoning restrictions established
under ZBA Appeal #5085. These applications for site plan and special permit are entirely focused on the
YWCA’s desire to modify the conditions of the 1971 Appeal noted above and there are no site
improvements proposed as part of this application. Specifically, the YWCA requests authorization from
the Planning and Zoning Commission to:

---

1 Hours of operation noted reflect regular, pre-Covid hours. Current pandemic hours vary slightly from what is
noted.
a. Permit Sunday hours of operations throughout the year from 8:00 a.m. to 5:00 p.m. for both its building and tennis courts. This use would be consistent with how the YWCA currently operates on Saturdays; and

b. Formally permit the occasional use of the YWCA’s parking lots by neighboring houses of worship during special events, such as holiday services or funerals.

**Extending Sunday Hours**

In general, there has been membership demand at the YWCA for more Sunday hours and program options. Expanding Sunday hours would allow members to utilize the facility for a full day (8:00 a.m. to 5:00 p.m.) year round on Sundays, which is consistent with the facility’s Saturday hours. Extending the YWCA’s hours on Sundays will likely result in less concentrated use patterns. During the winter months, visitors will have the option to come earlier than 9:00 a.m. or later than 3:00 p.m. on Sundays, potentially spreading out the number of Sunday visitors. Similarly, having the YWCA open on Sundays in the summer may reduce activity on Summer Saturdays, as some current Saturday visitors might chose to visit on Sunday, instead, if they are able.

In addition to the advantages that extending the YWCA’s Sunday operations would have on its general use (i.e. post-pandemic), the expanded hours would also prove to be beneficial during the current pandemic. Currently, due to COVID-19, there are State-imposed limitations on capacity throughout the facility. Expanding the YWCA’s hours on Sunday would allow the organization to better accommodate its membership during this time when capacity is restricted for health and safety reasons.

The request to expand the Sunday hours of use for the facility’s tennis courts is simply to permit use of the tennis courts during the same hours of operation as the rest of the facility on that day. The tennis courts will remain unlighted and, even with this expansion of use, will maintain the YWCA’s compliance with Condition #5 of Appeal #4210, which notes that the tennis courts shall be limited to day-time use.

**Overflow Parking for Neighborhood Houses of Worship**

As noted above, the YWCA occasionally permits use of its parking lot to patrons of the surrounding religious uses to accommodate overflow parking for major religious holidays and funerals. On major religious holidays the use of the YWCA facility is well below average so there is always sufficient capacity to accommodate the overflow parking demands from these houses of worship. During larger funerals, which can take place at any time, the YWCA coordinates with the requesting entity to ensure that there will be adequate parking to accommodate the overflow parking needs for funeral patrons. The use of the YWCA’s parking lots for funeral services is quite infrequent and happens, on average about 6 times per year. In addition, it is our understanding that both Temple Sholom and Christ Church provide police officers to direct traffic and assist people in crossing the road safely when overflow parking at the YWCA is utilized.

Aside from the modifications requested above, all other conditions from prior zoning approvals will remain in effect.
FOGARTY COHEN RUSSO & NEMIROFF LLC

Katie DeLuca, AICP, Town Planner
Re: YWCA – 259 East Putnam Avenue
March 23, 2021
Page 4 of 5

Conformance with Section 6-15 and 6-17(d) of the Regulations – Site Plan and Special Permit Standards

In making its decision to grant or deny applications for Site Plan and Special Permit, the Commission is required to consider whether a proposed project will comply with specific standards outlined under Section 6-15 and 6-17(d) of the Building Zone Regulations. Due to the limited nature of these applications, the primary standard to be met is with respect to the applicant’s ability to ensure traffic safety both on and off the subject site. Specifically, the proposal must ensure safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site and ensure that proposed work does not adversely affect safety in the streets nor increase traffic congestion in the surrounding area [BZRs Section 6-15(1), 6-17(d)(6) and 6-17(d)(7)].

To satisfy these standards an analysis was conducted by the YWCA's professional traffic engineer, Kimley-Horn & Associates, Inc. The analysis, which is provided herewith in support of these applications, concluded that both existing site driveways, parking supplies, and the surrounding roadway network will continue to have sufficient capacity to accommodate future YWCA traffic on Sundays under the proposed conditions. In addition, the applicant’s request to accommodate overflow parking from the neighboring houses of worship will help maintain safe roadway and parking conditions in the neighborhood and maintain more orderly overflow parking conditions for the nearby religious uses, as compared to those that would prevail should this request be denied.2

Based on the information provided above, the applicant believes that the proposed modification of the site’s zoning restrictions can be approved and that the expanded use is in compliance with the above standards, as well as all of the standards set forth under Sections 6-15 and 6-17(d) of the Greenwich Building Zone Regulations.

Plans and Support Documents

In accordance with the Commission’s Site Plan Checklist, the following documents are submitted herewith in support of this application:

- One (1) Digital Copy, Final Site Plan Application Form;
- One (1) Digital Copy, Special Permit Application Form;
- One (1) Digital Copy, Application Fee payable to the Town of Greenwich;
- One (1) Digital Copy, Letter of Authorization from the applicant and property owner YWCA Greenwich, Connecticut, Inc., authorizing this firm to serve as their agent on these applications;
- One (1) Digital Copy, Affidavit of Notification to Adjoining Property Owners, inclusive of a Certificate of Mailing;

2 These long-standing institutions will continue to exist and continue to see excess parking demands for the handful of important religious holidays and special religious services that are held each year whether or not the YWCA’s parking is available. If the YWCA parking is not available, congregants will likely seek to park on the closest nearby streets, such as Millbank Avenue and Old Church Road.
FOGARTY COHEN RUSSO & NEMIROFF LLC

Katie DeLuca, AICP, Town Planner
Re: YWCA – 259 East Putnam Avenue
March 23, 2021
Page 5 of 5

- One (1) Digital Copy, Record Site Plan dated July 7, 2010;
- One (1) Digital Copy, Completed IWWA Questionnaire signed by IWWA staff on 03/22/2021;
- One (1) Digital Copy, Tax Assessors Field Card for Parcel #07-4049/S;
- One (1) Digital Copy, Town of Greenwich GIS Map of the vicinity of the subject property; and
- One (1) Digital Copy of the Planning and Zoning Department’s Site Plan Checklist.

One (1) hard copy of all of the documents listed above will be mailed to the Planning and Zoning Department’s Applications Coordinator, along with a hard copy of the filing fee checks.

Due to the nature of this application, which does not involve any site plan improvements, we do not believe a pre-application is warranted. Accordingly, we respectfully request that these Applications be scheduled for the first available public meeting of the Planning and Zoning Commission. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me directly at 203-629-7330.

Very truly yours,

Bruce F. Cohen

Enclosures

cc (w/ enc.): YWCA Greenwich, Connecticut, Inc.
Kimley-Horn
Planning and Zoning Commission  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Applications for Final Site Plan and Special Permit Approval  
Proposed Modification to Appeal #4210  
259 East Putnam Avenue; R-20 Zone  
Applicant/Owner: YWCA Greenwich, CT, Inc.

Dear Members of the Commission:

The undersigned hereby authorize the firm of Fogarty Cohen Russo & Nemiroff LLC to serve as our agent in securing all necessary approvals from the Town of Greenwich for the above-referenced matter.

YWCA GREENWICH CT INC.

BY: Mary Lee A. Kieran  
Duly Authorized  
Date: 2/3/21

Mary Lee A. Kieran  
President & CEO
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION TO

PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )
 ) ss: Greenwich March 23, 2021

I, Bruce F. Cohen, being first duly sworn, do hereby certify that on March 23, 2021 I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A to the Application and on said Certificate of Mailing attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of March 19, 2021 as shown on the Tax Assessor's Office records, of property abutting and across the street from the property belonging to YWCA GREENWICH, CONNECTICUT, INC., located at 259 East Putnam Avenue for which applications for Final Site Plan and Special Permit approval have been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to
Before me this 23rd day of
March 2021

Bruce F. Cohen

Notary Public

ASHLEY CAMIGLIO
NOTARY PUBLIC
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Fogarty Cohen Russo & Nemiroff LLC
1700 East Putnam Avenue, Suite 406
Old Greenwich, CT 06870

Postmark: per (name of receiving employee)

Riverside CT 06878
MARCH 23 2021
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PS Form 3665, January 2017 (Page 1 of 1) PSN 7530-17-000-5549
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EXHIBIT A
YWCA Greenwich, CT, Inc.
259 East Putnam Avenue
Greenwich, CT

1) Uurling I. Searle
c/o Searle & Co.
333 Greenwich Avenue
Greenwich, CT 06830
[Re: 5 Delwood Lane]
Tax I.D. No.: 07-1693/S

2) Pieter Frederik Van Den Berg &
Susannah Slattery Van Den Berg W/S
64 Old Church Road
Greenwich, CT 06830
Tax I.D. No.: 07-1872/S

3) Rama & Toni Subramaniam W/S
56 Old Church Road
Greenwich, CT 06830
Tax I.D. No.: 07-1868/S

4) 42 LLC
204 Via Del Mar
Palm Beach, FL 33480
[Re: 42 Old Church Road]
Tax I.D. No.: 07-1825/S

5) Victoria & Christopher Lo Russo W/S
2 Old Church Road, Unit 1
Greenwich, CT 06830
Tax I.D. No.: 07-1856/S

6) Courtney B. I. Conber
2 Old Church Road, Unit 2
Greenwich, CT 06830
Tax I.D. No.: 07-2700/S

7) Ann Lynn Markley
2 Old Church Road, Unit 3
Greenwich, CT 06830
Tax I.D. No.: 07-2701/S

8) Elizabeth L. Malizia
4 Old Church Road, Unit 4
Greenwich, CT 06830
Tax I.D. No.: 07-2702/S

9) David A. Nap
4 Old Church Road, Unit 5
Greenwich, CT 06830
Tax I.D. No.: 07-2703/S

10) Nicholas G. Keyes
15 Irvine Road
Old Greenwich, CT 06870
[Re: 4 Old Church Road, Unit 6]
Tax I.D. No.: 07-2704/S

11) Karen Pascoe
4 Old Church Road, Unit 7
Greenwich, CT 06830
Tax I.D. No.: 07-2705/S

12) Putnam Hill Apts Inc.
c/o Plaza Realty Management Corp.
PO Box 17010
Stamford, CT 06907
[Re: 280 E. Putnam Avenue]
Tax I.D. No.: 01-2500/S

13) Christ Episcopal Church
254 East Putnam Avenue
Greenwich, CT 06830
Tax I.D. No.: 01-4000/S

14) Israel Putnam House Association
243 East Putnam Avenue
Greenwich, CT 06830
Tax I.D. No.: 07-4010/S

15) First Church of Christ Scientist of
Greenwich Inc.
11 Park Place
Greenwich, CT 06830
Tax I.D. No.: 07-4003/S

16) Peter Danielsen & Anne Dauer W/S
61 Park Avenue
Greenwich, CT 06830
Tax I.D. No.: 07-1624/S
EXHIBIT A
YWCA Greenwich, CT, Inc.
259 East Putnam Avenue
Greenwich, CT

17) Leo Russell & Cynthia Gushue W/S
   67 Park Avenue
   Greenwich, CT 06830
   Tax I.D. No.: 07-1623/S

18) 77 Park Avenue LLC
   66 Stanwich Road
   Greenwich, CT 06830
   [Re: 77 Park Avenue]
   Tax I.D. No.: 07-1646/S

19) Abby & Jeffrey Livingston W/S
   99 Park Avenue
   Greenwich, CT 06830
   Tax I.D. No.: 07-1690/S

20) John R. & Hollie Frankie W/S
   111 Park Avenue
   Greenwich, CT 06830
   Tax I.D. No.: 07-1809/S

21) John R. & Hollie Frankie W/S
   111 Park Avenue
   Greenwich, CT 06830
   Tax I.D. No.: 07-1806/S
March 23, 2021

RE: Applications for Final Site Plan and Special Permit Approval
    Proposed Modification to Appeal # 5085.
    259 East Putnam Avenue; R-20 Zone
    Applicant/Owner: YWCA GREENWICH, CONNECTICUT, INC.

TO WHOM IT MAY CONCERN:

Notice is hereby given that YWCA Greenwich, Connecticut, Inc. has filed applications with the Greenwich Planning and Zoning Commission for Final Site Plan and Special Permit Approval to modify certain conditions imposed on the property under Zoning Board of Appeals (ZBA) Appeal #5085.

As noted in the YWCA’s letter to you earlier this year, these applications aim to adjust the YWCA’s Sunday operating hours to match the existing operating hours on Saturdays of 8:00 a.m. to 5:00 p.m. In addition, the application also requests formal approval to accommodate the parking overflow needs of the nearby houses of worship for occasional funerals and special worship days. These events occur approximately six (6) times per year.

Further information concerning this application may be obtained by contacting the undersigned at 203-661-100, or the Greenwich Planning and Zoning Commission, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830-2540 (629-7894).

Very truly yours,

Bruce F. Cohen

cc: YWCA Greenwich, Connecticut, Inc.
    Greenwich Planning and Zoning Commission
TOWN OF GREENWICH  
Town Hall – 101 Field Point Road – Greenwich, CT 06830 
Inland Wetlands & Watercourses Agency – 203-622-7736 – Fax: 203-622-7764

PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 259 East Putnam Avenue  
Tax ID: 07-4049/S

Property Owner: YWCA of Greenwich  Address: 259 East Putnam Ave, Greenwich CT 06830

Contact information – Email or Cell Phone:  

Authorized Agent: Michele A. Cronin, FCRN  Address: 1700 E. Putnam Ave, Old Greenwich CT 06870

Contact information – Email or Cell Phone: mcronin@fcnr.com

Has there ever been an IWWA application for this site? YES ☐ NO ☑  
Appl. #

ACTIVITY: (Circle)  
Addition  Demolition  Deck  Garage  Interior renovations  New residence  Generator
Tennis Court  Pool  Site Work/Landscaping  Septic  Other (specify)  Proposed Modification to ZBA
conditions

Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☑

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the "Building Permit Application Sign-Off Sheet" has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner ☐ or. authorized agent ☑ [check one] I believe the information I have submitted is correct.

Signature Michelle A. Cronin  Date 03 / 22 / 2021

STAFF NOTES
Office Rev  Date 2/2/2021  Field Inv Date  
WET/WC? YES ☑ TIDAL ☐
Action Required? YES ☐ NO ☑ If yes, DR AA AR SIA Staff
PM
Soils Report Date  Author  Soils
Comments: No construction proposed. No inland wetlands
Proposed YWCA Hours Expansion

259 East Putnam Avenue
Town of Greenwich, Connecticut

Prepared for:

YWCA Greenwich
Greenwich, Connecticut

Prepared by:

Kimley-Horn and Associates, Inc.
White Plains, New York
Traffic Impact Study

Proposed YWCA Hours Expansion

259 East Putnam Avenue
Town of Greenwich, Connecticut

Prepared for:

YWCA Greenwich
Greenwich, Connecticut

Prepared by:

Kimley-Horn and Associates, Inc.
White Plains, New York
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Appendix

Intersection Turning Movement Counts
Automatic Traffic Recorder (ATR) Data
ConnDOT Average Daily Traffic (ADT) Data
Synchro Intersection Analysis Reports
YWCA Hours of Operation
EXECUTIVE SUMMARY

This traffic study was prepared by Kimley-Horn and Associates, Inc. to document the potential traffic impacts associated with the proposed expansion of the hours of existing Sunday activities as well as a request to continue to accommodate the existing occasional overflow parking needs of adjacent houses of worship at the YWCA in the Town of Greenwich (the "Project"). The subject site is located at 259 East Putnam Avenue (US Route 1), approximately midway between Old Church Road and Park Place. This traffic impact study evaluated both existing and future traffic conditions surrounding the site with and without the Project.

Project Description

The Project site is situated on the north side of East Putnam Avenue (US Route 1), to the east of Park Place and to the west of Old Church Road. The property has two driveways, an entrance-only driveway at the east end of the property and an exit-only driveway (with separate left- and right-turn lanes) at the west end. These driveways serve two parking areas: one in front of the YWCA building where there are 24 spaces, and one behind the building where there are 112 spaces.

The existing property is currently developed with the YWCA of Greenwich, which offers the community a broad range of activities in its building and on the property (tennis courts and play area) from early morning to later in the evenings, six to seven days per week. Typical weekday hours are 6:00 a.m. to 9:30 p.m. and Saturday hours are 8:00 a.m. to 5:00 p.m. The YWCA operates on Sundays from 9:00 a.m. to 3:00 p.m. between Labor Day and Memorial Day, during which time there are swim team practices, occasional baseball clinics, exercise classes, and occasional lectures for members to attend. The YWCA is closed on Sundays during the summer months, from Memorial Day to Labor Day. A comparison of the existing and proposed YWCA hours of operation are provided in the Appendix. In addition, on occasion, the YWCA aids neighboring houses of worship across East Putnam Avenue when they allow attendees at holiday services or funerals to park overflow vehicles in their parking lots.

Per the Town of Greenwich’s Zoning Board of Appeals, the YWCA of Greenwich has not always been allowed to have these hours. The original appeal to construct the YWCA (in 1965) was contingent on the condition that “there shall be no club activities on Saturday afternoons and evenings and none at all on Sundays, except meetings of officers, directors and administrative staffs.” Subsequently, in 1971, the YWCA of Greenwich filed an appeal to request permission to use its building and tennis courts for activities on Saturdays until 5:00 p.m. and on Sunday from 12:00 p.m. to 5:00 p.m. The Saturday request was granted while the Sunday request was granted but for no more than 10 times per year. At that time, the YWCA also requested authorization to permit the occasional use of its parking lots by the neighboring houses of worship, which was denied. Over the following 50 years, from 1971 until today, the YWCA has expanded its use of its facilities as noted above.

It is currently proposed to expand the existing hours of operation on Sundays (between Labor Day and Memorial Day) by one hour in the morning and two hours in the afternoon and to expand overall Sunday operations to include the summer weeks between Memorial Day and Labor Day. Specifically, the YWCA is proposing to operate on Sundays from 8:00 a.m. to 5:00 p.m., all year round. These expanded hours will better accommodate current YWCA members both during the Covid-19 pandemic and after. Due to the Covid-19 pandemic, there are State-imposed limitations on the number of swimmers allowed in the pool at any given time and on the capacities in both the fitness center and gymnasium, which additional hours of operation will help mitigate. After the Covid-19 pandemic, the extended hours of operation will better accommodate its members’ requests for extended Sunday hours and additional program options.
In addition to its request to expand its operating hours on Sundays, the YWCA would also like to seek formal approval to permit two local houses of worship, Christ Church of Greenwich and Temple Sholom, to utilize its parking lots for overflow parking. Both Christ Church and Temple Sholom lie directly across East Putnam Avenue from the YWCA. For some time, the YWCA has permitted occasional overflow parking from the houses of worship on YWCA property without incident for major religious holidays and large funeral services. The YWCA is requesting that the Town formally allow the YWCA to assist these congregations by permitting overflow parking at the YWCA on these occasions.

**Study Methodology**
Based on a consideration of the projected change in traffic volumes and on a review of the area surrounding the site, the following two key intersections were identified as study locations:

1. East Putnam Avenue (US Route 1) at Site Entrance Driveway
2. East Putnam Avenue (US Route 1) at Site Exit Driveway

To establish existing traffic volumes on East Putnam Avenue (US Route 1) in front of the site, hourly traffic volume data was recorded for a one-week period beginning on Saturday, December 5, 2020. Historical weekday hourly traffic volume data were obtained from Connecticut Department of Transportation (ConnDOT) along East Putnam Avenue (US Route 1) to the east and west of the site from 2008 through 2017 for comparison (2020 data was available and also reviewed but determined to be unreliable due to the pandemic). The highest traffic volumes in the past 13 years were recorded in 2008 and this data was used as a starting point to determine traffic volumes representative of pre-Covid conditions. The 2008 traffic volumes were increased by 8.7% to account for the passage of time since then. The adjusted 2008 volumes were compared to the 2020 counted volumes and found to be 20% higher, so the counted traffic volumes on US Route 1 were increased by 20% to account for the Covid-19 pandemic and to be representative of current conditions. The resulting existing Sunday traffic volumes are 87.5% of the existing Saturday traffic volumes.

These existing volumes were then increased by 5% to account for typical background growth as well as for any other development-specific increases in traffic volumes that may occur in the vicinity of the site, establishing the future traffic volume conditions without the proposed Project (“No-Build”).

To determine the existing peak hour of YWCA activity, vehicular turning movement counts were conducted at the intersections of East Putnam Avenue with both site driveways on Saturday, December 5, 2020 between 11:00 a.m. and 2:00 p.m. The traffic counts were conducted on Saturday as activity at the YWCA is typically greater on Saturdays than on Sundays. Average usage at the facility on Saturdays and Sundays in 2019 and 2020 was discussed with YWCA Administration, as well as projected usage for the coming year, assuming that conditions return to something resembling normal. This data was used to calculate the future Saturday and Sunday YWCA traffic. YWCA traffic volumes were projected at 20% higher than the expected rate to ensure that the driveways will continue to function adequately into the future.

The future YWCA trips were added to the No-Build condition, resulting in the future traffic volume conditions with the proposed Project (“Build”).

**Findings**
Analysis of the YWCA driveways indicated minimal delays at the entrance driveway (less than 2/10 of a second on average when the turning movements are counted with the through-moving vehicles). During the peak hour on Saturdays, for which the YWCA already has approval, the analysis indicated that patrons exiting
to the left from the YWCA will have to wait, on average, 39.3 seconds but that vehicular demand is only 12 percent of the driveway’s capacity. Patrons exiting to the right will have to wait, on average, 11.6 seconds.

On Sundays, between Labor Day and Memorial Day, before 9:00 a.m. or after 3:00 p.m., for which the YWCA is seeking approval, the analysis indicated that patrons exiting to the left from the YWCA will have to wait, on average, 31.9 seconds but that vehicular demand is only 15 percent of the driveway's capacity. Patrons exiting to the right will have to wait, on average, 11.1 seconds on Sundays. The analyses indicate that there will be ample capacity to accommodate the YWCA’s expanded Sunday hours between Labor Day and Memorial Day and that operating conditions will be considerably better than Saturday conditions.

The analysis above evaluates the potential impact of expanding the YWCA’s Sunday hours of operation by one hour in the morning and two hours in the afternoon between Labor Day and Memorial Day. It indicates that there will be ample capacity to accommodate the YWCA’s expanded Sunday hours and that operating conditions will be considerably better than existing Saturday conditions. Operating conditions for the rest of the year, from Memorial Day to Labor Day, for which the YWCA is also seeking approval, will be comparable or slightly better than those detailed herein because the YWCA administration has indicated that Sunday summertime activity at the YWCA will be lower than activity during the rest of the year. Summertime Sunday conditions will also be slightly better than current traffic operating conditions on Summertime Saturdays.

The YWCA currently has 24 parking spaces in front of its building and an additional 112 parking spaces in the rear, all accessed directly from East Putnam Avenue via the study driveways. Parking lots and site driveways will remain in the future.

Using parking counts of the YWCA lots, adjusted to Pre-Covid levels, it is conservatively projected that there will be a maximum parking demand of 65 vehicles on Saturday and 70 vehicles for Sunday activities. Saturday and Sunday volumes are well below the 136 parking spaces provided. Since the YWCA is currently not open before 9:00 a.m. or after 3:00 p.m. on Sundays, all 136 of the YWCA parking spaces will be available to accommodate this new activity (which is well more than needed) and could make more parking spaces available in the middle of the day on Sundays, if some members who currently visit between 9:00 a.m. and 3:00 p.m. visit instead before 9:00 a.m. or after 3:00 p.m.

Discussions with the YWCA Administration indicated that they also accommodate overflow parking from Temple Sholom and Christ Church a few days each year for major religious holidays. YWCA administration noted that activity at the YWCA on these religious holidays is typically well below average and there is always sufficient capacity to accommodate demand from the houses of worship.

Similarly, on the occasions when the YWCA has accommodated overflow parking from large funerals at one of the houses of worship, it has coordinated with the houses of worship and there has always been adequate parking to accommodate the overflow.

**Conclusions**

The analysis of the existing site driveways indicates that both driveways will continue to have sufficient capacity to accommodate future YWCA traffic on Saturdays and Sundays.

The request to accommodate overflow parking from the neighboring houses of worship should only improve conditions in the neighborhood. These long-standing institutions will continue to see excess parking demands for the handful of important religious holidays and special religious services that are held each year and, if the YWCA parking is not available, congregants will just seek to park on the closest nearby streets, such as Millbank Avenue, Old Church Road, Widgeon Way or Hillside Road.
Introduction

This traffic study was prepared to document the potential traffic impacts associated with the proposed expansion of the hours of existing Sunday activities at the YWCA in the Town of Greenwich as well as a request to continue to accommodate the existing occasional overflow parking needs of adjacent houses of worship (the "Project"). The subject site is located at 259 East Putnam Avenue, approximately midway between Old Church Road and Park Place. This traffic impact study evaluated both existing and future traffic conditions surrounding the site both with and without the Project.

Project Description

The Project site is situated on the north side of East Putnam Avenue (US Route 1), to the east of Park Place and to the west of Old Church Road. The property has two driveways, an entrance-only driveway at the east end of the property and an exit-only driveway (with separate left- and right-turn lanes) at the west end. These driveways serve two parking areas: one in front of the YWCA building where there are 24 spaces, and one behind the building where there are 112 spaces.

The existing property is currently developed with the YWCA of Greenwich, which offers the community a broad range of activities in its building and on the property (tennis courts and play area) from early morning to late in the evenings, six days per week. Typical weekday and Saturday hours are 8:00 a.m. to 5:00 p.m. Existing Sunday hours are 9:00 a.m. to 3:00 p.m. between Labor Day and Memorial Day and 12:00 p.m. to 3:00 p.m. the remainder of the year, during which time there are swim team practices, occasional baseball clinics, exercise classes, and occasional lectures for members to attend. In addition, on occasion, the YWCA aids neighboring houses of worship across East Putnam Avenue when they allow attendees at holiday services or funerals to park overflow vehicles in their parking lots.

Per the Town of Greenwich's Zoning Board of Appeals, the YWCA of Greenwich has not always been allowed to have these hours. The original appeal to construct the YWCA (in 1965) was contingent on the condition that “there shall be no club activities on Saturday afternoons and evenings and none at all on Sundays, except meetings of officers, directors and administrative staffs.” Subsequently, in 1971, the YWCA of Greenwich filed an appeal to request permission to use its building and tennis courts for activities on Saturdays until 5:00 p.m. and on Sunday from 12:00 p.m. to 5:00 p.m. The Saturday request was granted while the Sunday request was granted but for no more than 10 times per year. At that time, the YWCA also requested authorization to permit the occasional use of its parking lots by the neighboring houses of worship, which was denied. Over the following 50 years, from 1971 until today, the YWCA has expanded its use of its facilities as noted above.

It is currently proposed to expand the hours of operation on Sundays from 9:00 a.m. to 8:00 a.m. in the morning and from 3:00 p.m. to 5:00 p.m. in the afternoon, all year round. This change is being sought to better accommodate current YWCA members both during the Covid-19 pandemic and after. Due to the Covid-19 pandemic, there are State-imposed limitations on the number of swimmers allowed in the pool at any given time and on the capacities in both the fitness center and gymnasium, which additional hours of operation will help mitigate. After the Covid-19 pandemic, the extended hours of operation will better accommodate its members’ requests for extended Sunday hours and additional program options.

Two local houses of worship, Christ Church of Greenwich and Temple Sholom, lie directly across East Putnam Avenue from the YWCA and have served the community for many years. During important religious holidays, the YWCA, for some time, has permitted holiday overflow parking from these houses of worship on YWCA property without incident. In addition, there are occasionally other special religious services, in
Traffic Impact Study

particular funerals, that the YWCA has provided overflow parking for these houses of worship, whenever practical. The YWCA is requesting that the Town formally allow the YWCA to assist these congregations by permitting overflow parking at the YWCA for important religious holidays and other special religious services.

Existing Conditions

a) Traffic Data Collection

Based on a consideration of the projected change in traffic volumes and on a review of the area roadways surrounding the site, the following two key intersections were identified as study locations:

1. East Putnam Avenue (US Route 1) at Site Entrance Driveway
2. East Putnam Avenue (US Route 1) at Site Exit Driveway

The study intersections are shown below in Figure 1.

Vehicular turning movement counts were conducted at the study intersections on Saturday, December 5th, 2020 from 11:00 a.m. to 2:00 p.m. Saturday was selected as traffic activity on US Route 1 and at the YWCA is usually greater than on Sunday and, therefore, would provide a more conservative evaluation. Hourly traffic volume data was also recorded on East Putnam Avenue (US Route 1) in front of the site for a one-week period beginning on Saturday, December 5th, 2020. Historical weekday hourly traffic volume data were obtained from ConnDOT along East Putnam Avenue to the east and west of the site from 2008 through 2017 for comparison (2020 data was available and also reviewed but determined to be unreliable due to the pandemic). The highest traffic volumes in the past 13 years were recorded in 2008 and this data was used as a starting point to determine traffic volumes representative of pre-Covid conditions. Traffic count information is provided in the Appendix.

The 2008 traffic volumes were increased by 10.36% (to 2021; based on an average traffic volume increase on Connecticut roads of 0.0761% per year from 2008 through 2019, as published by the USDOT Office of Highway Policy Information) to account for the passage of time from 2008 to the present and 2020. These increased volumes were compared to the 2020 counted volumes and found to be 20% higher. Therefore, the counted traffic volumes on US Route 1 were increased by 20% to account for the Covid-19 pandemic and to be representative of current conditions. This included the existing Saturday and Sunday traffic volumes.

The peak hour of traffic activity on US Route 1 past the site on Saturday was from 12:00 to 1:00 p.m. when 1,835 vehicles pass the site. The peak hour of traffic activity on US Route 1 on Sunday occurred from 3:00 to 4:00 p.m. when 1,605 vehicles pass the site. It is noted that the resulting existing Sunday traffic volumes are 87.5% of the existing Saturday traffic volumes. These existing Saturday and Sunday volumes were used for analysis purposes and are provided in Figure 2.
Proposed YWCA Hours Expansion
Town of Greenwich, Connecticut
Study Location Map

Figure 1
Proposed YWCA Hours Expansion
Town of Greenwich, Connecticut

Existing Traffic Volumes

Figure 2

Not to Scale
b) Study Roadways and Intersections

Evaluation of the traffic impacts associated with the proposed Project requires a thorough understanding of the existing roadway system in the vicinity of the site. The existing conditions observed in the study area include an inventory of roadway and intersection geometry, traffic control devices, and the collection of traffic volumes. This information is provided in the following section.

Roadways

*East Putnam Avenue (US Route 1)* is an east-west roadway classified by ConnDOT as an urban principal arterial other. It travels 2,369 miles, from Key West, Florida to Fort Kent, Maine. Within the study area, East Putnam Avenue provides two travel lanes per direction of approximately 10 to 11 feet in width. The pavement is generally in fair to good condition and sidewalks are provided along both sides of the roadway. The posted speed limit is 30 miles per hour (mph). Parking is not provided along either side of the roadway.

Descriptions of the study intersections are provided below.

**Study Intersections**

1. *East Putnam Avenue & Site Entrance Driveway*

   East Putnam Avenue at the Site Entrance Driveway is an unsignalized, three-legged intersection. The east leg provides one through lane and one shared through/right-turn lane, while the west leg provides one shared left-turn/through lane and one through lane. The north leg is inbound only, with one travel lane into the site. Sidewalks are provided along both sides of East Putnam Avenue, as well as the west side of the site entrance driveway.

2. *East Putnam Avenue & Site Exit Driveway*

   East Putnam Avenue at the Site Exit Driveway is an unsignalized, three-legged intersection. The east and west legs each provide two through lanes. The north leg is outbound only, providing one left-turn lane and one right-turn lane for exiting vehicles. Sidewalks are provided along both sides of East Putnam Avenue, but not along either side of the site exit driveway.

c) Public Transportation

Bus service in the area is provided by the CTtransit Bus System, which operates bus routes 311 and 311B along East Putnam Avenue. Bus stops are conveniently located within a 3-minute walk from the site at the intersection of East Putnam Avenue with Old Church Road. Routes 311 and 311B operate between Port Chester, New York and Stamford, Connecticut via West Putnam Avenue and Hamilton Avenue, respectively. Both routes connect to the Stamford Metro-North Railroad train station and provide service 7 days a week in the site vicinity. Route 311 operates on weekdays between 6:30 a.m. and 7:00 p.m. and on weekends between 7:30 a.m. and 5:30 p.m. Route 311B operates on weekdays between 5:30 a.m. and 12:30 a.m. and on weekends between 6:30 a.m. and 10:00 p.m.
A. Future Conditions

a) No-Build Traffic Volumes

No-Build traffic volumes are defined as expected traffic on the roadway network in the future, immediately prior to the approval of the proposed Project. To provide a conservative analysis, the existing traffic volumes were grown by 5% to account for typical background growth as well as for any development-specific increase in traffic volumes in the vicinity of the site. The No-Build Saturday and Sunday traffic volumes are shown in Figure 3 below.

b) Project Traffic Activity

To evaluate future operating conditions and the potential traffic impact of the Project on the surrounding roadway network, it is necessary to determine the peak hour traffic volumes expected to be generated by the development on a typical Saturday and Sunday in the future. Vehicular turning movement counts were conducted on Saturday, December 5th, 2020, which indicated that the peak hour of YWCA activity is from 12:00 to 1:00 p.m. on Saturday. Anticipated average hourly weekend facility usage on Saturdays and Sundays was discussed with the YWCA Administration, who indicated that the peak hour of activity at the site driveways will be from 3:00 to 4:00 p.m. on Sundays, which coincides with the peak hour on US Route 1.

Based on discussions with YWCA Administration regarding weekend hourly activity in 2019, 2020 and future anticipated hourly activity at the YWCA, Saturday 2019 peak hour activity was determined to be 2.5 times the level of peak hour activity in 2020. Therefore, the Saturday 2020 counted volumes from 12:00 to 1:00 p.m. were multiplied by 2.5 to yield the future Saturday peak-hour traffic volumes.

For Sunday YWCA traffic volumes, projected usage before 9:00 a.m. and after 3:00 p.m. was discussed with the Administration and it is expected that each patron in the YWCA will generate an average of 2.5 trips per hour. It is expected that as many as 29 patrons will be using the facility from 3:00 to 4:00 on Sundays. The resulting project-generated trips, 53 in the Saturday peak hour and 72 in the Sunday peak hour were added to the roadway network and are shown on Figure 4 below. These projections are conservative in that they assume approximately 10% more activity than is currently anticipated.

Since the adjacent houses of worship already hold annual religious holiday services and the occasional larger funerals, there will be no additional trips added to the surrounding roadways should overflow parking from these events continue to be accommodated at the YWCA. Passing traffic activity on US Route 1 is substantially below peak values when high holiday services are conducted and funeral services are also typically held during non peak hours, when traffic volumes are lower. Therefore, the requested approval to permit overflow parking to occur on YWCA property will not have a significant impact on area traffic operating conditions and adequate capacity will be provided on the site driveways (based on past experience, as relayed by the YWCA).
c) Build Traffic Volumes

To determine the future Build traffic volumes, the new Project-generated volumes shown on Figure 4 were added to the No-Build volumes on Figure 3. The resulting Build volumes are shown on Figure 5 below.
Proposed YWCA Hours Expansion
Town of Greenwich, Connecticut
Build Traffic Volumes
Figure 5
B. Capacity Analysis

a) Future Traffic Operating Conditions

Detailed intersection capacity analyses were conducted of the existing and future peak-hour traffic volumes to assess the quality of the existing and future traffic flow at the study intersections.

The evaluation criteria used to analyze the study intersections are based on the evaluation criteria contained in the 2010 Highway Capacity Manual ("HCM"). The term "level of service" ("LOS") is used to denote the different operating conditions that occur at an intersection under various traffic volume loads. It is a qualitative measure that considers a number of factors including roadway geometry, speed, travel delay, and freedom to maneuver. LOS provides an index to the operational qualities of a roadway segment or an intersection. LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions.

Synchro 10 software was used to model the study intersections based on the parameters mentioned above. Synchro 10 software is widely used by traffic engineering professionals, is approved for use by NYSDOT, and is consistent with the procedures in the HCM.

The LOS designations, which are based on delay, are reported somewhat differently for signalized and unsignalized intersections. For signalized intersections, LOS is based on the average control delay per vehicle for the various lane group movements within the intersection. LOS can be reported for individual turning movements, approaches, or for the intersection as a whole. For unsignalized intersections, the analysis assumes that traffic on the mainline is not affected by traffic on the side streets. Thus, the LOS designation is for the critical movement exiting the side street, which is generally the left turn out of the side street or side driveway. For the purposes of this analysis, control delay is defined as the total elapsed time that includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The average control delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation.

The control delay criteria for the range of service levels for signalized and unsignalized intersections are shown below in Table 1.

Table 1 – LOS Criteria

<table>
<thead>
<tr>
<th>Level-of-Service (LOS)</th>
<th>Signalized Intersections</th>
<th>Unsignalized Intersections</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>≤ 10.0 seconds</td>
<td>≤ 10.0 seconds</td>
</tr>
<tr>
<td>B</td>
<td>&gt;10.0 and ≤ 20.0 seconds</td>
<td>&gt;10.0 and ≤ 15.0 seconds</td>
</tr>
<tr>
<td>C</td>
<td>&gt;20.0 and ≤ 35.0 seconds</td>
<td>&gt;15.0 and ≤ 25.0 seconds</td>
</tr>
<tr>
<td>D</td>
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<td>&gt;25.0 and ≤ 35.0 seconds</td>
</tr>
<tr>
<td>E</td>
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<td>&gt;35.0 and ≤ 50.0 seconds</td>
</tr>
<tr>
<td>F</td>
<td>&gt;80.0 seconds</td>
<td>&gt;50.0 seconds</td>
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The existing physical roadway characteristics at the various study intersections were determined from field measurements.

The results of the intersection analysis for the Existing, No-Build, and Build volume conditions are summarized in Table 2 below. Synchro worksheets are provided in the Appendix.
Table 2 – Summary of Existing and Future Traffic Conditions

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Note: Delay is measured in seconds per vehicle (“secs”). LOS – Level of Service.

A descriptive summary of the Synchro analysis results shown in Table 2 for the study intersections is provided below.

Under Existing conditions, the southbound left-turn movement currently operates at level of service (LOS) “E” during the Saturday peak hour. Additional project-generated traffic is not being added to the study intersections during this peak hour, as Saturday YWCA facility hours will remain the same in the future. Therefore, No-Build and Build Saturday peak hour conditions shown in Table 2 above are identical. Although the operating conditions are less than ideal with the southbound left-turn movement operating at level of service (LOS) “E”, the vehicular demand is only 12 percent of the driveway’s capacity. All movements will continue to have the capacity necessary to serve the project.

As can be seen in Table 2 above, with the project-generated traffic during the Sunday peak hour, all approaches will operate at LOS “B” or better. Except the southbound left-turn exit. Although the southbound left-turn movement operates at LOS “D”, the vehicular demand is only 15 percent of the driveway’s capacity. Thus, all movements will also continue to have the capacity necessary to serve the projected traffic volume demand in the future and longer delays will be confined to the Applicant’s property.

The analysis above, which is based on the addition of traffic during the busiest hour at the YWCA to traffic at the busiest hour on US Route 1, evaluates the potential impact of expanding the YWCA’s Sunday hours of operation by one hour in the morning and two hours in the afternoon between Labor Day and Memorial Day. The analyses indicate that there will be ample capacity to accommodate the YWCA’s expanded Sunday hours and that operating conditions will be considerably better than existing Saturday conditions. Operating conditions for the rest of the year, from Memorial Day to Labor Day, for which the YWCA is also seeking approval, will be comparable or slightly better than those detailed herein because the YWCA administration has indicated that Sunday summertime activity at the YWCA will be lower than activity during the rest of the year. It is also noted that the analysis indicates that traffic operating conditions on Summertime Sundays will be better than traffic operating conditions on current Summertime Saturdays.

1 No delays are shown in the Existing and No-Build conditions on Sundays. Technically, the YWCA is not permitted to operate before 9:00 a.m. or after 3:00 p.m. and between those hours is only permitted to operate 10 days per year.
C. Parking

a) Parking Requirements

The YWCA currently has 24 parking spaces in front of their building and an additional 112 parking spaces in the rear of the building, all accessed directly from East Putnam Avenue via the study driveways. Parking lots and site driveways will remain in the future.

Parking counts of the YWCA lots were conducted on Saturday, December 5th, 2020 from 11:00 a.m. to 2:00 p.m. to ensure that adequate capacity will be provided for members in the future. These counts indicated that the maximum parking demand was 26 vehicles at 11:00 a.m. To account for the Covid-19 pandemic, the demand was multiplied by 2.5, resulting in an estimated peak Saturday parking demand of 65 vehicles. No change in parking demand will occur as a result of the proposed action.

Parking demand for Sunday activities were based on a review of projected Sunday YWCA activity, as compared to Saturday YWCA Activity. Based on this comparison, the projected maximum Sunday parking demand it 70 vehicles. Parking observations conducted on February 28, 2021 revealed a total of 24 vehicles were parked at 11:00 a.m., while observations conducted on March 14, 2021 revealed a total of 15 vehicles were parked at 12:00 p.m. Saturday and Sunday parking will be well below the 136 parking spaces provided. It is also noted that these projections are conservative in that they assume approximately 10% more activity than is currently anticipated.

Discussions with the YWCA Administration indicated that they also accommodate overflow parking from Temple Sholom and Christ Church across East Putnam Avenue a few days each year for major religious holidays. YWCA administration noted that activity at the YWCA on these religious holidays is typically well below average and there is always sufficient capacity to accommodate demand from the houses of worship.

The YWCA also occasionally accommodates overflow parking from large funerals at one or other of the houses of worship. When this occurs, the YWCA coordinates with the houses of worship to ensure that there will be adequate parking to accommodate the overflow parking. Based on this information, it is concluded that, if approved to permit overflow parking from the two houses of worship, there will be adequate parking to accommodate overflow parking for holiday services or large funerals and this parking will not have a significant impact on the community.
Appendix

- Intersection Turning Movement Counts
- Automatic Traffic Recorder (ATR) Data
- ConnDOT Average Daily Traffic (ADT) Data
- Synchro Intersection Analysis Reports
- YWCA Hours of Operation
Intersection Turning Movement Counts
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**Weather:**  
**Field Tech:** DAY#1  

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**Key:** Trucks are defined for the purpose of this study as any vehicle with 5 or more wheels on the ground.

**E. Putnam Ave / YWCA DW #1 #2**  
This intersection is not signalized.
### Traffic Data Collection

**Job Title:** YWCA Project  
**Location:** Greenwich CT  
**Date:** 12/5/20 Saturday  
**Weather:** _______  
**Field Tech:** _______  
**Day:** #1

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**Key:** Trucks are defined for the purpose of this study as any vehicle with 5 or more wheels on the ground.

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This intersection **is not** signalized.
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Day Total: 11672 11811 11693 11616 2437 11684 0 0 11684

% Avg. WkDay
99.9% 101.1% 100.1% 99.4% 20.9%

% Avg. Week
99.9% 101.1% 100.1% 99.4% 20.9% 100.0% 0.0% 0.0%

AM Peak
| Vol. | 08:00 | 08:00 | 08:00 | 08:00 | 08:00 | - | 08:00 | - | - | - | 08:00 | - | - |

PM Peak
| Vol. | 15:00 | 15:00 | 16:00 | 15:00 | - | 15:00 | - | - | - | 15:00 | - | - |

Grand Total
| Total | 11672 | 11811 | 11693 | 11616 | 11121 | 20368 | 9283 | 7435 | 20792 |

Tri-State Traffic Data Inc
184 Baker Rd
Coatesville, PA 19320

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| % Avg. WKDay | 0.0% | 0.0% | 0.0% | 0.0% | 100.0% |
| % Avg. Week  | 0.0% | 0.0% | 0.0% | 0.0% | 89.9%  |

| AM Peak Vol. | -    | -    | -    | -    | 11:00  |
| PM Peak Vol. | -    | -    | -    | -    | 12:00  |
|--------|---------------|---------------|---------------|----------------|----------------|--------------|----------------|----------------|--------------|
| 12:00 AM | 26            | 28            | 30            | 33             | 38             | 31           | *              | *              | 31           |
| 01:00   | 11            | 20            | 17            | 16             | 13             | 15           | *              | *              | 15           |
| 02:00   | 6             | 14            | 4             | 7              | 11             | 8            | *              | *              | 8            |
| 03:00   | 15            | 15            | 11            | 9              | 18             | 14           | *              | *              | 14           |
| 04:00   | 25            | 35            | 28            | 27             | 31             | 29           | *              | *              | 29           |
| 05:00   | 86            | 114           | 105           | 93             | 104            | 100          | *              | *              | 100          |
| 06:00   | 290           | 303           | 307           | 280            | 313            | 299          | *              | *              | 299          |
| 07:00   | **966**       | 983           | 718           | **926**        | **961**        | 911          | *              | *              | **911**      |
| 08:00   | 933           | **1019**      | **1103**      | 856            | 923            | **967**      | *              | *              | **967**      |
| 09:00   | 708           | 760           | 698           | 705            | 706            | 715          | *              | *              | 715          |
| 10:00   | 642           | 660           | 638           | 631            | *              | 643          | *              | *              | 643          |
| 11:00   | 677           | 709           | 687           | 661            | *              | 684          | *              | *              | 684          |
| 12:00 PM | 667          | 799           | 771           | 757            | *              | 748          | *              | *              | 748          |
| 01:00   | 720           | 780           | 768           | 780            | *              | 762          | *              | *              | 762          |
| 02:00   | 760           | 805           | 804           | 747            | *              | 779          | *              | *              | 779          |
| 03:00   | **877**       | **889**       | **817**       | **880**        | *              | **866**      | *              | *              | **866**      |
| 04:00   | 752           | 725           | 784           | 783            | *              | 761          | *              | *              | 761          |
| 05:00   | 596           | 610           | 570           | 616            | *              | 598          | *              | *              | 598          |
| 06:00   | 423           | 462           | 464           | 470            | *              | 455          | *              | *              | 455          |
| 07:00   | 294           | 308           | 314           | 300            | *              | 304          | *              | *              | 304          |
| 08:00   | 175           | 195           | 184           | 216            | *              | 192          | *              | *              | 192          |
| 09:00   | 117           | 118           | 131           | 133            | *              | 125          | *              | *              | 125          |
| 10:00   | 72            | 83            | 67            | 78             | *              | 75           | *              | *              | 75           |
| 11:00   | 56            | 47            | 42            | 48             | *              | 48           | *              | *              | 48           |
| Day Total | 9894         | 10481         | 10062         | 10052          | 3118           | 10129        | 0              | 0              | 10129        |
| % Avg. WKDay | 97.7%     | 103.5%        | 99.3%         | 99.2%          | 30.8%          |              |                |                |              |
| % Avg. Week | 97.7%       | 103.5%        | 99.3%         | 99.2%          | 30.8%          | 100.0%       | 0.0%           | 0.0%           |               |
| AM Peak | 07:00        | 08:00         | 08:00         | 07:00          | -              | 08:00        | -              | -              | 08:00         | - |
| Vol.   | 966          | 1019          | 1103          | 926            | 961            | 967          | -              | -              | 967          | - |
| PM Peak | 15:00        | 15:00         | 15:00         | 15:00          | -              | 15:00        | -              | -              | 15:00         | - |
| Vol.   | 877          | 889           | 817           | 880            | -              | 866          | -              | -              | 866          | - |
| Grand Total | 9894       | 10481         | 10062         | 10052          | 9802           | 16813        | 7577           | 6237           | 17564        |
ConnDOT Average Daily Traffic (ADT) Data
### GREE-521 - Combined - e/w

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**GREE-219 - Combined - e/w**

Route 1 - 2.36 mi  NE of Maple Avenue #2

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**Town..............................Greenwich**
**Station............................219**
**Location.................. 41.035258,-73.622475**
**2015-Principal Arterial - Other 3...2015-Urban**
**Start Report................22-Oct-2008 04:00AM**
**End Report...............23-Oct-2008 04:00AM**
**Axle Correction Factor........None**
**Annualized ADT..................21500**
**24-Hour Count........22677 * G4(0.95) = 21543.1**
**UnRounded AADT............21543.1 / 1 = 21543.1**
**OK  2020 Wed 05-Aug .................20600**
**REV  2017 Thu 28-Dec ..............14300**
**OK  2014 Thu 12-Jun ...............20100**
**REV  2011 Wed 26-Oct .............20100**
**OK  2008 Wed 22-Oct -this report--21500**

Status: OK
Synchro Intersection Analysis Reports

Existing, No-Build, and Build
### Existing Conditions Saturday Peak Hour

**1: E Putnam Ave & YWCA Entrance**

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**Intersection Summary**

- Average Delay: 0.1
- Intersection Capacity Utilization: 45.5%
- ICU Level of Service: A
- Analysis Period (min): 15

Existing Conditions 12:00 pm 12/06/2020 Saturday Peak Hour

Synchro 10 Report

KH

Page 1
### Existing Conditions 2: E Putnam Ave & YWCA Exit

**03/23/2021**

#### Existing Conditions 12:00 pm 12/06/2020 Saturday Peak Hour Synchro 10 Report

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#### Intersection Summary

| **Average Delay** | 0.3 |
| **Intersection Capacity Utilization** | 39.7% | ICU Level of Service | A |
| **Analysis Period (min)** | 15 |
### Movement

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<th>WBR</th>
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### Sign Control

- Free
- Free
- Stop

### Grade

- -2%
- 4%
- 0%

### Peak Hour Factor

0.95 0.95 0.95 0.95 0.95 0.95

### Hourly flow rate (vph)

0 959 731 0 0 0

### Pedestrians

4 4

### Lane Width (ft)

10.0 10.0

### Walking Speed (ft/s)

3.5 3.5

### Right turn flare (veh)

### Median type

None None

### Upstream signal (ft)

pX, platoon unblocked

### vC, conflicting volume

731 1214 370

### vC1, stage 1 conf vol

### vC2, stage 2 conf vol

### vCu, unblocked vol

731 1214 370

### tC, single (s)

4.1 6.8 6.9

### tC, 2 stage (s)

2.2 3.5 3.3

### p0 queue free %

100 100 100

### cM capacity (veh/h)

883 1760 1760 1760

### Direction, Lane #

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### Intersection Summary

- Average Delay: 0.0
- Intersection Capacity Utilization: 36.4%
- ICU Level of Service: A
- Analysis Period (min): 15
### Existing Conditions
**Sunday Peak Hour**

#### 2: E Putnam Ave & YWCA Exit

03/23/2021

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#### Direction, Lane #

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#### Intersekction Summary

| Intersection Capacity Utilization | 36.4% | ICU Level of Service | A |
| Analysis Period (min) | 15 |
## No-Build Conditions

### 1: E Putnam Ave & YWCA Entrance

#### 03/23/2021

**No-Build Conditions 12:00 pm 12/06/2020 Saturday Peak Hour Synchro 10 Report**

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**Intersection Summary**

| Average Delay | 0.1 |
| Intersection Capacity Utilization | 46.9% |
| ICU Level of Service | A |

| Analysis Period (min) | 15 |

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No-Build Conditions 12:00 pm 12/06/2020 Saturday Peak Hour

KH

Synchro 10 Report

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**Sunday Peak Hour**

1: E Putnam Ave & YWCA Entrance

03/23/2021

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#### 2: E Putnam Ave & YWCA Exit

**Synchro 10 Report**

#### No-Build Conditions 3:00 pm 12/06/2020 Sunday Peak Hour

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#### Intersection Summary

| Average Delay | 0.0 |
| Intersection Capacity Utilization | 37.7% |
| ICU Level of Service | A |
| Analysis Period (min) | 15 |
### Build Conditions
#### 1: E Putnam Ave & YWCA Entrance

**Build Conditions 12:00 pm 12/06/2020 Saturday Peak Hour Synchro 10 Report**

**KH Page 1**

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### Intersection Summary

- **Average Delay**: 0.1
- **Intersection Capacity Utilization**: 46.9%
- **ICU Level of Service**: A
- **Analysis Period (min)**: 15
## Movement

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### Lane Configurations

- Traffic Volume (veh/h):
  - Saturday Peak Hour: 0 1082 844 0 13 13
  - Future Volume (Veh/h): 0 1082 844 0 13 13

### Sign Control

- Free
- Stop

### Grade

- 0%
- 3%
- -4%

### Peak Hour Factor

- 0.94

### Hourly flow rate (vph)

- 0 1151 898 0 14 14

### Pedestrians

- 4

### Lane Width (ft)

- 10.0

### Walking Speed (ft/s)

- 3.5

### Percent Blockage

- 0

### Right turn flare (veh)

- None

### Median type

- None

### Median storage veh)

### Upstream signal (ft)

### pX, platoon unblocked

- vC, conflicting volume: 898 1478 453
- vC1, stage 1 conf vol
- vC2, stage 2 conf vol
- vCu, unblocked vol: 898 1478 453
- tC, single (s): 4.1 6.8 6.9
- tC, 2 stage (s): 2.2 3.5 3.3
- p0 queue free %: 100 88 97
- cM capacity (veh/h): 765 119 558

### Direction, Lane #

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### Approach LOS

- D

### Intersection Summary

- Average Delay: 0.3
- Intersection Capacity Utilization: 41.2%
- ICU Level of Service: A
- Analysis Period (min): 15
### Build Conditions 3:00 pm 12/06/2020 Sunday Peak Hour Synchro 10 Report

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<td>6.9</td>
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</tr>
<tr>
<td><strong>tC, 2 stage (s)</strong></td>
<td>2.2</td>
<td>3.5</td>
<td>3.3</td>
<td></td>
<td></td>
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<tr>
<td><strong>p0 queue free %</strong></td>
<td>99</td>
<td>100</td>
<td>100</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>cM capacity (veh/h)</strong></td>
<td>840</td>
<td>149</td>
<td>605</td>
<td></td>
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</tbody>
</table>

### Direction, Lane #

<table>
<thead>
<tr>
<th>Volume Total</th>
<th>EB 1</th>
<th>EB 2</th>
<th>WB 1</th>
<th>WB 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volume Left</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Volume Right</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>21</td>
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<tr>
<td>cSH</td>
<td>840</td>
<td>1700</td>
<td>1700</td>
<td>1700</td>
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</table>

### Intersection Summary

- **Average Delay**: 0.1
- **Intersection Capacity Utilization**: 45.3% | ICU Level of Service: A
- **Analysis Period (min)**: 15
<table>
<thead>
<tr>
<th>Movement</th>
<th>EBL</th>
<th>EBT</th>
<th>WBT</th>
<th>WBR</th>
<th>SBL</th>
<th>SBR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Volume (veh/h)</td>
<td>0</td>
<td>967</td>
<td>729</td>
<td>0</td>
<td>22</td>
<td>20</td>
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<tr>
<td>Future Volume (Veh/h)</td>
<td>0</td>
<td>967</td>
<td>729</td>
<td>0</td>
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<td>20</td>
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<tr>
<td>Sign Control</td>
<td>Free</td>
<td>Free</td>
<td>Stop</td>
<td></td>
<td></td>
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<tr>
<td>Grade</td>
<td>0%</td>
<td>3%</td>
<td>-4%</td>
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<tr>
<td>Peak Hour Factor</td>
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<td>0.94</td>
<td>0.94</td>
<td>0.94</td>
<td>0.94</td>
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<tr>
<td>Hourly flow rate (vph)</td>
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<td>Pedestrians</td>
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<td>Lane Width (ft)</td>
<td>10.0</td>
<td>10.0</td>
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<tr>
<td>Walking Speed (ft/s)</td>
<td>3.5</td>
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<td>Percent Blockage</td>
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<tr>
<td>Right turn flare (veh)</td>
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<tr>
<td>Median type</td>
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<td>None</td>
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<tr>
<td>Median storage veh)</td>
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<tr>
<td>Upstream signal (ft)</td>
<td>pX</td>
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<tr>
<td>pX, platoon unblocked</td>
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<tr>
<td>vC, conflicting volume</td>
<td>776</td>
<td>1294</td>
<td>392</td>
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<tr>
<td>vC1, stage 1 conf vol</td>
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<td>vC2, stage 2 conf vol</td>
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<tr>
<td>vCu, unblocked vol</td>
<td>776</td>
<td>1294</td>
<td>392</td>
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<tr>
<td>tC, single (s)</td>
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<td>6.8</td>
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<td>tC, 2 stage (s)</td>
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<tr>
<td>TF (s)</td>
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<tr>
<td>p0 queue free %</td>
<td>100</td>
<td>85</td>
<td>97</td>
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<td>cM capacity (veh/h)</td>
<td>849</td>
<td>157</td>
<td>611</td>
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### Direction, Lane #

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<tr>
<th></th>
<th>EB 1</th>
<th>EB 2</th>
<th>WB 1</th>
<th>WB 2</th>
<th>SB 1</th>
<th>SB 2</th>
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<td>388</td>
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<td>Volume Left</td>
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<td>Volume Right</td>
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<td>cSH</td>
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<tr>
<td>Volume to Capacity</td>
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<td>0.30</td>
<td>0.23</td>
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<td>Control Delay (s)</td>
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<td>D</td>
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<td>Approach Delay (s)</td>
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<td>22.0</td>
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<td>Approach LOS</td>
<td></td>
<td>C</td>
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### Intersection Summary

<p>| | |</p>
<table>
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<tr>
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<tr>
<td>Average Delay</td>
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<tr>
<td>Intersection Capacity Utilization</td>
<td>38.0%</td>
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<td>Analysis Period (min)</td>
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YWCA Hours of Operation
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<tr>
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<th>Current (Pre-Covid)</th>
<th>Proposed</th>
<th>Requested Change</th>
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<tr>
<td></td>
<td>Indoor Facilities</td>
<td>Tennis Courts (and Play Area)</td>
<td>Indoor Facilities</td>
</tr>
<tr>
<td>M-F</td>
<td>6:00 a.m. to 9:30 p.m.</td>
<td>6:00 a.m. to 9:30 p.m.***</td>
<td>6:00 a.m. to 9:30 p.m.***</td>
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<td>Saturday</td>
<td>8:00 a.m. to 5:00 p.m.</td>
<td>8:00 a.m. to 5:00 p.m.</td>
<td>8:00 a.m. to 5:00 p.m.</td>
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<td>Sunday</td>
<td>Summer (Memorial to Labor Day)</td>
<td>Closed</td>
<td>8:00 a.m. to 5:00 p.m.</td>
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<tr>
<td></td>
<td>Rest of Year (Labor to Memorial Day)</td>
<td>9:00 a.m. to 3:00 p.m.</td>
<td>8:00 a.m. to 5:00 p.m.</td>
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</tbody>
</table>

*** or sunup to sundown when it is dark
EXEMPT

VALUATION RECORD

Assessment Year 10/01/2011 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019

<table>
<thead>
<tr>
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<td>4364300</td>
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LAND DATA AND CALCULATIONS

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<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
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<tbody>
<tr>
<td>Residential Land</td>
<td>L</td>
<td>6.4400</td>
<td>1.00</td>
<td>797282.00</td>
<td>797282.00</td>
<td>5134500</td>
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TRUE TAX VALUE: 4364300

Supplemental Cards: YWCA

HIST: HRHP - Putnam Hill Hist. Dist. - YWCA, c. 1975
P: 50 spaces
VC: 14-2313, Renovation of Fitness Center, $211,000
BP14: 15-2241, $216,350 roof
BP15: 17-2186, 3/4 Roof Replacement $199,115
COMB: 508
DBA: YWCA

Citizen: RE4800180578
## PHYSICAL CHARACTERISTICS
### ROOFING
- Built-up

### WALLS
<table>
<thead>
<tr>
<th>B</th>
<th>1</th>
<th>2</th>
<th>U</th>
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</thead>
<tbody>
<tr>
<td>Frame</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Brick</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metal Guard</td>
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### FRAMING
<table>
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<tbody>
<tr>
<td>F Res</td>
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<td>3329</td>
</tr>
<tr>
<td>R Conc</td>
<td>18928</td>
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### HEATING AND AIR CONDITIONING
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<tbody>
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<td>3329</td>
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<tr>
<td>Sprink</td>
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## SUMMARY OF IMPROVEMENTS

### SPECIAL FEATURES

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<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>C : Remod 213</td>
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<tr>
<td>01 : PAVING</td>
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<tr>
<td>02 : TENNIS</td>
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<tr>
<td>03 : UTILITY</td>
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<tr>
<td>04 : COMPOD</td>
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<tr>
<td>05 : LEVYCOM</td>
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### Data Collector/Date
- TD 11/21/2018

### Appraiser/Date
- TOG 10/01/2015

### Neighborhood
- Neigh 142070 AV

### Supplemental Cards
- TOTAL IMPROVEMENT VALUE: 14267500
Hi Marisa -

Please see neighbor concerns/requests below for the request for Special Permit/Modification.

   Lighting Fixtures will be recessed in poles.
   Note* The precast poles continue to exist on site but the lights are no longer recessed. Currently large LED lights are now affixed to the outside of the poles creating an extremely bright night time ambiance for neighbors. Additionally, while not noted in the approval (as white LED lights were not in existence) neighbors are requesting the parking lot lighting be recessed as approved and a warmer (yellow) color used.

2) Lighting hours - ZBA 4210. Transcript page 46 - "In connection with the lighting of the parking areas, it is planned to have switches to turn on the lights only in those areas that are needed. In other words, whenever possible parking will be confined to the areas adjacent to the Post Road" cont...
   Neighbors request a lighting plan that will dim or turn off the parking lot lights after hours of operation as a lit parking lot is not needed after YWCA patrons leave.

3) Evergreen screening on the northern side of YWCA property near the wooded line or as location noted "rock wall" in ZBA appeal 4210. Appeals decision 4210. "There shall be evergreen planting, either hemlock or arborvitae, consisting of staggered double row not less than 6 feet in height at the time of planting and with trees and rows spaced 8 feet apart, in the following locations. Note * While without further research into locations of required plantings, the neighbor to the north of the tennis courts would appreciate screening with the request for expanded hours/days/months of operation and parking modifications.

4) Expansion of use - inside and outside activities.
   Tennis - Currently Permitted - Sunday 12-5.
   In particular to tennis - 7 days a week is enough for tennis - please allow neighbors to have some peace and quiet on Sunday mornings until noon in this residential zone.

Thank you. - Jon

Jonathan Martin, Esq
Martin Law, LLC
279 Sound Beach Ave, 2nd Floor
Old Greenwich, CT 06870
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
MR. GRIMES: A lot of traffic policing.

MR. BARNUM: What about fire equipment and so forth?

MR. ST. JOHN: I will have to let Mr. Devaul answer that.

Also, in connection with the lighting of the parking areas, it is planned to have switches to turn on the lights only in those areas which are needed. In other words, whenever possible parking will be confined to the areas adjacent to the Post Road and any parking north of the building will be under supervision and with lighting of aisles progressively north from the building. The location of the proposed lights for the parking areas are shown on the site plan.

The site plan contains a note that lighting fixtures will be recessed in poles about ten feet high. I am filing herewith a diagram which in general specifies the type of lighting fixtures which will be used, and I request that it be marked as an exhibit.

(Document referred to received and marked Appellant's Exhibit 14 in evidence.)

MR. ST. JOHN: I would also like to file copies of communications with Christ Church, Temple Sholom and First Church of Christ Scientist concerning mutual use of parking