Pre-Application Review Checklist

Property Address: 34 South Water St.

Anticipated Type of Application:

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 statues, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.” Therefore, any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

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

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

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

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

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

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

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Application Signature Page

Property Address: 84 SOUTH WATER ST. Tax ID: 04-1730/3

Property Owner 1: 84 SOUTH WATER STREET II LLC
Email: 500@500@500.com Phone: 914-902-907 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: NICK B-elie Address: 517 OLD POST RD 2, GREENWICH
Email: NICK@NYCDEV.COM Phone: 203-550-3301 Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Authorized Agent: NICK B-elie Address: SAME
Email: SAME Phone: SAME Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________
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: 84 South Water St. Tax ID: 04-1730/3

Anticipated Type of Application:

Property Owner 1: 84 South Water St. LLC
Signature: 
Address: 140 East Elm Street
Date: October 01, 2021

Property Owner 2:
Signature: 
Address: 
Date: 

Property Owner 3:
Signature: 
Address: 
Date: 

Property Owner 4:
Signature: 
Address: 
Date: 

Applicant:
Signature: 
Address: 
Date: 

Authorized Agent:
Signature: 
Address: 
Date: 

pzSec7-159bCGS 2020
Site Plan Application

Property Address: 84 South Water St.  
Property Owner: 84 South Water St.  
Address:  
Email: SEND 84WATERSTREET.com  
Cell Phone: 914.901.9107  
Other Phone:  
Applicant: Nick Bazile  
Address: 57 Old Post Rd #2  Greenwich  
Email: nick@new-york-deal.com  
Cell Phone: 203.550.3301  
Other Phone:  
Authorized Agent: Nick Bazile  
Address: SAME  
Email: SAME  
Cell Phone: SAME  
Other Phone:  

Select One: ☑ Pre-Application  
☐ Final
Zone(s): W3B  
Lot Area: 40,169

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
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October 4, 2021

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

Re: 84 South Water Street
Parcel ID: 04-1730/S

To whom it may concern,

We wish to construct a building for mini self-storage facility at the above-mentioned address.

The building will be in keeping with a New England look, and parking will be sufficient for such a use. The footprint will be roughly 19,500 square-feet. There could potentially be public access to a roof deck and non-powered watercraft access.

If you have any questions, please do not hesitate to contact the undersigned.

Very Best

Nick Barile
203 550 3301
Total Containers: All Floors 513, 61,560 ft²
131 Containers Each Floor.
Approximate Container Size: 8' x 15' x 8' (L x W x H) 120 sq.ft.
84 WATER STREET 2nd - 4th Floor Container Storage

84 SOUTH WATER STREET - DEVELOPMENT PLAN
Affidavit of Notification of Application for Rezoning / Special Permit / Site Plan / Subdivision Applications

(STATE OF CONNECTICUT)  
(COUNTY OF FAIRFIELD)  

): GREENWICH

Nicholas Bazile

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

Subscribed and sworn to  
Before me on 10-5-2021

Notary Public

John Ryan  
Notary Public-Connecticut  
My Commission Expires  
June 30, 2024

pzAffidavitNotification 2020
October 4, 2021

South Water Street
40 West 57th St, 29th Floor
New York, NY 10019

Re: 84 South Water Street
Parcel ID: 04-1730/S

To whom it may concern,

Notice is hereby given that 84 South Water Street, LLC has filed an application with the Town of Greenwich and Zoning Commission for Site Plan approval for 84 South Water Street. This application is for a mini self-storage facility.

Further information concerning this application can be obtained by contacting the Planning and Zoning Commission at 203 622 7894

Very Best

Nick Barile
203 550 3301
October 4, 2021

Interstate Sales
247 Mill Street
Greenwich, CT 06830

Re: 84 South Water Street
Parcel ID: 04-1730/S

To whom it may concern,

Notice is hereby given that 84 South Water Street, LLC has filed an application with the Town of Greenwich and Zoning Commission for Site Plan approval for 84 South Water Street. This application is for a mini self-storage facility.

Further information concerning this application can be obtained by contacting the Planning and Zoning Commission at 203 622 7894

Very Best

[Signature]

Nick Barile
203 550 3301
October 4, 2021

77 S Water Street, LLC
PO Box 4422
Greenwich, CT 06830

Re: 84 South Water Street
Parcel ID: 04-1730/S

To whom it may concern,

Notice is hereby given that 84 South Water Street 2, LLC has filed an application with the Town of Greenwich and Zoning Commission for Site Plan approval for 84 South Water Street. This application is for a mini self-storage facility.

Further information concerning this application can be obtained by contacting the Planning and Zoning Commission at 203 622 7894

Very Best

Nick Barile
203 550 3301
Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:  
57 OLD PO PL 2  
GREENWICH CT 06830

To:  
SOUTH WATER ST  
40 WEST 57th FLR  
NEW YORK NY 10019

PS Form 3817, April 2007  PSN 7530-02-000-9065

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:  
57 OLD PO PL 2  
GREENWICH CT 06830

To:  
77 WALL ST LLC  
10 MISS  
GREENWICH CT 06830

PS Form 3817, April 2007  PSN 7530-02-000-9065
Dear members of the Planning and Zoning committee,

I am writing in regards to application PLPZ202100451 at 84 South Water Street for the construction of the mini self storage facility. I am concerned about the hours and activity that will occur at this facility. At present it is being used to store many vehicles. People are coming and going at all hours, with trucks unloading at very late hours. There also does not appear to be any restroom facilities as men have been observed urinating in the street. I have contacted local police about this activity but I would like it to be stopped. I have lived across the street from this building for almost 40 years and have seen the transformations. It is generally very quiet on this street after Interstate Lumber closes at 3:30. As with many proposed buildings on this street I am concerned about the street drainage. That area in front of 84 South Water floods after a heavy rain and the street is closed. My concern is that any additional flooding in this area would not be covered by flood insurance as the flooding is not caused by the river but by the local drainage. This will be exacerbated by the apartments that are being built at 88 S Water Street. This needs to be corrected before any additional building takes place.

You may put my comments on record for this application.

Thanks,
Louise McMinn  
59 S Water Street  
Greenwich, CT 06830

Email not displaying correctly? View it in your browser.

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