Final Site Plan and Special Permit
PLPZ 2021 00364

To convert first floor garage space into medical

LOCATION: 1233 (Unit 1285) East Putnam Avenue

EXISTING ZONING: LB, R-7

PARCEL SIZE: 8.725 ac. (6.5201ac. in LB, 2.0523 ac. in R-7)

UTILITIES: Sewer and public water

Zoning Statistics

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR:</td>
<td>0.223</td>
<td>No change</td>
<td>0.5</td>
</tr>
<tr>
<td>Gross Floor area:</td>
<td>64,155 sq. ft.</td>
<td>No change</td>
<td>142,008 sq. ft.</td>
</tr>
<tr>
<td>(Proposed new space)</td>
<td></td>
<td>(2,534 sq. ft.)</td>
<td></td>
</tr>
<tr>
<td>Usable Floor area:</td>
<td>48,116.25 sq. ft.</td>
<td>49,919.25 sq. ft.</td>
<td>NA</td>
</tr>
<tr>
<td>(Proposed new space)</td>
<td></td>
<td>1,803 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Total parking: Proposed Retail Building:</td>
<td>373</td>
<td>365</td>
<td>322</td>
</tr>
<tr>
<td>Number of stories:</td>
<td>2</td>
<td>2</td>
<td>2 ½</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>257,573 sq. ft. (90.7%)</td>
<td>257,573 sq. ft. (90.7%)</td>
<td>213,012 sq. ft. (75%)</td>
</tr>
<tr>
<td>Building Coverage:</td>
<td>72,690 sq. ft. (25.6%)</td>
<td>72,690 sq. ft. (25.6%)</td>
<td>85,205 sq. ft. (30%)</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY:
The applicant is seeking final site plan and special permit approval from the Commission to convert ground level parking spaces to medical office space on an 8.726-acre property located at 1233 East Putnam Ave. (Unit 1285) in both the LB and R-7 zones.

COMMENTS/RECOMMENDATIONS:
The following should be addressed or considered as part of this action:
1. The applicant should explain how office space is a permitted use for the first floor in the LB Zone. Additionally, office use is limited to 7,000 sq. ft. per site, in the LB zone.
2. The applicant should state for the record how many doctors are associated with the space. The prior decision(s) was limited to two (2) medical professionals.
3. The Commission should determine if the proposed changes need advisory opinion from the ARC, and if that should be done during the P&Z phase or prior to permit issuance.
4. Per the Commission’s and staff decision the applicant was required to abide by the following, and they should indicate any or all instances where the proposal would deviate:
a. This tenant space shall have no more than 6 treatment rooms. Any changes in the number and size of the treatment rooms will require review by Planning and Zoning;
b. No “smart lipo” or “blepharoplasty” will be performed as a service at this location, as noted by the applicant;
c. The use will not have more than 2 licensed “Medical Professionals” (per Section 6-5(a)(36.1)) working at any one time;
d. Any change of the proposed use shall be reviewed by Planning and Zoning;

5. The Commission should wait to hear from all other Departments prior to taking action on this application.

DEPARTMENT COMMENTS:
ZEO – See attached
ENGINEERING – no site work
CONSERVATION –
IWWA – green sheet
SEWER –

ZONING:
The subject building was approved as a two-story building with the first floor being the parking level. The Commission in that decision, determined that the space has to count as floor area, but did not count towards parking requirements as it had no “use”. The applicant’s proposal would seek to make use of the lowest floor space, taking away the parking spaces and converting it into more space related to the approved medical office use on the upper floor. The existing use, “medical spa” was determined by staff to be a medical use, and therefore “office” under the Town’s zoning regulations. In the LB zone, office use is permitted on the upper floor, about a use group 1, 4 or 9 use. The proposal appears to be moving this office use to the first floor. The applicant should explain how they find this to meet zoning, and the Commission should determine if this meets the intents and purposes for the regulations. Additionally, office use is limited to 7,000 sq. ft. in the LB zone. The applicant should demonstrate compliance with this requirement as well. Staff notes that the applicant received a variance to locate the proposed building 45.8’ from the eastern property line.

Post decision of the commission which permitted construction, staff considered and approved the current change of use. Staff, continued conditions of the Commissions and limited the use as follows:

- This tenant space shall have no more than 6 treatment rooms. Any changes in the number and size of the treatment rooms will require review by Planning and Zoning;
- No “smart lipo” or “blepharoplasty” will be performed as a service at this location, as noted by the applicant;
- The use will not have more than 2 licensed “Medical Professionals” (per Section 6-5(a)(36.1)) working at any one time;
- Any change of the proposed use shall be reviewed by Planning and Zoning;
The applicant should indicate how or if any of these conditions are proposed to change by the subject action.

**PARKING:**
The applicant has stated that 377 spaces are on site and only 322 spaces are based on latest uses and tenancy of the buildings and as required per Section 6-158. 21 spaces on that lower parking level would be removed as a result of this proposal. The total site is proposed to have 363 post approval of this application. If the proposed action would not add medical professionals to the subject use, then the parking requirement would not change in spite of usable floor area increasing. It should be noted that if this space was to be occupied by a different use, the parking demand would be significantly more, and would increase and possibly exceed required parking.

**APPLICATION REGULATIONS:**
Sections 6-13 through 6-15, (site plan standards), 6-104 (LB ZONE), 6-158 (parking), 6-151 and 6-153 (lighting) and Division 17 – Screening and Planting, Division 18 – Site Plans, and 6-205 of the Greenwich Building Zone Regulations.
### ZONING ENFORCEMENT

| Project No. | PLPZ202100364 | Preliminary | Final | X |

Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:** Greenwich Medical Spa

**LOCATION:** 1233-1285 East Putnam Ave.

**PLAN DATE:**

**ZONE:** LB

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

- [ ] Resubmit the following prior to Site Plan/ Subdivision approval:

- [x] 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:** 9/21/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(54)  Department Project No. PLPZ202100364  Submittal Received Date: 9/15/2021

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

PLAN SET INFORMATION

Plan Title: Parking Study  Project Address: 1233-1265 East Putnam Avenue

Engineering Firm:  Original Plan Date: 7/1/2021  Latest Plan Revision Date: 

DRRAINAGE 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: Scott Marucci - Senior Civil Engineer  Date: 09/22/2021

COMMENTS AND CONDITIONS OF APPROVAL: Approved for Zoning/Building Permit

1. See comments in Memorandum dated September 22, 2021 from Beta Group, Inc.
MEMORANDUM

Date: September 22, 2021  
Job No.: 4972

To: Katie DeLuca, Planning Director

Cc: Patrick LaRow, James Michel, Scott Marucci, Bianca Dygert, Juan Paredes

From: Kaethe V. Podgorski, PE, PTOE

Subject: 1285 E Putnam – Greenwich Medical Spa
Parking Study Review

BETA Group, Inc. (BETA) has reviewed the materials submitted by the Applicant to the Planning and Zoning Commission for the proposed Greenwich Medical Spa Expansion at 1285 East Putnam Avenue for parking considerations. The following documents have been reviewed:

- Parking Study; makeSHIFT Architecture, July, 2021
- Narrative; John J. Heagney, August 10, 2021

The following comments/questions are offered for consideration:

1. The parking study calculations were done based on each specific use for each tenant, some of which may not be using the most applicable factors when considered individually (i.e. CVS, Starbucks, Chipotle). However, it would seem reasonable to apply a retail parking factor to the plaza as a whole, using the total square footage. In that case the required parking result is essentially the same as what was calculated when various uses were identified and various rates were applied.
PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 1233-1285 East Putnam Avenue (Riverside Commons)  Tax ID: 12-1021/S

Property Owner: Thru-Way Shopping Center LLC  Address: c/o Slater & Slater Mgmt Co, 1355 15th S

Contact information – Email or Cell Phone: _____________________________________________________

Authorized Agent: Heagney, Lennon & Slane, LLP  Address: 248 Greenwich Ave, Greenwich CT 06830

Contact information – Email or Cell Phone: John Heagney (203) 661-8400  JHeagney@HLS248.com

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

ACTIVITY: [Check one] Addition ☐ Demolition ☐ Deck ☐ Garage ☐ Interior renovations ☑
New residence ☐ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☐
Septic ☐ Generator ☐ Other (specify) ☐ Exterior Renovations to existing building.

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  ___________________________  Date  08/11/2021

STAFF NOTES

Office Rev  Date  08/11/2021  Field Inv  Date  08/11/2021  WET/WC? YES ☐ NO ☐ TIDAL ☐

Action Required? YES ☑ NO ☐  If yes,  DRI ☐ AA ☐ AR ☐ SIA ☐ Staff ☐

Soils Report  Date  / /  Author  /  Soils  /  Comments  /  

IWWA Questionnaire Revised 3/24/2020
Site Plan Application

Property Address: 1233-1285 East Putnam Avenue (Riverside Commons)  
Tax ID: 12-1021/S

Property Owner: Thru-Way Shopping Center LLC  
Address: c/o Slater & Slater Mgmt Co, 1355 15th Street, Ste 130, Fort Lee, NJ 07024

Email:  
Cell Phone:  
Other Phone:  

Applicant: Greenwich Medical Spa  
Address: 1285 East Putnam Avenue, Riverside, CT 06878

Email:  
Cell Phone:  
Other Phone:  

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: JHeagney@HLS248.com  
Cell Phone:  
Other Phone: (203) 661-8400

Select One:  
Pre-Application  Play Final

Zone(s): R-7 & LB  
Lot Area: 371,484 sf

Please select all relevant items below:

☒ Special Permit – Complete special permit application form
☐ Coastal Overlay Zone
☐ Property is within 500 feet of a Municipal Boundary of ____________________ (for notification)
☐ Amendment to Building Zone Regulations – Section(s) ____________________
☐ Amendment to Building Zone Map – Zone(s) affected ____________________
☐ 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
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL RETAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two-Level Building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td>8,277.2 sf</td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Shopping Center (Buildings A&amp;B)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td>62,710 sf</td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td></td>
<td>70,987.2</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong> (Two-Level Bldg.)</td>
<td>34' 10.5&quot;</td>
<td>No Change</td>
<td>35'</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td>373</td>
<td></td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td></td>
<td>6 years (built 2015)</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Additions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Alterations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Demolition</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Re-Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

pzSitePlanApp 2020
# Application Signature Page

**Property Address:** 1233-1285 East Putnam Avenue (Riverside Commons)  
**Tax ID:** 12-1021/S

## Property Owner 1: Thru-Way Shopping Center LLC

- **Address:** c/o Slater & Slater Mgmt Co, 1335 15th Street, Ste 130, Fort Lee, NJ 07024
- **Email:**  
- **Cell Phone:**  
- **Other Phone:**  
- **Signature:** *See Authorization Letter*  
- **Date:**

## Property Owner 2:

- **Address:**  
- **Email:**  
- **Cell Phone:**  
- **Other Phone:**  
- **Signature:**  
- **Date:**

## Property Owner 3:

- **Address:**  
- **Email:**  
- **Cell Phone:**  
- **Other Phone:**  
- **Signature:**  
- **Date:**

## Property Owner 4:

- **Address:**  
- **Email:**  
- **Cell Phone:**  
- **Other Phone:**  
- **Signature:**  
- **Date:**

## Applicant: Greenwich Medical Spa

- **Address:** 1285 East Putnam Avenue, Riverside, CT 06878
- **Email:**  
- **Cell Phone:**  
- **Other Phone:**  
- **Signature:** *See Authorization Letter*  
- **Date:**

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

- **Address:** 248 Greenwich Avenue, Greenwich, CT 06830  
- **Email:** JHeagney@HLS248.com  
- **Cell Phone:**  
- **Other Phone:** (203) 661-8400  
- **Signature:**  
- **Date:** August 6, 2021
Special Permit Application

Property Address: 1233-1285 East Putnam Avenue (Riverside Commons)  
Property Owner: Thru-Way Shopping Center LLC  
Address: c/o Slater & Slater Mgmt Co, 1355 15th Street, Ste 130, Fort Lee, NJ 07024

Applicant: Greenwich Medical Spa  
Address: 1285 East Putnam Avenue, Riverside, CT 06878

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: JHeagney@HLS248.com  
Cell Phone: (203) 661-8400

Zone(s): R-7 & LB  
Lot Area: 371,484 sf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☒ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical
  Professional Office
☒ Section 6-98 — RMF Zone
☒ Section 6-100 — Use Groups for Business Zones
☒ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB,  
  LB or LBR Zones; and over 150,000 c.f. in all other zones
☒ Section 6-103.1 — Parking deficient uses in CGBR
☒ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☒ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☒ Section 6-109 — HO & HRO Zones
☒ Section 6-110 — Dwellings under special requirements for Business Zones
☒ Section 6-112 — IND-RE Zone applications
☒ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of  
  use exceeding 20,000 s.f. (cumulative within 2 years)
☒ Section 6-114 — CCRC (Continuing Care Retirement Community)
☒ Section 6-118.1 — Uses within railroad rights of way
☒ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☒ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☒ Section 6-141 — Changes in non-conforming uses, buildings
☒ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check #  
Check Amount: $__________

Application # ________________________  
pzSpecialPermitApp 2020
May 13, 2021

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

RE: 1285 East Putnam Avenue, Riverside, CT 06878

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.

Thru-Way Shopping Center LLC
Property Owner

[Signature]
May 13, 2021

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

RE: 1285 East Putnam Avenue, Riverside, CT 06878

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.

Greenwich Medical Spa
Applicant

____________________
Marrisa Pooya
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SITE PLAN & SPECIAL PERMIT TO PLANNING AND ZONING COMMISSION

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

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on July 30, 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 30, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 1233-1285 East Putnam Avenue, Riverside, Connecticut for which an application requesting site plan and special permit has been filed with the Greenwich Planning and Zoning Commission.

[Signature]

JOHN HEAGNEY

Subscribed and sworn to before me this 30th day of July 2021

[Signature]

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

Abutting property owners of 1233-1285 East Putnam Avenue, Riverside:

26 Sound Beach Avenue
26 Sound Beach Avenue
Riverside, CT 06878
12-3223

Kathleen M. Budzelek
24 Sound Beach Avenue Ext
Riverside, CT 06878
12-1443

Richard M. Cleary
24 Park Place
Riverside, CT 06878
12-2271/S

Richard L. Greene
8 Ernel Drive
Riverside, CT 06878
12-1803/S

Christopher S. Jelliffe
26 Sound Beach Avenue Ext
Riverside, CT 06878
12-1664/S

Luigi Morelli
16 North Sound Beach Avenue
Riverside, CT 06878
12-1663/S

North Broadway
590 Commerce Street
Thornwood, NY 10594
12-1662/S

Steven A. Reynolds
3 Ernel Drive
Riverside, CT 06878
12-1805/S
Larisa Shwartz
22A Park Place
Riverside, CT 06878
12-3187/S

5 Raphael Place LLC
7 Benedict Place
Greenwich, CT 06830
12-2235/S

Roy Carbino
30 Neil Lane
Riverside, CT 06878
12-1836/S
12-1837/S

Franchise Realty
10 Middle Street, 17th Fl.
Bridgeport, CT 06604
12-1020/S

Greysound LLC
41 Valleywood Road
Cos Cob, CT 06807
12-2694

Stephen Kalmakis
6 Ernel Drive
Riverside, CT 06878
12-1802/S

Paul J. & Diane Morello
15 Raphael Place
Riverside, CT 06878
12-2237/S

Yuhui Ouyang & Ruiqi Hu
10 ½ Sound Beach Avenue
Riverside, CT 06878
12-3182/S

RLM Enterprises LLC
500 Staples Drive
Framingham, MA 01702
12-1022/S
Brett Atkinson  
20 Park Place  
Riverside, CT 06878  
12/1839/S

Luther Garcia  
16 Park Place  
Riverside, CT 06878  
12-1838

Kevin & Sheba Harris  
9 Raphael Place  
Riverside, CT 06878  
12-2700/S

Eleanor Lodato  
3 Raphael Place  
Riverside, CT 06878  
12-2234/S

Marion G. Nolan TR  
5 Ernel Drive  
Riverside, CT 06878  
12-1807/S

Thomas G. Pitera  
285 Grey Fox Run  
Bentleyville, OH 44022  
12-1840/S

Carolyn Samuel  
28 Sound Beach Avenue  
Riverside, CT 06878  
12-3222/S

Donald T. & Jo-Ann Whyko  
10 Park Place  
Riverside, CT 06878  
12-1932/S

Kleco Realty Company  
PO Box 338  
Old Greenwich, CT 06870  
05-1715/S
To Whom It May Concern:

Notice is hereby given that Thru-Way Shopping Center LLC, as property owner, and Greenwich Medical Spa, as applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission to request site plan and special permit approval to renovate the Greenwich Medical Spa facility at 1285 East Putnam Avenue in Riverside, Connecticut.

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

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
July 30, 2021

To Whom It May Concern:

Notice is hereby given that Thru-Way Shopping Center LLC, as property owner, and Greenwich Medical Spa, as applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission to request site plan and special permit approval to renovate the Greenwich Medical Spa facility at 1285 East Putnam Avenue in Riverside, Connecticut.

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

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753

John Heagney
<table>
<thead>
<tr>
<th>Address 1</th>
<th>Address 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>damning</td>
<td>6878</td>
<td>Rive</td>
<td>CT</td>
<td>06878</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>Paul</td>
<td>firm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>4</td>
<td>678</td>
<td>06878</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>5</td>
<td>789</td>
<td>06878</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>789</td>
<td>06878</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>6</td>
<td>7</td>
<td>890</td>
<td>06878</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>7</td>
<td>8</td>
<td>901</td>
<td>06878</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>8</td>
<td>9</td>
<td>012</td>
<td>06878</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>9</td>
<td>0</td>
<td>123</td>
<td>06878</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>11</td>
<td>234</td>
<td>06878</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>11</td>
<td>12</td>
<td>345</td>
<td>06878</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>12</td>
<td>13</td>
<td>456</td>
<td>06878</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>13</td>
<td>14</td>
<td>567</td>
<td>06878</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>14</td>
<td>15</td>
<td>678</td>
<td>06878</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>15</td>
<td>16</td>
<td>789</td>
<td>06878</td>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>16</td>
<td>17</td>
<td>890</td>
<td>06878</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>17</td>
<td>18</td>
<td>901</td>
<td>06878</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
</tbody>
</table>
ADMINISTRATIVE INFORMATION

OWNERSHIP
THRU-WAY SHOPPING CENTER LLC
4 SLATER & SLATER MGMT CO
1355 15TH STREET STE 130
FORT LEE, NJ 07024
LOT NO 45 E PUTNAM AVE & NEIL LANE N 116 & 11

TRANSFER OF OWNERSHIP

Date
01/17/1997 THRU-WAY SHOPPING CENTER LLC $0
12/29/1995 GOLDSTEIN ROBERT M ETAL $0
11/28/1983 THRUWAY SHOPPING CNTR CO MORTON BEL. $0
08/23/1971 NA $0

Supplemental Cards
TRUE TAX VALUE
20871100

TOTAL LAND VALUE
20871100
PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame
Brick Yes Yes
Metal
Guard

FRAMING
B 1 2 U
R Conc 31103 40708 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 21772 40708 0 0
A/C 15552 0 0 0
Sprink 0 22388 0 0

IMPROVEMENT DATA

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Strc Const</th>
<th>Year Eff</th>
<th>Year Const</th>
<th>Base Feature Rate</th>
<th>Adj Feature Rate</th>
<th>Size or Area</th>
<th>Computed Value</th>
<th>PhysOrg Market %</th>
<th>Adj Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>C : Remod 1998</td>
<td></td>
<td></td>
<td>GENRET</td>
<td>0.00</td>
<td>VGd</td>
<td>1957 2015</td>
<td>EX</td>
<td>0.00</td>
<td>0.00</td>
<td>40708</td>
<td>0 0</td>
<td>0 150 100</td>
</tr>
<tr>
<td>02 : TR</td>
<td></td>
<td></td>
<td>PAVING</td>
<td>0.00</td>
<td>85</td>
<td>Good</td>
<td>1995 1995</td>
<td>AV</td>
<td>2.90</td>
<td>N</td>
<td>6.53</td>
<td>316000</td>
</tr>
<tr>
<td>03 : TR</td>
<td></td>
<td></td>
<td>FENCECL</td>
<td>5.00</td>
<td>51C</td>
<td>Avg</td>
<td>1975 1985</td>
<td>AV</td>
<td>18.50</td>
<td>Y</td>
<td>30.53</td>
<td>410</td>
</tr>
<tr>
<td>04 : TR</td>
<td></td>
<td></td>
<td>FENCECL</td>
<td>4.00</td>
<td>51C</td>
<td>Avg</td>
<td>1975 1985</td>
<td>AV</td>
<td>12.65</td>
<td>Y</td>
<td>20.87</td>
<td>200</td>
</tr>
<tr>
<td>05 : TR</td>
<td></td>
<td></td>
<td>FENCECL</td>
<td>3.00</td>
<td>51C</td>
<td>Avg</td>
<td>1975 1985</td>
<td>AV</td>
<td>12.65</td>
<td>Y</td>
<td>20.87</td>
<td>180</td>
</tr>
<tr>
<td>06 : Remod 1998</td>
<td></td>
<td></td>
<td>FENCEM</td>
<td>4.00</td>
<td>51C</td>
<td>Avg</td>
<td>1998 1998</td>
<td>PR</td>
<td>12.65</td>
<td>Y</td>
<td>20.87</td>
<td>100</td>
</tr>
<tr>
<td>07 : Remod 1998</td>
<td></td>
<td></td>
<td>FENCEM</td>
<td>7.00</td>
<td>Exe</td>
<td>1998 1998</td>
<td>AV</td>
<td>470.00</td>
<td>N</td>
<td>1692</td>
<td>2 DIA</td>
<td>101520</td>
</tr>
<tr>
<td>08 : Remod 1998</td>
<td></td>
<td></td>
<td>FENCEM</td>
<td>8.00</td>
<td>Exe</td>
<td>1998 1998</td>
<td>AV</td>
<td>520.00</td>
<td>N</td>
<td>1872</td>
<td>2 DIA</td>
<td>116060</td>
</tr>
<tr>
<td>10 : COMCNPG</td>
<td></td>
<td></td>
<td>COMCNPG</td>
<td>0.00</td>
<td>Avg</td>
<td>1957 1985</td>
<td>AV</td>
<td>50.00</td>
<td>N</td>
<td>750</td>
<td>2800</td>
<td>210000</td>
</tr>
<tr>
<td>11 : COMCNPYL</td>
<td></td>
<td></td>
<td>COMCNPYL</td>
<td>0.00</td>
<td>Avg</td>
<td>1957 1985</td>
<td>AV</td>
<td>25.75</td>
<td>N</td>
<td>38.63</td>
<td>144</td>
<td>5560</td>
</tr>
<tr>
<td>12 : Remod 1998</td>
<td></td>
<td></td>
<td>ELEVCOM</td>
<td>2.00</td>
<td>2E</td>
<td>Good</td>
<td>1957 2000</td>
<td>VG</td>
<td>169000</td>
<td>N</td>
<td>380250</td>
<td>18 0</td>
</tr>
<tr>
<td>13 : Remod 1998</td>
<td></td>
<td></td>
<td>ELEVFR</td>
<td>2.00</td>
<td>2H</td>
<td>Good</td>
<td>1957 2000</td>
<td>VG</td>
<td>985000</td>
<td>N</td>
<td>221625</td>
<td>18 0</td>
</tr>
</tbody>
</table>

Rounded Total | 0 0 0 11928000 |
Rounded Total | 0 0 0 11928000 |
Neighborhood Adjustment | 5964800 50 00 |
TOTAL VALUE | 17894400 |
TOTAL VALUE | 17894400 |

M & S Cost Database Date: 01/2015

Base Cost | 40708 | 160.28 | 6524678 |
Base Cost | 40708 | 160.28 | 6524678 |
Exterior Walls | 40301 | 40.33 | 1625339 |
Exterior Walls | 40301 | 40.33 | 1625339 |
Heating & Cooling | 40708 | 23.58 | 959895 |
Heating & Cooling | 40708 | 23.58 | 959895 |
Sprinklers | 22388 | 5.82 | 130387 |
Sprinklers | 22388 | 5.82 | 130387 |
Basic Structure Cost | 40708 | 226.99 | 9240299 |
Basic Structure Cost | 40708 | 226.99 | 9240299 |
Semifinished Basement | 31103 | 78.32 | 2435987 |
Semifinished Basement | 31103 | 78.32 | 2435987 |
Heating & Cooling | 37324 | 6.74 | 251721 |
Heating & Cooling | 37324 | 6.74 | 251721 |
Building Cost New | 40708 | 293.01 | 11928007 |
Building Cost New | 40708 | 293.01 | 11928007 |
Rounded Total | 0 0 0 11928000 |
Rounded Total | 0 0 0 11928000 |
RFX/ | 72 22.22 | 1600 |
RFX/ | 72 22.22 | 1600 |
Total Exterior Features Value | 1600 |
Total Exterior Features Value | 1600 |
Total Before Adjustments | 11929600 |
Total Before Adjustments | 11929600 |
Neighborhood Adjustment | 5964800 50 00 |
TOTAL VALUE | 17894400 |
TOTAL VALUE | 17894400 |

(LCM: 150.00)
### ADMINISTRATIVE INFORMATION

**OWNERSHIP**

<table>
<thead>
<tr>
<th>Card No.</th>
<th>Site Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-1021/S</td>
<td>THRU-WAY SHOPPING CENTER LLC</td>
</tr>
<tr>
<td>Tax ID 406/099</td>
<td>EAST PUTNAM AVENUE 1233-1285</td>
</tr>
</tbody>
</table>

**TRANSFER OF OWNERSHIP**

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed 01/12/2021</td>
</tr>
</tbody>
</table>

**ASSOCIATES**

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax ID 406/099</td>
</tr>
</tbody>
</table>

**REASONS FOR CHANGE**

<table>
<thead>
<tr>
<th>Reason for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCIC: Recheck 2021</td>
</tr>
</tbody>
</table>

### VALUATION RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>DBA: Riverside Commons (fka Thru-Way Shopping Center).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reason for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>C03--1285-Greenwich Medical Skincare, Verizon</td>
</tr>
</tbody>
</table>

| P: 386 spcs. |
| UCIC: Recheck 2021 |

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Effective Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>or-</th>
<th>Depth Factor</th>
<th>or-</th>
<th>Effective Depth</th>
<th>or-</th>
<th>Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

### Supplemental Cards

**TOTAL LAND VALUE**
### PHYSICAL CHARACTERISTICS

**ROOFING**
- Built-up

**WALLS**
- B 1 2 U
- Frame: Yes
- Brick: Yes
- Metal: Yes
- Guard: Yes

**FRAMING**
- B 1 2 U
- R Conc: 12720 20626

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat: 12720 20626

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry Const</th>
<th>Year Eff</th>
<th>Year Cond</th>
<th>Base Feat.</th>
<th>Adj</th>
<th>Size or Computed Value</th>
<th>PhysObsolMarket %</th>
<th>Adj Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 : Remod 1988</td>
<td></td>
<td>C</td>
<td>GENRET</td>
<td>0.00</td>
<td>Vgd-</td>
<td>1957</td>
<td>2015</td>
<td>EX</td>
<td>0.00</td>
<td>N</td>
<td>0.00</td>
<td>20626</td>
</tr>
<tr>
<td>01 COMCNFG</td>
<td>0.00</td>
<td>01</td>
<td>Good</td>
<td>1957</td>
<td>2000</td>
<td>VG</td>
<td>50.00</td>
<td>N</td>
<td>112.50</td>
<td>232</td>
<td>26100</td>
<td>0</td>
</tr>
<tr>
<td>02 COMCNFG</td>
<td>0.00</td>
<td>02</td>
<td>Good</td>
<td>1957</td>
<td>1985</td>
<td>AV</td>
<td>50.00</td>
<td>N</td>
<td>112.50</td>
<td>1600</td>
<td>180000</td>
<td>13</td>
</tr>
</tbody>
</table>

**Item Description**

<table>
<thead>
<tr>
<th>Units</th>
<th>Cost</th>
<th>Total</th>
<th>Pct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Cost</td>
<td>20626</td>
<td>175.00</td>
<td>3609550</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>20420</td>
<td>44.04</td>
<td>899297</td>
</tr>
<tr>
<td>Heating &amp; Cooling</td>
<td>20426</td>
<td>25.74</td>
<td>530914</td>
</tr>
<tr>
<td>Basic Structure Cost</td>
<td>20426</td>
<td>244.34</td>
<td>5039761</td>
</tr>
<tr>
<td>Semifinished Basement</td>
<td>12720</td>
<td>81.52</td>
<td>1036934</td>
</tr>
<tr>
<td>Heating &amp; Cooling</td>
<td>12720</td>
<td>13.16</td>
<td>167395</td>
</tr>
<tr>
<td>Building Cost New</td>
<td>20626</td>
<td>302.73</td>
<td>6244090</td>
</tr>
<tr>
<td>Rounded Total</td>
<td>0</td>
<td>0.00</td>
<td>6244100</td>
</tr>
<tr>
<td>RFX/</td>
<td>24</td>
<td>22.08</td>
<td>530</td>
</tr>
<tr>
<td>Total Exterior Features Value</td>
<td></td>
<td></td>
<td>6244630</td>
</tr>
<tr>
<td>Total Before Adjustments</td>
<td></td>
<td></td>
<td>312270</td>
</tr>
<tr>
<td>Neighborhood Adjustment</td>
<td></td>
<td></td>
<td>50.00</td>
</tr>
<tr>
<td>TOTAL VALUE</td>
<td></td>
<td></td>
<td>9366900</td>
</tr>
</tbody>
</table>

**Data Collector/Date** 10/08/2020  **Appraiser/Date** 10/01/2015  **Neighborhood** Neigh 2300  **Supplemental Cards** 9549600
### SITE DESCRIPTION

**Address:** THRU-WAY SHOPPING CENTER LLC

**Location:** EAST PUTNAM AVENUE 1233-1285

**Tax ID:** 406/099

**Printed Date:** 01/12/2021

### VALUATION RECORD

- **Assessment Year:**
- **Reason for Change:**

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Actual Frontage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Effective Depth</th>
<th>Effective Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

*Note: The table is incomplete and requires additional data to be filled out.*

### TOTAL LAND VALUE

*Supplemental Cards*

*Printed 01/12/2021 Card No. 3 of 3*
## PHYSICAL CHARACTERISTICS

### ROOFING
- Built-up
- Insulation

### WALLS
- B 1 2 U
  - Frame: Yes
  - Insulation: Yes
- Brick
- Metal
- Guard

### FRAMING
- F 1 2 U
  - F: Yes
  - Res: Yes

### HEATING AND AIR CONDITIONING
- B 1 2 U
  - Heat: 4672
  - Sprink: 69721

## SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>C GENRET</td>
<td>0.00</td>
</tr>
</tbody>
</table>

## SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Units</th>
<th>Cost</th>
<th>Total</th>
<th>Pct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Cost</td>
<td>4672</td>
<td>142.82</td>
<td>667255</td>
<td></td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>4672</td>
<td>35.94</td>
<td>167912</td>
<td></td>
</tr>
<tr>
<td>Heating &amp; Cooling</td>
<td>69721</td>
<td>22.54</td>
<td>1571511</td>
<td></td>
</tr>
<tr>
<td>Sprinklers</td>
<td>4672</td>
<td>5.04</td>
<td>351394</td>
<td></td>
</tr>
<tr>
<td>Basic Structure Cost</td>
<td>4672</td>
<td>90.34</td>
<td>2758072</td>
<td></td>
</tr>
<tr>
<td>Unfinished Basement</td>
<td>4672</td>
<td>39.70</td>
<td>185478</td>
<td></td>
</tr>
<tr>
<td>Heating &amp; Cooling</td>
<td>4672</td>
<td>2.71</td>
<td>12661</td>
<td></td>
</tr>
<tr>
<td>Sprinklers</td>
<td>4672</td>
<td>8.27</td>
<td>38637</td>
<td></td>
</tr>
<tr>
<td>Building Cost New</td>
<td>4672</td>
<td>641.02</td>
<td>2994848</td>
<td></td>
</tr>
</tbody>
</table>

### Notes
- Neigh 2300 AV
- TOTAL IMPROVEMENT VALUE: 4492200

### Additional Information
- M & S Cost Database Date: 01/2015
- Property Class: 232
NARRATIVE

Applicant-Tenant, Greenwich Medical Spa, proposes to convert 2,450sf from ground level parking space to medical office space in the two-level building on the eastern end of the Riverside Commons at 1233-1285 East Putnam Avenue.

Site plan and special permit approval are requested pursuant to BZR §6-13 and §6-101(b) for conversion of an existing structure in the LB zone where the structures exceed 40,000 cubic feet. Applicant met with the Planning and Zoning Commission for pre-application review in June 2021 as part of application PLPZ 2021 00215.

Greenwich Medical Spa occupies approximately two-thirds of the first-floor space in the two-level building that it had previously shared with a Verizon retailer. In December 2020, the building was damaged in a fire accident. As part of the renovation to restore the first-floor space, Applicant seeks to expand the medical use into the ground level, which has been used for parking. No expansion of the existing building footprint or floor area would be proposed as part of this application. The remaining ground level space that would not be converted to Greenwich Medical Spa’s health center use would be converted to mechanical space.

The existing two-level building was constructed in 2015 following the Commission’s approval of PLPZ 2012 00500 & 00501 to replace the former Shell gasoline station that had occupied the same portion of the property. The building was constructed as two-level to take advantage of the grade change between the Riverside Commons parking level and the much lower ground level that was built at grade with East Putnam Avenue in that corner of the property. In addition to approving the construction of the 8,277.2 square-foot building, the applicant added 21 parking spaces to the property. 8 of the 21 parking spaces added were indoor spaces on the ground level of the building that was accessed directly from East Putnam Avenue. These 8 spaces would be replaced with the proposed ground level expansion of Greenwich Medical Spa. Under the 2012 decision, the Commission had restricted these spaces for employee only parking.

The Planning and Zoning Commission determined that Greenwich Medical Spa should be treated as a medical use in March 2014. Zoning Enforcement permitted the former layout of the Spa as a permitted use in the LB zone. The former layout consisted of six treatment rooms, tranquility room, retail space, and administrative space, including offices, conference room and staff rooms. The new layout would convert the first floor space to 10 treatment rooms and
maintain the tranquility room, consultation room and bathrooms. The new ground floor would feature associated offices and conference rooms, staff kitchenette, laundry room and staff bathrooms. Since Greenwich Medical Spa is treated as medical use, the parking demand is based on the number of doctors involved.

In response to the comments from the Commission during pre-application review, a parking study was prepared for the property. Based on the existing tenancies, the uses at Riverside Commons require 322 parking spaces. There are currently 373 parking spaces on site. With the proposed conversion of the 8 parking spaces to medical office space, the property would remain compliant with the parking regulations with a parking requirement of 335 parking spaces and 365 parking spaces provided on site.

An administrative green sheet approval from the Inland Wetland and Watercourse Agency staff has been requested.

Applicant requests the Commission grant final site plan and special permit approval for the renovation of the fire-damaged space and conversion of the ground level parking area to medical office and mechanical space.

Respectfully Submitted,
John J. Heagney
Dated: August 10, 2021
General Notes.
makeSHIFT Architecture
Parking Required: 335 Spaces
Parking Provided: 365 Spaces
495 West End Ave, 2C
New York, NY 10024

1. The existing parking spaces provided on the site accommodate the increased parking required by changing the parking garage to an office space.
2. Removing the lower level parking garage translates to negligible loss of parking at 8 fewer parking spaces or a 2% loss in parking on the overall site.
3. The proposed change in occupancy from parking garage to Office at the lower level of building C requires 13 parking spaces, which are provided for at the lower parking level, dedicated for proposed office.
4. No parking at the "Higher Level Parking Area" shall be altered or removed per the proposal.

Existing Conditions
Lot Area (existing to remain) 372,555 SF
Existing Development Bldg. Gross Area 67,198 SF

Useable Area Factor* 75%*

Proposed Development Useable Area 53,848 SF
Existing Parking Calcs.
Existing Parking Provided 373 spaces

Parking Study Conclusions:
1. The existing parking spaces accommodate the increased parking required by changing the parking garage to an office space.
2. Removing the lower level parking garage translates to negligible loss of parking at 8 fewer parking spaces or a 2% loss in parking on the overall site.
3. The proposed change in occupancy from parking garage to Office at the lower level of building C requires 13 parking spaces, which are provided for at the lower parking level, dedicated for proposed office.
4. No parking at the "Higher Level Parking Area" shall be altered or removed per the proposal.

Zoning and FAR Requirements per Above
BUILDING C
RI6)

Higher Level Parking Lot

Higher Level Parking Lot

Proposed Building Area Increase:
Proposed addition of new space to existing Building "C".

Required Parking 359 spaces
Existing Parking Provided 373 spaces
373 > 359 spaces
Parking Complies.

CODE reference no.
A-101.00

Designation: PARKING STUDY

Project information:
Greenwich Medical Spa
1625 East Putnam Avenue
Riverside, CT 06878
[feasibility study].

Drawing title:
PARKING STUDY

land and signatures

Datum:

PARKING STUDY

This electronic document is released for the purposes of reference, coordination, and/or project information.

Site Plan By/For Others: Project details: locations of existing buildings and uses require any changes.

Greenwich Municipal Code §6-205
NOT FOR CONSTRUCTION.

Enforcement of the Municipal Code is based on the Municipal Code, and not on this reference, which shall not be considered the final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

Location of Proposed Changes
EXISTING PARKING

Proposed Parking Levels at

Existing Parking Calcs.

Existing Parking Required

Existing Parking Provided

No parking at the "Higher Level Parking Area" shall be altered or removed per the proposal.
CONCEPTUAL FLOOR PLAN: MAIN LEVEL
Existing Floors

A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.
B. All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions shall be taken at face of finished wall.
C. Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.
Existing to remain.

Keyed Notes

Drawings are conceptual in nature intended to show design intent only. Elevation has been inferred from existing plans and elevations visible from photographs. Exact configuration of storefront is to be determined.

General Floor Plan Notes

A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.

B. All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.

C. Architectural dimensions have been rounded to the nearest ½". Refer to structural drawings for exact layout of structural items.

D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.
Keyed Notes:

A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.

B. All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.

C. Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.

D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.