Final Site Plan and Special Permit
PLPZ 2021 00364

Greenwich Medical Spa
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><strong>FAR:</strong></td>
<td>0.223</td>
<td>No change</td>
<td>0.5</td>
</tr>
<tr>
<td><strong>Gross Floor area:</strong></td>
<td>64,155 sq. ft.</td>
<td>No change (2,534 sq. ft.)</td>
<td>142,008 sq. ft.</td>
</tr>
<tr>
<td><strong>Usable Floor area:</strong></td>
<td>48,116.25 sq. ft.</td>
<td>49,919.25 sq. ft. 1,803 sq. ft.</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total parking:</strong></td>
<td>373</td>
<td>365</td>
<td>322</td>
</tr>
<tr>
<td>Proposed Retail Building:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Number of stories:</strong></td>
<td>2</td>
<td>2</td>
<td>2 ½</td>
</tr>
<tr>
<td><strong>Lot Coverage:</strong></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><strong>Building Coverage:</strong></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>

**STAFF REPORT UPDATE:**
The applicant was last before the Commission at the October 13, 2021 meeting. The application was left open after the Commission suggested that the applicant consider amending the zoning text rather than suggest an interpretation that the proposed use is a personal service use, as currently defined in the Zoning regulations. The applicant has filed an associate text amendment to do just that. The following is an updated staff report.

**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 Commission should consider the text amendment or the applicant should explain how this office use is a permitted use for the first floor in the LB Zone.
2. The applicant should confirm 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 form 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
TRAFFIC CONSULTANT – See attached
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” has been 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, above a use group 1, 4 or 9 use. The proposal appears to be moving this office use to the first floor. The Commission suggested that the applicant amend the language rather that push the interpretation, to permit such a use on the first floor. The applicant has filed a text amendment for consideration. 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.
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: _____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: ---------  Original Report Date: _____  Latest Report Revision Date: _____

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

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

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

Reviewed and Approved by: _______________________________  Date: 09/22/2021
Scott Marucci - Senior Civil Engineer

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

1. See comments in Memorandum dated September 22, 2021 from Beta Group, Inc.
Date: November 4, 2021

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

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

Re: PLPZ202100364: 1233-1285 East Putnam Avenue, Greenwich Medical Spa

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

Project Summary:
• Convert ground level parking spaces to medical office space.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated October 8, 2021, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:
• None.

Comments to be addressed during Sewer and Building Permit phase:
• The applicant/owner is required to coordinate directly with the Sewer Division for any necessary Sewer Permits. We thank the applicant for providing the floor plans of the development that we had requested in our October 8, 2021 comments.

• The applicant/owner is required to perform CCTV inspections of all of the sanitary sewer lateral(s) that serve the existing building to confirm there are no issues with the existing sanitary sewer lateral. Any televising of sanitary sewer laterals must be performed in the presence of the Sewer Inspector. Please coordinate with Sewer Division – Environmental Asset Engineer / Sewer Inspector (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Inspector present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.

• Please clarify what is proposed in the basement kitchenette and prep kitchen areas. Please include if the spaces including any cooking facilities, etc. so that a determination can be made on whether or not a grease trap is required. Please coordinate with the Sewer Division.

• The applicant/owner is reminded and required to train ALL of their staff and any outside vendors, custodial services, etc. that sanitary sewers are only designed for human waste and toilet paper. No wipes, gloves, paper towels or other medical debris, waste, or foreign debris, etc. are allowed to be flushed or dumped down drains that connect to sanitary sewer.
Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

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

Also, please note, the applicant should **NOT** submit for Sewer Permits until the project has received approval from P&Z.
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 ☐ of, authorized agent ☑ [check one] I believe the information I have submitted is correct.

Signature _______________________________ Date 08/11/2021

STAFF NOTES

Office Rev: 08/11/2021  Field Inv: 08/11/2021  WET/NC? YES ☑ NO ☐  TIDAL ☑

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

Soils Report: Date / /  Author Soils

Comments: 

IWWA Questionnaire Revised 3/24/2020
October 8, 2021

Mr. Patrick LaRow
Deputy Director
Planning & Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE:  PLPZ 2021 00364
Greenwich Medical Spa
1233-1285 East Putnam Avenue

Dear Pat:

The Commission has asked us to respond in writing to its question of how Greenwich Medical Spa’s (“GMS”) proposed use can be permitted on the ground floor of 1285 East Putnam Avenue, also known as Building C at Riverside Commons.

As staff has noted, Planning and Zoning has a policy of treating the offices of health-care professionals as office use pursuant to Building Zone Regulation (BZR) §6-5(a)(38.2). Under BZR §6-100, office use is classified under Use Group 2. Use Group 2 office use is not a permitted use on the ground floor level in the LB zone pursuant to BZR §6-104(e). That being said, such office use classification is inapplicable to GMS, including its ground floor request.

No part of GMS’s practice can be considered office space, partly because GMS does not employ health-care professionals as defined by BZR §6-5(a)(27.2). In that definition, health-care providers include psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists; and specifically excludes licensed medical professionals (such as those that are employed by or otherwise work at GMS), which are separately defined under BZR §6-5(a)(36.2). Although Greenwich Medical Spa is supervised by licensed medical professionals, such licensed medical professionals do not constitute health-care professionals as defined by BZR §6-5(a)(27.2). It is on such basis that GMS’ current use designation as a medical use facility was and remains predicated on this reasoning.

Furthermore, as the attached revised floor plan clarifies, the ground level purpose and layout is similar to and a continuation of that of the upper floor — i.e., medical use purposes. As
set forth in the floor plan, there are three client treatment rooms, two client consultation rooms, a client waiting room, etc. which is similar to the upper floor plan purpose and medical use designation. As such, the ground floor plans and request should not be disparately treated but rather should be regarded as and designated similarly to the upper floor medical use designation.

Additionally, the Planning and Zoning Commission cannot enforce a policy that is not supported by the regulations. Connecticut courts have regularly recognized that zoning regulations “cannot be construed to include or exclude by implication what is not clearly within their expressed terms”. In this instant case, the regulations do not support treatment of GMS as Use Group 2 office use.

GMS should be treated as a medical use under Use Group 4 of BZR §6-100. The zoning regulations do not have another Use Group that includes medical uses.

For further clarification and support for our position that both the upper floor and ground floor constitute medical use, kindly note that the Health Department has also recognized GMS as a medical use facility (i.e., not as a personal care or health care facility). Please see the attached letter from the Greenwich Department of Health.

Because (i) GMS cannot be treated as office use under the zoning regulations, (ii) it has been recognized as a medical use by the Commission, (iii) there is no meaningful distinction between the upper floor and ground floor uses (as medical use areas), and (iv) the Health Department and State recognize GMS as a medical use facility, we ask that the Commission confirm that GMS can occupy the ground floor level of the building at 1285 East Putnam Avenue as a permitted Use Group 4 medical use in the LB zone pursuant to BZR §6-104(e).

Please let us know if there are any other issues that you would like us to address. Thank you for your assistance in this matter.

Very Truly Yours,

John J. Heagney

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October 8, 2021

Marria Pooya  
Greenwich Medical Spa  
1285 E. Putnam Avenue  
Riverside, CT  06878

Dear Ms. Pooya,

The Department of Health does not license facilities considered a medical practice. Since your facility requires CT licensed medical practitioners to administer the procedures offered, your facility would be covered under the State licensing regulations for the practitioners and their scope of practice.

Hope this clarifies for zoning why we no longer license you.

Sincerely,

Theresa Meade, R.S.  
Environmental Hygienist  
Division of Environmental Hygienists

CC: Michael Long, Director of Environmental Services  
Kristin Donlin, Supervisor, Division of Environmental Hygienists
Hi Pat,

Attached are updated floor plans for Greenwich Medical Spa, including the following updates from the plans on file:

1. Main Level:
   a. Square footage remains the same with reconfigured floor plan and stair;
   b. Treatment rooms reduced from 10 to 8;
   c. Beauty Bar and Office added;
   d. Consultation Room removed;

2. Lower Level:
   a. Increased square footage of usage to 2,200sf;
   b. Workstations removed; and
   c. Seating Pit, meeting rooms, accounting office, and storage and utility closet added.

Since Greenwich Medical Spa is a medical use, the lower level expansion and reconfiguration of the floor plans do not affect the use’s treatment or parking demand under the zoning regulations.

Please let me know if you have any questions.

Thanks,
John

John Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
jheagney@HLS248.com

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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: 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 19th 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  ✧ 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
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<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
</table>

**COMMERCIAL/OFFICE**

<table>
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<tr>
<th>Gross Floor Area</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
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**COMMERCIAL/RETAIL** Two-Level Building

<table>
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<tr>
<th>Gross Floor Area</th>
<th>8,277.2 sf</th>
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<tbody>
<tr>
<td>Usable Floor Area</td>
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</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
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</tbody>
</table>

**OTHER USES** Existing Shopping Center (Buildings A&B)

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<tr>
<th>Gross Floor Area</th>
<th>62,710 sf</th>
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<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
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</tbody>
</table>

**RESIDENTIAL**

<table>
<thead>
<tr>
<th>Number of Units</th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL SQUARE FOOTAGE** 70,987.2

**BUILDING HEIGHT** (Two-Level Bldg.) 34' 10.5"

**FLOOR AREA RATIO** No Change

**BUILDING COVERAGE** No Change

**LOT COVERAGE** No Change

**TOTAL PARKING SPACES**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/ Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>373</td>
<td>365</td>
<td>335</td>
</tr>
</tbody>
</table>

**GREEN AREA** No Change

**AGE OF STRUCTURE** 6 years (built 2015)

**THIS SITE PLAN INVOLVES:**

- [ ] Additions
- [x] Alterations
- [ ] Demolition
- [ ] Re-Construction

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  c/o Slater & Slater Mgmt Co, 1355 15th Street, Ste 130, Fort Lee, NJ 07024
Email:  Cell Phone:  Other Phone:  
Signature: *See Authorization Letter  Date:

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

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

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

Applicant: Greenwich Medical Spa  
Email:  Cell Phone:  Other Phone:  
Signature: *See Authorization Letter  Date:

Authorized Agent: Heagney, Lennon & Siane, LLP  
Email: JHeagney@HLS248.com  Cell Phone:  Other Phone: (203) 661-8400  
Signature:  Date: August 6, 2021
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax: 203-622-3795

Special Permit Application

Property Address: 1233-1285 East Putnam Avenue (Riverside Commons)  
Property Owner: Thru-Way Shopping Center LLC  
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

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

______________________________
Marría Pooya
TOWN OF GREENWICH

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

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on July 30, 2021, I
causeto 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
EXHIBIT B

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.

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.

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For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
<table>
<thead>
<tr>
<th>Location Code</th>
<th>Address Details</th>
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</thead>
<tbody>
<tr>
<td>18</td>
<td>360 Commerce St, Throopwood, NY 10514</td>
</tr>
<tr>
<td>14</td>
<td>North Broadway</td>
</tr>
<tr>
<td>12</td>
<td>16 North Sound Ave, Riverside, CT 06878</td>
</tr>
<tr>
<td>11</td>
<td>6th Floor, 500 W. Madison</td>
</tr>
<tr>
<td>10</td>
<td>26 Sound Beach Ave, Exira, Riverside, CT 06878</td>
</tr>
<tr>
<td>9</td>
<td>Christopher S. White, 1 East 51st St.</td>
</tr>
<tr>
<td>8</td>
<td>29 Park Pl, Riverside, CT 06878</td>
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<tr>
<td>7</td>
<td>Richard M. Clayton</td>
</tr>
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<td>6</td>
<td>24 Sound Beach Ave, Exira, Riverside, CT 06878</td>
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<td>5</td>
<td>Kathleen M. Budeo</td>
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<td>4</td>
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<td>3</td>
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<tr>
<th>Post Office District</th>
<th>Route Number</th>
<th>Zip Code</th>
<th>Street Name</th>
<th>Box Number</th>
<th>Street Address</th>
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<tr>
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<td>21</td>
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<td>Terry Dr</td>
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<td>41 Valleywood Rd, Cos Cob, CT 06807</td>
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<td>Middle St</td>
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<td>Bridgeport, CT 06604</td>
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<tr>
<td>7 Nor Ln, Riverside, CT 06878</td>
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<td>06878</td>
<td>Nor Ln</td>
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<td>Riverside, CT 06878</td>
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<td>250 Broad St, Greenwich, CT 06830</td>
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<td>3 Federal Place, LLC</td>
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<td>LLC</td>
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<td>Riverside, CT 06878</td>
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<td>Riverside, CT 06878</td>
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<tr>
<td>1 Seaver's Rdsides</td>
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**Note:** This table contains information about post offices and their corresponding street addresses and box numbers. The zip codes and street names are also provided.
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<th>Address Number</th>
<th>Name and Address of Sender</th>
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<tr>
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<td>Paul F. &amp; Diane Morello</td>
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<tr>
<td>1</td>
<td>15 Raphael P. Rivestie, CT 06878</td>
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<tr>
<td>2</td>
<td>16 Park P. Rivestie, CT 06878</td>
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<tr>
<td>2</td>
<td>Under Cover</td>
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<tr>
<td>3</td>
<td>9 Raphael P. Rivestie, CT 06878</td>
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<td>4</td>
<td>6 Park P. Rivestie, CT 06878</td>
</tr>
<tr>
<td>4</td>
<td>Kevin E. Shaba, Hartford</td>
</tr>
<tr>
<td>4</td>
<td>75 Raphael P. Rivestie, CT 06878</td>
</tr>
<tr>
<td>7</td>
<td>Lawrence Lagado</td>
</tr>
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<td>10</td>
<td>16 Park P. Rivestie, CT 06878</td>
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<tr>
<td>11</td>
<td>20 Park P. Rivestie, CT 06878</td>
</tr>
<tr>
<td>12</td>
<td>John K. R. &amp; Sons</td>
</tr>
<tr>
<td>13</td>
<td>500 S. Sage Dr, Framingham, MA 01702</td>
</tr>
<tr>
<td>14</td>
<td>R.F. Enterprises, LLC</td>
</tr>
<tr>
<td>14</td>
<td>10 1/2 Sound Ave, Rivestie, CT 06878</td>
</tr>
<tr>
<td>14</td>
<td>15 Northwng &amp; Right Hu</td>
</tr>
<tr>
<td>14</td>
<td>15 Raphael P. Rivestie, CT 06878</td>
</tr>
<tr>
<td>15</td>
<td>16 Park P. Rivestie, CT 06878</td>
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<td>15</td>
<td>Lawrence Lagado</td>
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<td>15 Raphael P. Rivestie, CT 06878</td>
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Address Number, Name and Address of Sender: Paul F. & Diane Morello

Date: [Handwritten on the document]
## ADMINISTRATIVE INFORMATION

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<td>Parent Parcel Number</td>
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<td>2300 EAST PUTNAM</td>
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<td>Property Class</td>
<td>232 Strip Retail</td>
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## TAXING DISTRICT INFORMATION

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<td>Area</td>
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<td>Corporation</td>
<td>057</td>
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<td>District</td>
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<td>Section &amp; Plat</td>
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<td>Routing Number</td>
<td>2365N0116</td>
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</table>

## Site Description

- **Topography:** Level
- **Public Utilities:** All
- **Street or Road:** Paved
- **Neighborhood:**

## Parcels

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parent</th>
<th>Address</th>
<th>Neighborhood</th>
<th>Property Class</th>
<th>Jurisdiction</th>
<th>Area</th>
<th>Corporation</th>
<th>District</th>
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<th>Topography</th>
<th>Public Utilities</th>
<th>Street or Road</th>
<th>Neighborhood</th>
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<td>EAST PUTNAM AVENUE 1233-1285</td>
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<td>All</td>
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## Ownership

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<td>Owner</td>
<td>THRU-WAY SHOPPING CENTER LLC</td>
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<tr>
<td>%</td>
<td>100</td>
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<tr>
<td>Parent Owner</td>
<td>SLATER &amp; SLATER MANAGEMENT CO</td>
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<tr>
<td>Address</td>
<td>1355 15TH STREET STE 130 FORT LEE, NJ 07024</td>
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<tr>
<td>Address for Mailing</td>
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<td>Address for Notice</td>
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<td>Address for Payments</td>
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<td>Address for Service</td>
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<td>Address for Court</td>
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<td>Address for Records</td>
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<td>Address for Tax</td>
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## Transfer of Ownership

<table>
<thead>
<tr>
<th>Date</th>
<th>Transferer</th>
<th>Reason for Change</th>
<th>Reason for Change Details</th>
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<td>01/17/1997</td>
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<td>1355 15TH STREET STE 130 FORT LEE, NJ 07024</td>
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<td>12/29/1995</td>
<td>GOLDSTEIN ROBERT M ET AL</td>
<td>2740, 62665</td>
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<td>11/28/1983</td>
<td>THRUWAY SHOPPING CNTR CO MORTON BEL.</td>
<td>1351, 288</td>
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<td>08/23/1971</td>
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## Valuation Record

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<td>Rating</td>
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<td>Market</td>
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<td>70% Assessed</td>
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<td>10/01/2017</td>
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<td>10/01/2018</td>
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<td>10/01/2019</td>
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<td>10/01/2020</td>
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## Land Data and Calculations

<table>
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<tr>
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<th>Value</th>
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<tbody>
<tr>
<td>Land Type</td>
<td>1 Primary Commercial</td>
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<tr>
<td>Rating</td>
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<td>Measured Acreage</td>
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<td>Effective Frontage</td>
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<tr>
<td>Effective Depth</td>
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<tr>
<td>Base</td>
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## Supplemental Cards

- BA15: Sustain
- BA17: Notice not to hear
- BP14: 14-3208 $300,000 renov
- BP15: 14-3208: Chipolte Mexican Grill: $300,000
- BP17: 16-3217: Replace HVAC,$10,000
- BP19: 18-3571: C03 Divided Waiting Room $12,000
- 19-0394: $100,000, Remove Baking, Tenant Fitout

## TOTAL LAND VALUE

<table>
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<tr>
<td>TRUE TAX VALUE</td>
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## Supplemental Cards

- DBA: Riverside Commons (fka Thru-Way Shopping Center).
- C02--1233-Chipotle, 1235-A1 Cellars, 1237-SCC, 1239-Lacrosse Unlimited, 1239-1241-CVS
- C03--1285-Greenwich Medical Skincare, Verizon
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

**ROOFING**
- Built-up

**WALLS**
- B 1 2 3 4 5 6 7 8 9 10
- Frame
- Brick Yes
- Metal
- Guard
- Constr 31103 40708 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 3 4 5 6 7 8 9 10
- Heat 21772 40708 0 0
- A/C 15552 0 0
- Sprinkler 0 22388 0 0

**FRAMING**
- R Conc 31103 40708 0 0

**SPECIAL FEATURES**

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**SUMMARY OF IMPROVEMENTS**

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<td>COMCNPYL</td>
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<td>ELEVFRT</td>
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**Data Collector/Date**
- TD 10/08/2020

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

**Neighborhood**
- Neigh 2300 AV

**TOTAL IMPROVEMENT VALUE**
- 17894400
**VALUATION RECORD**

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
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</table>

**VALUATION**

**Site Description**

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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<td></td>
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</tr>
</tbody>
</table>

DBA: Riverside Commons (fka Thru-Way Shopping Center).

C03--1285-Greenwich Medical Skincare, Verizon

P: 386 spcs.

UCIC: Recheck 2021
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame
Brick Yes Yes
Metal
Guard

FRAMING
B 1 2 U
R Conc 12720 20626 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 12720 20626 0 0

SPECIAL FEATURES

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<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
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<th>Use</th>
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<th>Type</th>
<th>Grade</th>
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SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Units</th>
<th>Cost</th>
<th>Total</th>
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</thead>
</table>
| M & S Cost Database Date: 01/2015
| BASE COST        |       |      |       |     |
| Base Cost        | 20626 | 175.00 | 3609550 |
| Exterior Walls   | 20420 | 44.04 | 899297 |
| Heating & Cooling| 20626 | 25.74 | 530914 |
| Basic Structure Cost| 20626 | 244.34 | 5039761 |
| Semifinished Basement | 12720 | 81.52 | 1036934 |
| Heating & Cooling| 12720 | 13.16 | 167395 |
| Building Cost New| 20626 | 302.73 | 6244090 |
| Rounding Total   | 0     | 0.00 | 6244100 |
| RFX/             | 24    | 22.08 | 530 |
| Total Exterior Features Value |       | 530 |
| Total Before Adjustments |       | 6244630 |
| Neighborhood Adjustment |       | 312270 | 50.00 |
| TOTAL VALUE |       | 9366900 |

Neigh 2300 AV

TOTAL IMPROVEMENT VALUE 9549600
### Site Description

### LAND DATA AND CALCULATIONS

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<th>Land Type</th>
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<th>-or-</th>
<th>Depth Factor</th>
<th>-or-</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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</thead>
</table>

**Supplemental Cards**

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

**ROOFING**
- Built-up
- Insulation

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

**FRAMING**
- B 1 2 U
- F Res: 4672 4672 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat: 4672 6972 1 0
- Sprinklers: 4672 6972 1 0

### SUMMARY OF IMPROVEMENTS

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<tr>
<th>Description</th>
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### IMPROVEMENT DATA

**Value**
- 98
- 20
- 14
- 51
- 4672
- 31
- 15
- 2
- 54
- 2
- 15

### SPECIAL FEATURES

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### TOTAL IMPROVEMENT VALUE

- **4492200**
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
Parking Required: 335 Spaces
Parking Provided: 365 Spaces

Parking Study Conclusions:
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 transitions toaggable unit of parking at lower level parking spaces at 1233 East Putnam Avenue.
3. The proposed change requires transferring parking to office at the lower level of building "C" requires 13 parking spaces, which are provided for at the lower parking level, which is accessible from the upper level.
4. A curb cut at the "higher level parking area" must be allowed or removed per the proposal.
Keyed Notes

Existing to remain.

Drawings are conceptual in nature intended to show design intent only.

- EXISTING TOP OF BUILDING
- PROJECT 39'-2"
- EXISTING LOCATION OF ORIGINAL LOG STONE WATER COURSE.
- MATCH SIGNAGE TOWARD RETAIL
- EXISTING LOCATION OF GARAGE DOOR INFILL MASONRY OPENING AROUND FRONT.
- NEW CONCESSIONS

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 ends 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.

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

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