July 15, 2021

Via Email to: Katie.DeLuca@greenwichct.org
              jacalyn.pruitt@greenwichct.org

Re: The Chabad Lubavitch of Greenwich Pre-Application Review of its proposed Application for the introduction of a Pre-School Program on the Carmel Academy Property located at 270 Lake Avenue, Greenwich, CT (the “Application”).

Dear Katie and Jacalyn:

We represent The Rock Ridge Association (the “Association”). I am writing you on behalf of the Association with respect to the proposed Application.

The members of the Board of Directors and the general membership of the Association are most concerned that going forward there be strict adherence to the conditions historically imposed by both the Planning and Zoning Commission and the Planning and Zoning Board of Appeals on the use of the Property. Such adherence has been inconsistent at best as you and Zoning Enforcement Officer Jodie Couture have been advised in recent correspondence.

I have read the Narrative submitted by attorney Heagney as well as the attachments included in the file. At this point, and after consultation with Board members, I do have the following observations and comments:

1. The Narrative makes the point that the Carmel Academy has ceased operations on the Property and references the preschool as a “replacement” of the Carmel Academy. The Narrative also states that the number of Japanese School students would remain at 147. However, as the Commission members know, the Japanese School is moving to the Saint Catherine’s campus on Riverside Avenue shortly. The Commission should properly require disclosure of the future intended uses of the Property with the overall Master Plan of interior and exterior activity of the Property.

2. The Board of Appeals has, separately from the Commission, imposed conditions on the use of the Property. The Application is to revise certain of the conditions imposed by the
Commission, which appear to be similar to the Board of Appeals conditions. The Commission, however, has no authority to amend Board of Appeals conditions. Is it the intention of Chabad and the Carmel School to apply to the Board of Appeals also to revise its conditions? If not, why not?

3. Carmel Academy is a member of the Association as the owner of the Property and is subject to the bylaws of the Association. Under the bylaws, Carmel Academy is required to seek approval from the general membership of Association for any change of use on the Property. The proposed Pre-School Program would be a change of use, as will the proposed changes to the traffic and student drop-off process – all requiring general membership approval, which has not been sought by Carmel Academy or Chabad.

4. The proposed Pre-School program use violates private deed restrictions for the benefit of the Association members’ properties applicable to the school use. The pre-school day is not made clear in the Application, as pick up drop off is 7:30 to 5:30pm. While it is not the purview of the Commission to enforce private deed restrictions, it is incumbent upon the Commission to apply the standards set forth in Section 6-17(d) of the Greenwich Building Zone Regulations which includes the standard that the proposal “will not materially adversely affect residential uses, nor be detrimental to a neighborhood or its residents, nor alter a neighborhood’s essential characteristics”. If a proposal violates use restrictions imposed for the benefit of adjoining neighborhood residential properties, it is then black and white that the proposal cannot be found to meet this standard.

5. The Camp Gan Israel summer camp on the Property, as I read the Commission and Board of Appeals conditions, does appear to violate the conditions of both. It also violates private deed restrictions. As an accommodation, the Association has granted on an annual basis only a conditional consent to the camp’s operations on the Property, reserving all rights of enforcement. Whether the Association is willing to grant future conditional consents is at best uncertain at this time.

6. I refer you to the attached April 9, 2021, Email with Exhibits from the Association’s President Richard Potocki to Katie DeLuca and Jodi Couture. This letter reports and discusses the non-permitted uses currently underway at the Property. These uses are in violation of the deed restrictions and the Commission’s and Board of Appeals’ use conditions imposed on the Property. These non-permitted uses also add to the traffic flow in an area where traffic flow is already problematic. Our client and its members should not be in the position to have to police these violations and they strongly believe that neither Chabad nor Carmel Academy should be permitted additional uses on the Property when they are consistently violating, and not in compliance with, the deed restrictions and zoning conditions applicable to the Property.

7. We believe that a formal traffic study should be a requirement if there is a submittal of the formal Application. Since pre-school children cannot take buses that means all transportation is by way of parent drop-off and pick up. The submitted chart states that 70 cars will be entering and exiting the Property during the day from 7:30am to 5:30pm. In
addition, it is indicated that 18 months to 4 year of age children will be in the program with staggered pick-ups all day; particularly as to those children having ages in the 18 month range, it seems this program is more like daycare/childcare for working parents and not a normal pre-school use.

In conclusion, the Association opposes the proposed Application in general, due to all concerns, issues and questions set forth above and in the accompanying correspondence from President Potocki.

Please insert this letter into the record.

Of course, please do not hesitate to contact me if you have any questions concerning the foregoing.

Thank you.

Sincerely yours,

John P. Tesei

Enclosures

cc: Board of Directors, Rock Ridge Association
    Thomas Heagney, Esq.
Ms. Katie DeLuca, ACIP
Director
Greenwich Planning and Zoning
101 Field Point Road
Greenwich, CT 06830
Katie.deluca@greenwichct.org

Mr. Jodi Couture
Zoning Enforcement Officer
Greenwich Planning and Zoning
101 Field Point Road
Greenwich, CT 06830
Jodi.couture@greenwichct.org

Re: Zoning Violations at 270 Lake Avenue

Dear Ms. DeLuca and Mr. Couture:

I am writing to you as the current President of the Rock Ridge Association, Inc. (“RRA”).

As you are probably aware, Rock Ridge is a neighborhood and private association situated at the base of the Lake Avenue Circle. The Association is made up of 36 residential properties and two school properties, the Eagle Hill School and the Carmel Academy (“Carmel”). The Carmel property, located at 270 Lake Avenue, has been used as a school dating back to the early 1900s. Greenwich P&Z has a long history of regulating use on the Carmel property through ZBA appeals and various site plan approvals.

In that regard, I attach as Exhibit A, a memorandum Director. DeLuca prepared in 2014 in connection Camp Gan Israel’s use of the site for a summer camp. That memorandum, reviews some of that Zoning history and the permit approvals and
limitations governing the property. As the memorandum demonstrates, the permitted uses for the Carmel property are limited to these approved school and camp uses. Moreover, the memorandum highlights the longstanding need to limit traffic to and from this property and to control the time, days of use, and nature of the traffic generated thereon. These traffic restrictions flow directly from the safety concerns raised by increased traffic in this busy but residential section of Greenwich and a history of accidents and traffic problems around the Rock Ridge neighborhood. That history has continued with a August 2020 accident right at the intersection of Rock Ridge Avenue and Lake Avenue.

Recently it has come to RRA’s attention that Carmel has been allowing Chabad Lubavitch of Greenwich (“Chabad”) to use the property for various purposes not approved by Greenwich P&Z, which are inconsistent with and in violation of the permitted uses of the property and which increase traffic flow, times and days of use. Carmel has permitted Chabad to use the Carmel School property for non-school uses including use as synagogue for religious services and as a community center for various festivals on both weekdays and weekends.

- RRA recently located an article indicating Chabad was using the Carmel property as a synagogue open to the public without any numeric limits on attendance from September 2017. (Copy attached as Exhibit B).
- Chabad’s website indicated that it used the Carmel property last fall for religious holiday ceremonies open to the public without limitations.
- Chabad’s website also indicates that the Carmel property can be used for Bar/Bat Mitzvahs, with catered celebrations following the services. (Copy attached as Exhibit C).
- Chabad held a Purim celebration on Friday afternoon February 26th, outdoors with amplified music and vocal presentations, which was publicly advertised on their website and Facebook page.
- In a GreenwichFreePress article on April 2, 2021 about Chabad’s efforts to buy the Carmel Property, Chabad “announced its synagogue’s doors would be open to the public for free seating at the annual High Holiday Services at 270 Lake Avenue, with expanded programming for adults and children.” (Copy attached as Exhibit D at p.5).
- Chabad is publicly advertising on its website and Facebook page for two “Mega Family Outdoor Challah Bake” on Sunday morning at 9:45 and 11:00 on April 11, 2021. (Copy attached as Exhibit E).
- Chabad is also publicly advertising on its website page for a “Mommy and Me” outdoor party on 9 Fridays from April 9 through June 4, 2021. That ad refers to the 270 Lake Avenue property “Our Beautiful Expansive Field at Carmel Campus.” (Copy attached as Exhibit F).

Thus, it appears that Carmel is allowing Chabad, by its own admission, to use the Carmel property as a de facto community center and synagogue all without ever notifying or seeking approval from Greenwich P&Z. Chabad’s uses of the property are generally open to the public, often without limitations on their invitations and thus pose an increased traffic and safety risk to the neighborhood.
The Carmel property is neither zoned for nor authorized under its deeds for these types of uses. RRA and its members object to this intentional and open public use of a property in our neighborhood without proper zoning approvals, permits, traffic studies, or traffic restrictions. We respectfully request that Greenwich P&Z issue an immediate cease and desist order to Carmel to protect the neighborhood, to ensure proper traffic restrictions, to promote public safety and to prohibit these ongoing blatant violations and unpermitted uses of 270 Lake Avenue by Carmel and Chabad.

Respectfully,

Richard Potocki
President
Rock Ridge Association, Inc.

C: John P. Tesei, Esq.,
   jpt@gtlslaw.com
Peter M. Nolin, Esq.,
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Fred Camillo, First Selectman, Town of Greenwich
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   wynnmcdaniel@gmail.com
Ellen Brennan Galvin, District 7 Land Use Committee Member, Greenwich RTM
   ellen.brennangalvin@gmail.com
Mike Warner, District 7 Land Use Committee Member, Greenwich RTM
   MikeWarner-RTM@optonline.net
While not directly relevant to P&Z, you should be aware that RRA disputes that Carmel has the right to sell the property to Chabad at this time because of both deed restrictions and the By-laws of RRA, which require our members to approve such a sale or any change in use of the property.
EXHIBIT A
**UPDATE:**

<table>
<thead>
<tr>
<th>Final Site Plan</th>
<th>Camp Gan Israel (at the Carmel Academy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLPZ 2014 00229</td>
<td>270 Lake Avenue</td>
</tr>
<tr>
<td></td>
<td>Increase enrollment of summer camp from 140 to 220 campers</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone:</th>
<th>RA-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Size:</td>
<td>16.52 acres</td>
</tr>
<tr>
<td>Existing:</td>
<td>68 spaces, 6 handicapped, 9 buses The applicant has not provided this information. These numbers are from the 2009 site plan application.</td>
</tr>
</tbody>
</table>

The applicant requested postponement at the 6/3/14 meeting. In the meantime, Staff was able to locate a copy of the April 17, 2000 letter from Mrs. Maryashie Derren, Director of Camp Gan Israel to Jim Maloney, then Zoning Enforcement Officer, which was referenced in Mr. Maloney’s April 28, 2000 letter authorizing the camp use on the property. The relevance of this letter is that Mrs. Derren states that she anticipates approximately 100 to 120 attendees. Staff has also included the recent enforcement history from the Zoning Enforcement Officer.

In addition to the items listed under the Issues to be Resolved section below, the following information has also been requested. No new material has been provided.

1. How do the children get to and from school during the school year?
2. How many students are enrolled during the school year?
3. How has the transportation to and from the camp operated over the last several years and how was it supposed to operate? How will the proposed operational plan work?

**APPLICATION SUMMARY:**
The applicant is requesting final site plan approval, under Sections 6-13 through 6-15, and 6-94 of the Building Zone Regulations (BZR) to increase the enrollment from 140 to 220 campers, on the Carmel Academy property (formerly owned by Westchester Fairfield Hebrew Academy (WFHA) / Japanese Education Institute (JEI) and the Daycroft School). The Camp Gan Israel is a summer camp that has used the property since 2000 for a 6 week summer camp program during July and August. The property is located at 270 Lake Avenue (aka 15 The Ridgeway) and is located in the RA-2 zone.
This change requires ZBA approval. They are tentatively scheduled to be heard at the June 18, 2014 ZBA meeting.

ISSUES TO BE RESOLVED/RECOMMENDATIONS:

Prior to action on this application by the Commission, it is suggested that the following issues be addressed:

1. Given the history with traffic issues, the Commission should consider requesting a traffic report that would provide traffic data during the a.m. drop off and possibly also during the p.m. pick-up times. The Report should also address the accident history. Section 6-15(a)(2) states “Evaluate the information from a traffic impact study which it may require be prepared to insure safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. In determining whether this condition has been satisfied, the Commission may consider all relevant information including, but not limited to, information from the Town’s traffic engineer or the applicant’s traffic impact study where required and/or other consultants. At least the following aspects of the site plan shall be evaluated to determine the conformity of the site plan to this standard: (5/4/2005)
   (a) The effect of the proposed development on traffic conditions on abutting streets; …”

2. How will the p.m. pick-up operate?

3. If the faculty is arriving by van, where are they being picked up? Is there an off-site parking lot for their vehicles?

4. How many counselors are on the property on a given day at the camp?

5. It appears that the address of this property should be clarified. 270 Lake Avenue is the mailing address. In 2006, the Carmel Academy purchased the property from the Japanese school and this is when the 15 Ridgeway address was assigned as an additional mailing address but this wasn’t clarified with the Assessor and the GIS Department. According to the linen map, 15 Ridgeway was the address for the Daycroft School, which is no longer there.

DETAILS:

To mitigate the traffic associated with the increase in the number of campers from 140 to 220, the applicant has presented the following transportation schedule:

1. Staggered arrival times will be established for staff and younger and older campers.

2. The staff will arrive between 8:15 and 8:30 am on four vans that will use the Ridgeway parking lot and one mini bus that will use the Ridgeway Entrance. In addition, 15 cars will use the Lake Avenue entrance.

3. Children four years old and older will arrive between 8:45 and 9:00.

4. Children five years of age and older will be transported by two large buses using the Lake Avenue entrance and two mini buses using Ridgeway. All the children five years of age and older who are transported by car will use Ridgeway. A portion of the four year old children will take buses and the remainder will carpool with their parents using the Lake Avenue entrance representing approximately 15 cars.
5. For three-year old campers, approximately, five of them will arrive with their parents at 8:30, five campers will be on buses with siblings and the remainder will be transported by car between 9:15 and 9:30 with approximately 25 parents carpooling to drop the children off using Lake Avenue.
6. An off duty police officer will be provided at the entrance of Carmel Academy on Lake Avenue from 8:30 to 9:30 am each morning.

BACKGROUND:
The site has a long history as a school use dating back to the 1920’s. The zoning approval history on this property is extensive. Since a major focus of this application is the potential impact from traffic and use during the summer months, the history will focus on those aspects.

1. Dec. 1989 – ZBA – Appeal #7449 – to modify usage within the school buildings, relocate tennis court, and provide parking for buses. The conditions were:
   1. Enrollment shall be limited to no more than 450 daytime students at any one time in grades 4 through 9.
   2. Certification of the student enrollment shall be made to the Zoning Enforcement Officer by October 1 of each year.
   3. The School shall be operated five days a week, Monday through Thursday 8:30 to 3:30 and Friday 8:30 to 2:45 except for special events.
   4. There shall be no classes in the evenings, or on Saturdays or Sundays.
   5. The school term shall run from mid-August to the end of June and no classes shall be held during the summer recess.
   6. At least 90% of the student body shall be transported to and from the school by school bus.
   7. The number of school buses/vans shall not exceed 18, and the number of cars transporting faculty shall not exceed 15.
   8. The school buses shall not be stored on the premises overnight.
   9. School buses/vans shall remain on the premises during the day except for on school bus which will transport the drivers to and from the site.
   10. Certification as to the number of students being served by school buses/vans shall be submitted annually to the Zoning Enforcement Officer.
   11. Traffic of school buses/vans shall be equalized between the two entrances to the school on Ridgeway and Lake Avenue.
   12. The entrance to the school at Lake Avenue shall be improved to the satisfaction of the Commissioner of Public Works.
   13. There shall be no change in the footprint of any buildings on the property.

2. Oct. 1990 – P&Z - Site Plan #1460 – Granted site plan approval for the Japanese Educational Institute, the former Daycroft School, for 450 students and to modify usage within the school buildings, relocate tennis court, and provide parking for buses noting Appeal #7449 and the Superior Court decision dated July 31, 1990, that voided the 1990 ZBA condition requiring school buses and vans to remain on the premises during the school day, therefore eliminating the long-term parking lot for buses. The decision stated:
a. No buses will use Ridgeway Avenue. Only vans and cars.
b. The bus drop-off and pick-up areas are the existing paved area north of the soccer field and will be striped to ensure safe travel ways between buses.
c. There is a restriction against parking along the Lake Avenue driveway during certain a.m. and p.m. hours when students are being dropped off or picked up for safety and circulation of both students and vehicles.


4. July 1995 – P&Z – Site Plan #1460.1 – Granted expansion of grades 1 through 3 (cap still at 450), expansion of hours of school, removal of restrictions against after school and Saturday activities, permission for all faculty members (up to 30) to arrive at school by car and park on site, approval of new parking areas.

5. 1995 – ZBA – Appeal #7930 – Granted modification to condition 1, 3, and 7 of Appeal #7449 by allowing expansion of grades 1 through 3 (cap still at 450), expansion of hours of school, removal of restrictions against after school and Saturday activities, permission for all faculty members (up to 30) to arrive at school by car and park on site, approval of new parking areas.

6. April 28, 2000 – Letter from Jim Maloney, then Zoning Enforcement Officer to Mrs. Maryashie Derren, Director of Camp Gan Israel, stating that the proposal to use the property as a summer camp is consistent with the conditions of Appeal #7449 and therefore permitted.

7. 2002 – ZBA – Appeal #8751 – Granted special exception for a seasonal above-ground swimming pool for the summer camp

8. 2002 – P&Z – FSP #2262 – Granted site plan approval for a seasonal/temporary above-ground swimming pool for the summer camp

  a. Annual renewal of the installation of the swimming pool subject to administrative review and approval by the staff of the Planning and Zoning Commission and sign-off to the Building Department for permit issuance and annual licensing of the pool by the Town Department of Health.
  b. Majority of vehicles transporting students and staff to use the Ridgeway Drive entrance to the Japanese School property.
  c. If the degree of use by vans, cars and buses of the Ridgeway entrance generates neighborhood complaints because of adverse impacts, the Planning and Zoning Commission will review traffic patterns and use of the entrances before the next summer camp approval.
  d. The granting of the Special Exception approval by the Planning and Zoning Board of Appeals shall be noted on the site plan and building permit along with any conditions of the Special Exception.

9. 2009 – P&Z – FSP #3837 – Granted site plan approval to construct a permanent, above ground, 15 x 36 feet, swimming pool in a new location then had been previously approved on a temporary annual basis, to be used as part of a summer camp
10.2009—ZBA—Appeal #9663—Granted site plan approval to construct a permanent, above ground, 15 x 36 feet, swimming pool in a new location then had been previously approved on a temporary annual basis, to be used as part of a summer camp.

APPLICABLE REGULATIONS:
Sections 6-13 through 6-15, 6-16, 6-94, 6-94(b) and 6-205 of the Town of Greenwich Building Zone Regulations.

DEPARTMENT COMMENTS:
ZEO - See attached
SEWER - Awaiting comments
FIRE - Awaiting comments
DPW - Awaiting comments
Chabad of Greenwich Announces High Holiday Services Open to All

High Holidays Services in Greenwich with Chabad, Rosh Hashana and yom Kippur Services.

By Chabad of Greenwich, Neighbor
Sep 19, 2017 9:28 am ET | Updated Sep 19, 2017 9:40 am ET

This post was contributed by a community member.

Chabad of Greenwich
High Holidays
5778

Start the Jewish New Year off with the most inspiring, delightful and relaxing High Holiday Services at Carmel Academy, 270 Lake Avenue, Greenwich.

Featuring The Shirah Choir and Cantor Moshe Silberstein

Everybody will have a seat at Chabad’s High Holidays Services - regardless of their ability to pay the Membership.

GREENWICH, CT, September 19, 2017 – The Rabbis, staff and lay leadership at Chabad of Greenwich have announced its synagogue’s doors are open to the public for free seating at the annual High Holiday Services at Carmel Academy, at 270 Lake Avenue in Greenwich. This year’s High Holidays will see an expansion in programming for adults and children of all ages. Tickets, reservations and donations are not necessary to attend, but participation in the Membership Drive is appreciated to sustain the Synagogue.
“At Chabad, we celebrate the high holidays in a warm and family-friendly atmosphere, with programming for all ages,” says Chabad Rabbi Yossi Deren. “Our services are accessible to both beginner and advanced, and we keep tos engaged to allow parents to attend services separately if they so choose.”

Subscribe

Services for Rosh Hashana—the Jewish New Year—begin Wednesday, September 20th at 6:45 P.M. with a family service, and continue Thursday and Friday, September 21-22, each day with an 11 A.M. family service & CTeen program and a 12pm CTeen Jr. program, and Tashlich at 4:30 P.M. on September 21st.

Kol Nidrei, the opening prayer of Yom Kippur—the Jewish Day of Atonement—begins with a 6:30 P.M. family service on Friday, September 29th, and services continue the next day with family services at 11 A.M. and 5:30 P.M., ending with a shofar blowing and a break-fast for all. For the full holiday schedule, visit www.chabadgreenwich.org and click on “Upcoming Events” and “High Holiday Schedule.”

About Chabad of Greenwich
Chabad Lubavitch of Greenwich, a branch of the worldwide Chabad Lubavitch movement, welcomes all Jewish backgrounds and ages. Its vibrant synagogue center provides educational opportunities and social services in an inclusive, nonjudgmental environment. The guiding principles of the Chabad movement, and its thousands of centers worldwide, are “Torat Chayim”—Judaism is a fountain of eternal wisdom for meaningful living, and “Ahavat Yisrael”—unconditional love for our fellow man and woman. Every Chabad center is financially self-supporting, and funding for Chabad of Greenwich comes solely from generous donors in Greenwich.

The Chabad Center for Jewish Life, located in the heart of Greenwich at 75 Mason Street, houses weekly Sabbath services for all ages, Mommy & Me classes, adult learning classes, and off-site offices for the Preschool and Summer Camp. Visit www.chabadgreenwich.org for more about these programs, upcoming events, the Gan of Greenwich Preschool, the Chabad Hebrew School, Bar & Bat Mitzvah preparation and celebration, CTeen’s and CTeen Jr’s Greenwich Chapters, and Camp Gan Israel of Greenwich at Carmel Academy.

Contact: Benzzi Shemtov, (203) 629-9059, benzi@chabadgreenwich.org
EXHIBIT C
Celebrating Your Bar / Bat Mitzvah at Chabad of Greenwich

(To set up an meeting with Rabbi Deren to discuss your child's bar/bat mitzvah, please email maruja@ChabadGreenwich.org)

The Service - Requirements for the Bar / Bat Mitzvah (boy or girl) to do:

1. **D'var Torah**: Speech - Words of Wisdom
2. **Liturgy of Choice** - can be done in English-only or English/Hebrew:
   1. Prayer (for Community, for Israel, Standard Prayer Liturgy, Psalms)
   2. Readings (Principles, Scriptures, Commandments)
3. **Blessings** by Parents, Family, Friends.

The Service - Choices of Venue and Day for the Bar / Bat Mitzvah (boy or girl):

1. The actual Service and Celebration can be on any of these days:
   1. **Friday Night Service** (traditionally followed by Shabbat Dinner)
   2. **Shabbat Morning Traditional** (includes a Torah Reading)
   3. **Saturday Night Havdalah Service** (should begin one hour after nightfall)
   4. **Sunday Noon / Afternoon / Evening**
2. The Venue must allow for the Kosher-catered celebration that follows the Service.
3. Friday and Shabbat Services (1) are separate seating, (2) without sound systems, music or photography, and (3) should be in Central Greenwich (Chabad, Carmel, Delamar or other local halls).
4. If not choosing the Shabbat Morning Traditional service, the family should still sponsor the weekly Shabbat Kiddush luncheon of a Saturday in close proximity to the Bar/Bat Mitzvah date, as a gesture of community participation.

For Bat Mitzvah girls:

1. **Required:** On the first Friday following her 12th HEBREW birthday, the Bat Mitzvah girl leads her family (and any invited friends) with the **(1) Blessing and Separating of the Challah** and prior to sunset **(2) the Shabbat Candlelighting Ceremony.** This is traditionally followed by Shabbat Dinner and can be done at the Bat Mitzvah girl’s own home or at the home of Chani or Maryashie.

2. **Optional:** Friday Night Service can be done as an Women-only event, where extended songs and prayers are led by the Bat Mitzvah girl with the participation of all women and girls in the community.

For Bar Mitzvahs boys:

1. **Required:** On the first Monday or Thursday following his 13th HEBREW birthday, the Bar Mitzvah boy and family comes to the early morning Service (7:00 am) for the **(1) Tefillin Ceremony** and **(2) First Aliyah.** This is followed by a light breakfast.

2. **Optional:** If the Bar Mitzvah boy chooses to do a Reading of the Torah or Haftorah as part of his service, that is done at the Shabbat Morning service. Torah is also read on Mondays, Thursdays and rarely on Sundays.

**Personalizing the Celebration with your own Creativity!** If none of the above works for you or if you would like to add creative ideas of your own, we can work with you to create a service to your liking.

**The Process (for boys and girls):**

1. **First Meeting with the Rabbi and Administrator (Maruja):** (12-15 months before BM)
   1. Choose a Date and Venue for the Service and Celebration
   2. Establish Schedule for Private Tutoring for Service

2. **Requirements in the year prior to the Bar / Bat Mitzvah:**
   1. Enroll in the Tuesday Night Discovery Group
   2. Attend Shabbat Morning Service at least 2 Saturdays every month (for 8 months)
   3. Boys - Purchase Tefillin w/ Rabbi; Girls - Purchase Shabbat Candlestick w/ Rebbetzin.

3. **Optional - Attend Sunday Teen School (Prayer and Reading, History, Talmud for Teens)**

4. **One-Month Prior MTG:** Rabbi, Admin and Gabbai to review Service and Celebration details. (Rabbi Deren must approve invitation prior to printing)

**FILL OUT REGISTRATION HERE**
EXHIBIT D
Chabad Lubavitch Buildings Listed for Sale; Congregation Plans Move to Carmel Academy

The two buildings that have been home to Chabad Lubavitch were posted for sale this week, including the main building at 75 Mason Street, built in 1905. The list price is $3.6 million. The adjacent building that houses two preschool classrooms at 6 Lincoln Ave, built in 1950, is listed for $2,500,000.
75 Mason Street, which has been home to Chabad Luvabitch, is for sale.
75 Mason Street, which has been home to Chabad Luvabitch, is for sale.
6 Lincoln Ave, adjacent to 75 Mason Street, has been home to a preschool run by Chabad Lubavitch, and was posted for sale this week.

At the end of January, an email from the Chabad Lubavitch to members said a purchase sale agreement had been signed to acquire the former Carmel Academy campus at 270 Lake Avenue.

“This is an absolutely historic moment, one which will transform Jewish life in Greenwich for generations to come,” wrote Rabbi Yossi and Maryashie Deren and Rabbi Menachem and Chani Feldman in the Jan 20, 2021 email. “On a beautiful spring day in the year 2000 we inked a deal with the Japanese School for the use of their grounds for Camp Gan Israel ... and ever since that day, we've played here, we've prayed here, we've celebrated here, and we've gathered here. Now G-d willing we will build a permanent community home here.”

This week, in addition to the for sale signs erected, the playground was removed from the fenced in side yard of 75 Mason Street.

The Jan 21 email said fundraising would be done in two phases, with Phase 1, “Securing the Asset,” featuring fundraising toward the purchasing price, and Phase 2, “Building our Community Home” featuring a gala event at the Lake Ave campus to raise money toward renovations.
The Jan 21 email noted the closing price for the campus was $20,000,000, and that $11,401,000 had already been pledged, and that the equity of the Mason Street center would go toward the acquisition.

Meanwhile, Chabad of Greenwich announced its synagogue’s doors would be open to the public for free seating at the annual High Holiday Services at 270 Lake Avenue, with expanded programing for adults and children.

Carmel Academy was a Jewish private school serving grades Kindergarten through 8. In 2020, the school announced their plans to close at the end of the school year.

Chabad Lubavitch opened a new kindergarten at the 270 Lake Ave campus, with plans to expand to more grades and become Tamim Academy.

In 2017 Greenwich’s P&Z commission approved Chabad’s plans to move their preschool program for children 3 and under from the YMCA Greenwich, where they’d been since 2003, to 6 Lincoln Ave in the CGB zone.

The applicant presented a staggered drop-off and pick-up for their 5-space parking lot behind 6 Lincoln Ave that satisfied the commission at the time.

In Feb 2019, Chabad Lubavitch received approval to redevelop the historic Armory building further down Mason Street, but the approval was not for the full FAR requested. A request for comment to Maryashie Deren was not returned on Friday.

P&Z Approves Chabad Synagogue at Historic Armory but with Significantly Less FAR, and Conditions

Feb 24, 2019
EXHIBIT E
Upcoming Events

SNAPSHOT OF UPCOMING EVENTS:

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Mega Family Outdoor Challah Bake

Sunday, April 11
9:45 AM
Carmel Academy
270 Lake Ave
*Registration Required

************************

Hebrew School Challah Bake

Sunday, April 11
11:00 AM
Carmel Academy
270 Lake Ave
*Registration Required

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Camp Gan Virtual Open House
Sunday, April 18

9 AM

Zoom Link: https://zoom.us/j/4045802626

***************
MEGA FAMILY OUTDOOR CHALLAH BAKE

SUNDAY APRIL 11 • 9:45 AM
Shemini

OUR FACEBOOK PAGE

SUNDAY,
APRIL 11
9:45 AM
MEGA FAMILY OUTDOOR CHALLAH BAKE

Sunday, April 11 - 9:45 am
Carmel Academy, 270 Lake Ave

Each family will have their own table. Social distancing guidelines will be maintained.

$36/family
$360/sponsor

Registration Required by April 6
CHABADGREENWICH.ORG

Chabad of Greenwich is a Jewish community where everyone is welcome. The Newcomers Committee represents families with varied Jewish backgrounds that share a strong desire for community building. We achieve this through hosting events that bring families together to create lasting ties by participating in Jewish experiences with each other.

Event Coordinator: Gittle Weiss
Chair: Jessica Feinberg
Newcomers Committee:
Mairav Habad Alon
Morgan Druce
Meredith Isacoff
Rachel Rubin
Rita Telchner
Stacy Young
*Special separate Challah Bake for current and potential Hebrew School families.

Contact chani@chabadgreenwich.org for details.

1. Your Information

Full Name *
   
   First Name
   Last Name

E-mail *

2. Reservation

Reservation Type *

Number of Adults

Number of Kids

3. Payment

Total Due $0.00
Payment

Credit Card

Visa
Credit Card Type

Credit Card Number

Name on Card

Expiration Month
Expiration Year

Billing Address

Street Address

Street Address Line 2

City

State / Province

Country

Postal / Zip Code

I would like to receive news and updates by email

SUBMIT

This page uses TLS encryption to keep your data secure.
Outdoor Mommy & Me
OUTDOOR
MOMMY & ME
MUSICAL SHABBAT
with Bobby Doowah

SPRING 2021
9 Fridays · 9:30am
April 9 - June 4

- Shabbat Party
- Songs with Friends
- Personal Music Toys
- Socially Distanced Setting
- Bring your own Blanket

OUTDOORS
ON OUR BEAUTIFUL,
EXPANSIVE FIELD
AT CARMEL CAMPUS,
270 LAKE AVENUE

Ages 6 months - 5 years
$20 per class
$140 for all 9 classes

Please email chani@chabadgreenwich.org
with any questions

Advance Registration Required
CHABADGREENWICH.ORG
<table>
<thead>
<tr>
<th>Parent's Name *</th>
<th>First Name</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parent's Email *</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child's Name *</td>
<td>First Name</td>
<td>Last Name</td>
</tr>
</tbody>
</table>

**Full Session**

- $140 Session (9 classes)

**Individual Class**

- $20 each
  - Friday, April 9
  - Friday, April 16
  - Friday, April 23
  - Friday, April 30
  - Friday, May 7
  - Friday, May 14
  - Friday, May 21
  - Friday, May 28
  - Friday, June 4

**Total Due**

- $0.00
Payment *

Credit Card

Visa
Credit Card Type

Credit Card Number
Security Code

Name on Card
Expiration Month
Expiration Year

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