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

Site Plan Application

Property Address: 85 East Putnam Avenue, Cos Cob, CT 06807  
Property Owner: EJ 85 EPA LLC  
Email: ___________________________ Cell Phone: ______________ Other Phone: ______________
Applicant: Gregorys Coffee  
Email: ___________________________ Cell Phone: ______________ Other Phone: ______________
Authorized Agent: Heagney, Lennon & Slane, LLP  
Email: THEagney@HLS248.com  
Address: 248 Greenwich Avenue, Greenwich, CT 06830  
Cell Phone: ___________________________ Other Phone: (203) 661-8400

Tax ID: 08-3203/S

Select One: X Pre-Application  □ Final
Zone(s): LB  Lot Area: 0.4929 ac

Please select all relevant items below:

X 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 ______________
X Health Department review needed
□ Sewer Department review needed
□ Architectural Review Committee Application attached or Review needed
□ Planning & Zoning Board of Appeals review needed
□ Inland Wetlands and Watercourses Agency Review / Approval Required
□ Scenic Road Designation

To be completed by P&Z staff only:
Check # ___________________________ Check Amount: $ ____________
Application # ___________________________ pzSitePlanApp 2020
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**THIS SITE PLAN INVOLVES:**
- □ Additions
- □ Alterations
- □ Demolition
- □ Re-Construction
Application Signature Page

Property Address: 85 East Putnam Avenue, Cos Cob, CT 06807
Tax ID: 08-3203/S

Property Owner 1: EJ 85 EPA LLC
Address: 85 East Putnam Avenue, Cos Cob, CT 06807
Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________
Signature: __________________________ Date: __________________________

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

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

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

Applicant: Gregorys Coffee
Address: __________________________
Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________
Signature: __________________________ Date: __________________________

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THeagney@HLS248.com Cell Phone: __________________________ Other Phone: (203) 661-8400
Signature: __________________________ Date: 7/7/21
Pre-Application Review Checklist

Property Address: 85 East Putnam Avenue, Cos Cob, CT 06807  
Anticipated Type of Application: Site Plan & Special Permit  
Tax ID: 08-3203/S

Pre-application meeting – For applications requiring a special permit (optional to all other application types), the applicant is required to submit documentation of their development proposal to the Planning and Zoning Commission for a nonbinding pre-application review pursuant to Section 7-159b of the Ct. General Statutes, to be held on a regularly scheduled meeting of the Planning and Zoning Commission, subject to the below requirements. The submission shall include the following:

Please check the items submitted below:

☐ 1. Completed Application Form.

☐ 2. One copy of a signed form titled, Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b, which notes in part, that this pre-application review is being held at the applicant's request in accordance with Connecticut General Statutes (Sec. 7-159b). Specifically, Section 7-159b of the Connecticut General Statutes notes that a "Pre-application review and any results or information obtained from it may not be applied under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project." Therefore, any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

☐ 3. Nine copies of a written narrative describing the project.

☐ 4. Nine copies of schematic architectural drawings including but not limited to proposed floor plans, all building elevations indicating proposed height and stories, conceptual site, and landscape plans.

☐ 5. Nine copies of an A2 survey and schematic civil engineering site development plans indicating the layout of the proposed development including setbacks, number and dimension of parking spaces and travel lanes, curb cuts and dimension of proposed buildings.

☐ 6. Nine copies of a planimetric GIS map (not aerial) showing the surrounding neighborhood including standard generated topography, infrastructure and flood zones.

☐ 7. An affidavit certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners.

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Manges, who can be reached by (email) Peter.Manges@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.

PzPre-AppChecklist 2020
Applicant's Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b

Sec. 7-159b. Connecticut General Statutes. Pre-application review of uses of property.

Notwithstanding any other provision of the general statutes, prior to submission of an application for use of property under chapters 124, 126, 440, and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commissions, department or agency or authorized agent thereof may separately, jointly or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and / or recommendations are made through this review are non-binding upon the parties.

Further, acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Greenwich Planning and Zoning Commission, Zoning Board of Appeals or Wetlands Agency to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Zoning, Subdivision or Wetlands regulations of the Town of Greenwich as the case may be.

Property Address: 85 East Putnam Avenue, Cos Cob, CT 06807

Anticipated Type of Application: Site Plan & Special Permit

Tax ID: 08-3203/S

Property Owner 1: EJ 85 EPA LLC
Signature: *See Authorization Letter

Address: 85 East Putnam Avenue, Cos Cob, CT 06807
Date:

Property Owner 2:
Signature:

Address:
Date:

Property Owner 3:
Signature:

Address:
Date:

Property Owner 4:
Signature:

Address:
Date:

Applicant: Gregorys Coffee
Signature: *See Authorization Letter

Address:
Date:

Authorized Agent: Heagney, Lennon & Slane, LLP
Signature:

Address: 248 Greenwich Avenue, Greenwich, CT 06830
Date: 2/7/20
NARRATIVE

In 2010 the Planning and Zoning Commission approved a one-story bank building with three (3) drive up tellers at 85 East Putnam Avenue to replace the 80-seat restaurant which existed at the time. The bank building included five (5) parking spaces for employees with handicap space and sixteen (16) spaces for drive up tellers and queuing in three lanes.

The new owner proposes to replace the bank building with a 1,700 square-foot restaurant/coffee shop. The proposed site plan would include eight (8) standard spaces and one (1) handicap space along with fourteen (14) spaces for queuing to the drive-up window and a bypass lane. Site circulation would continue as it is currently configured with a one-way entrance on the westerly side of the property and a one-way exit on the easterly side of the property. Property is zoned LB & P zone. Site plan and special permits it would be filed for the new restaurant/coffee shop.

Respectfully Submitted,
Thomas J. Heagney
Dated: July 20, 2021
TOWN OF GREENWICH

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

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

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
July 8, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those
persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B.
Said persons are the record owners, as of July 8, 2021 as shown on the Town Tax Assessor’s
Office records of property abutting and across the street from the properties for which an
application for a pre-application review for the property located at 85 East Putnam Avenue in
Greenwich, Connecticut has been filed with the Town of Greenwich Planning and Zoning
Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me
this 8th day of July, 2021

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

Abutting property owners of 85 East Putnam Avenue:

78 East Putnam Avenue
78 East Putnam Avenue
Cos Cob, CT 06807
08-1042/S

Frisoli Realty LLC
6 Vista Court
Pleasantville, NY 10570
08-2798/S

Michael Mucha & Gerard
13 Cross Lane
Cos Cob, CT 06807
08-2372/S

TCS Realty LLC
75 East Putnam Avenue
Cos Cob, CT 06807
08-2138/S

Asitha & Cristin DeSilva
7 Cross Lane
Cos Cob, CT 06807
08-1055/S

Greenwich Real Estate
40 West Elm Street
Greenwich, CT 06830
08-3163/S

Putnam Avenue
850 Main Street
Bridgeport, CT 06604
08-2030/S

John S. & Sandra M. Kamen
1105 Culbreath Isles Drive
Tampa, FL 33629
08-1943/S

Thomas Steczkowski
11 Cross Lane
Cos Cob, CT 06807
08-1044/S
EXHIBIT B

July 8, 2021

To Whom It May Concern:

Notice is hereby given that Gregorys Coffee, as Applicant, and EJ 85 EPA LLC, as Property Owner, have filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application review to allow for a coffee shop with drive-thru at the property located at 85 East Putnam Avenue in Cos Cob, Connecticut.

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

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
July 8, 2021

To Whom It May Concern:

Notice is hereby given that Gregorys Coffee, as Applicant, and EJ 85 EPA LLC, as Property Owner, have filed an application with the Town of Greenwich Planning and Zoning Commission to request pre-application review to allow for a coffee shop with drive-thru at the property located at 85 East Putnam Avenue in Cos Cob, Connecticut.

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

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**Supplemental Cards**

**TRUE TAX VALUE**

2118900

**TOTAL LAND VALUE**

2118900
# IMPROVEMENT DATA

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## SPECIAL FEATURES

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- **ID**: 03
- **Use**: 814
- **Type Grade**: Slab
- **Area**: 576
- **Rate**: 22

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- **Type Grade**: Slab
- **Area**: 24

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## TOTAL IMPROVEMENT VALUE

- **Value**: 226500

(M & S Cost Database Date: 01/2015)
July 7, 2021

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

RE: 85 East Putnam Avenue, Cos Cob, CT 06807

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

EJ 85 EPA LLC
Property Owner

[Signature]

[St. Yellowstone Investment Advisers, LLC]
[The Renaissance Partnership]
[A. Arthen Greene]
[its Manager]
July 7, 2021

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

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GREGORYS COFFEE
Applicant

[Signature]
7-8-21

[Signature]