**FINAL COASTAL SITE PLAN**
**SPECIAL PERMIT**
**PLPZ 2021 00248**

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>9-11 South Water Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE:</td>
<td>LBR-2 Zone</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>5,084 sq. ft.</td>
</tr>
</tbody>
</table>

**9-11 South Water Street**
Mixed Use Building

**STATISTICS**

<table>
<thead>
<tr>
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<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area:</td>
<td>2,308 sq. ft.</td>
<td>2,542 sq. ft. (using .50 FAR)</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>.49</td>
<td>.50</td>
</tr>
<tr>
<td>Parking Spaces:</td>
<td>7 (inclusive of 1 handicap space) (variance obtained)</td>
<td>10</td>
</tr>
<tr>
<td>Number of Stories:</td>
<td>2</td>
<td>2 1/2</td>
</tr>
<tr>
<td>Building Height:</td>
<td>32’</td>
<td>35’</td>
</tr>
<tr>
<td>Max. Building Area:</td>
<td>24.74%</td>
<td>30%</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>85.01% (variance obtained)</td>
<td>75%</td>
</tr>
</tbody>
</table>

**UPDATE:**
This application was postponed from a scheduled public hearing over the summer due to the need to satisfy comments from the Sewer Department. That appears to be resolved now (see attached e-mail from Richard Feminella, Sewer Superintendent)

**APPLICATION SUMMARY:**
The applicant is requesting a re-approval of a 2014 approval for a final site plan and special permit approval to construct a building of 2,308 sq. ft., to include retail/commercial (Use Group 8) on the first floor and two moderate income housing units on the second floor, 7 parking spaces including 1 handicap space, drainage structures and retention of retaining walls, per Sections 6-13 through 6-15, 6-17, 6-101, 6-103, 6-110(g), 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,084 sq. ft. property located at 9 South Water Street in the LBR-2 zone.

The Zoning Board of Appeals granted variances of rear and side yard setbacks, lot coverage and required parking at their 9/23/11 meeting with the condition that the first floor be limited to Use Group 8 and the second floor be limited to two, one-bedroom units. The Commission noted that there would be no objection if the applicant chose to return to the Zoning Board of Appeals to request a second bedroom in each unit and further notes that there is no difference in the parking demand between a one-bedroom and two-bedroom unit. The applicant went back before the Zoning Board of Appeals at the June 9, 2021 meeting. After due consideration, the Board found there was hardship due to the lot’s size and shape. Therefore, the requested variances for rear and side yard setbacks, lot coverage, and required parking to permit the construction of a new mixed use building with 2 (two) 2 (two) bedroom units on the second floor and use group 8 uses on the first floor, as shown on the architectural floor plan drawings revised July 11th, 2001 was granted from sections 6-158 and 6-205. The Board further noted that this approval is a re-approval of a previous variance granted February 6, 2017.
The property owner obtained a zoning permit sign-off to start the work in 2017, but no Building Permit was sought.

The Planning and Zoning Commission revised the Building Zone Regulations for Moderate Income Dwelling Units in May 2021. The impact on approval is that some of the variances would not have been necessary, and further that the units would no longer have to be deed restricted in perpetuity but rather for only 40 years.

**ISSUES TO BE ADDRESSED:**

1. A new declaration of restriction is needed to reflect the requirements of the regulations approved in 2021.
2. The 2014 approval was for a building of 2,516 sq. ft., and it appears the proposal is now for 2,308 sq. ft. The discrepancy should be explained.

**APPLICABLE REGULATIONS:**
Section 6-15, 6-17, and 6-110, 6-104, 6-155 (parking), 6-158, 6-185 (Site Plan), and 6-205.

**DEPARTMENT COMMENTS:**
ZEO – See attached – Return prior to Zoning Permit
DPW ENGINEERING – See attached – Return prior to Zoning Permit
DPW SEWER – Attached
FIRE – Not yet received
Good afternoon Katie,

I can confirm that Frank Napolitano and I spoke yesterday regarding this parcel.

Our only comment directly related to the P&Z phase for this project was to CCTV the two sewer laterals for 9-11 South Water Street. The applicant/owner has completed the CCTV inspection and submitted the DVD of the CCTV inspections. We need some time to review the CCTV inspections to provide the findings. However, the findings of the condition of the two sewer laterals will have no bearing on P&Z review.

Any requirements from the CCTV inspection, and all of our other comments can be addressed during the Sewer and Building Permit phase.

Therefore, please accept this e-mail as written confirmation that the Sewer Division does not object to P&Z allowing this project to move forward and obtain P&Z approval with the condition that they meet all Sewer Division comments during the Sewer and Building Permit phase.

If you have any questions, or need other info, please let us know.

Thank you,
Rich

Richard C. Feminella, P.E.
Wastewater Division Manager
Town of Greenwich DPW – Sewer Division
101 Field Point Road
Greenwich, CT 06830
Phone: 203.622.7760
E-mail: Richard.feminella@greenwichct.org
Katie,

I spoke with Rich Feminella yesterday. Sewers will issue comments so that we can be heard and hopefully approved on the December 7 hearing based upon the following representation which the client has agreed to:

The owner will comply with all sewer comments and requirements prior to the issuance of a building permit and will comply with sewer requirements arising from a review of the camera work on the laterals recently submitted to Sewers.

Please confirm that this matter will be heard at the December 7th hearing.

Thank you and thank you for your patience and assistance with this matter.

Frank Napolitano, Esq.
Law Offices of Medico & Napolitano, LLC
2 Greenwich Office Park - Suite 300
Greenwich, CT 06830
t.203.629.2941
f.203.661.0357
frank@ctreattorney.com

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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.
July 2, 2021

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

Re:  PLPZ20210248 Site Plan and Special Permit Applications for 9-11 South Water Street, Greenwich. Property Owner: 9-11 South Water Street, LLC

Dear Madam Chair:

This office represents the property owner, 9-11 South Water Street, LLC in connection with the above-referenced applications currently pending before the commission.

Please be advised that on June 24, 2021, the subject property was sold by the property owner to 111 Mill ST., LLC. Attached please find a letter of authorization from the new owner authorizing the undersigned to represent the new owner of the subject property in pursuit of the above-referenced applications.

Please note your records accordingly and please contact me if there are any questions or if additional information is needed.

Very truly yours,

Frank Napolitano

cc: 111 Mill ST., LLC
June 24, 2021

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

Re: Application of 9-11 South Water Street for Site Plan and Variance Approvals
for 9-11 South Water Street, Greenwich, Connecticut

To Whom it May Concern:

Please be advised that, as of June 24, 2021, the owner of the above-referenced parcel is 111 Mill, LLC. I am the [manager/member] of 111 Mill, LLC, owner of 9-11 South Water Street, Greenwich, Connecticut (the “Property”). Please be advised that I have authorized Law Offices of Frank Napolitano, LLC to represent me in land use approvals from the Town of Greenwich for improvements at the Property and in all attendant regulatory matters relating to same.

Very truly yours,

[Signature]

Name:
[Title: Manager or Member]

40 W Elm St 1D
Greenwich CT 06830
July 2, 2021

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

Re: PLPZ20210248 Site Plan and Special Permit Applications for 9-11 South Water Street, Greenwich. Property Owner: 9-11 South Water Street, LLC

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Zoning Board of Appeals
101 Field Point Road
Greenwich, CT 06830

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Very truly yours,

Elsie Webster
Name:
[Title: Manager or Member]
Construction Notes:
1. All construction to conform with all local & state codes.
2. Douglas fir or better to be used.
3. #1 Southern pine to 40 lb cubic feet.
4. Exposed lumber (pressure treated).
5. Electrical work to conform to latest issue of national electrical code.
6. Location of fixtures & outlets to be selected by owner, all within code.
7. Moldings & trim to be selected by owner.
8. Extend heat &/or ac into new addition (see owner).
10. All headers: 2 x 4's with 1/2" plywood or as specified.
11. Size of windows to conform to all local & state codes.
12. Place smoke detectors as required by local & state codes. Hard wired. Battery backup.
13. Bedroom windows to be egress.

*Revised 01 July 11
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR SITE PLAN AND SPECIAL PERMIT APPLICATIONS

STATE OF CONNECTICUT
  : Greenwich
COUNTY OF FAIRFIELD

I, Frank Napolitano, being duly sworn, do hereby certify that on June 3, 2021, 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 Exhibit B. Said persons were the record owners, as of April 22, 2021 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 9-11 South Water Street, LLC at 9-11 South Water Street, Greenwich, 06830 for which applications for Coastal Site Plan and Special Permit approval have been filed with the Greenwich Planning and Zoning Commission.

Signature

Subscribed and sworn to before me on
June 3, 2021

Notary Public

Moira Napolitano
Notary Public
State of Connecticut
My Commission Expires 8/31/2025
EXHIBIT A

111 Mill Street, LLC
1151 King Street
Greenwich, CT 06830

Blue Mountain Partners
507 N. Main Street
Port Chester, NY 10573

Jacques & Ashley Intiere
25 Fairview Terrace
Greenwich, CT 06831

South Water Street Associates, LLC
50 Shady Lane
Greenwich, CT 06831

Slovak Gymnasium SOKOL
P.O. Box 5124
Greenwich, CT 06830

Town of Greenwich
Finance Dept.
101 Field Point Road
Greenwich, CT 06830

Bank of America
101 North Tryon St – NC1-
Charlotte, NC 28255
June 3, 2021

To Whom It may concern:

Notice is hereby given that 9-11 South Water Street, LLC has filed an application with the Greenwich Planning and Zoning Commission for coastal site plan and special permit approval for 9-11 South Water Street, Greenwich, Connecticut. This approval is sought in order to construct a two-story, mixed use, commercial/residential building on the property.

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

Sincerely,

[Signature]

Frank Napolitano
his map was produced from the Town of Greenwich GIS. The Town expressly disclaims any liability that may result from the use of this map. Basemap: 4/2/08. Parcels: 10/1/12. Copyright 2005 Town of Greenwich

9-11 Water Street

7/10/2014 11:42:59 AM
COMMERCIAL

TRANSFER OF OWNERSHIP

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valuation record

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LAND DATA AND CALCULATIONS

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GEM: Former dwg demo'd.
VC: COST
Vacant com'l. land.

Supplemental Cards
TRUE TAX VALUE 41550
Supplemental Cards
TOTAL LAND VALUE
April 23, 2021

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

RE: Application of 9-11 South Water Street for Site Plan and Variance Approvals  
For 9-11 South Water Street, Greenwich Connecticut

To Whom It May Concern:

I am the managing member of 9-11 South Water Street LLC, owner of 9-11 South Water Street, Greenwich, CT (the “Property”). Please be advised that I have authorized Law Offices of Frank Napolitano, LLC to represent me in land use approvals from the Town of Greenwich for improvements at the Property and in attendant regulatory matters relating to same.

Very truly yours,

Dale Antonik
Application for Review of Coastal Site Plan

Property Address: 9-11 South Water Street
Property Owner: 9-11 South Water Street, LLC
Tax ID: 04-7104/S

Applicant: *same as above

Authorized Agent: Frank Napolitano, Esq.

Email: frank@ctreattorney.com

Phone: 203-496-1031
Address: c/o 1151 King St, Greenwich, CT 06831

Email:
Address: 40 Thunder Mtn. Road, Greenwich, CT 06831

Phone: 203-253-7736
Address:

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulations of this municipality. Attach additional sheets if more space is required.

I. PLANS

A. **Project Plan(s)**
This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures, and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. **Coastal Resources**
This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 22a-93(7) of the Connecticut Coastal Management Act) on and contiguous to the site.

II. WRITTEN INFORMATION

A. **Description of the Proposed Project**
Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extend of development adjacent to the site. This information should supplement and/or clarify plans in I (A) above.

The Project consists of the construction of a 2,516 square foot commercial and residential building on a 5,084 square foot parcel in the LBR-2 zone. The project also includes the construction of a parking lot for 7 cars, including one handicap space, and drainage and utility improvements. Two residential units are proposed on the second story of the building to be used for moderate income housing, as per the Greenwich Building Zone Regulations. The first floor will be used for commercial space. A zoning variance was granted on September 23, 2013 - Appeal No. PLPE2013000847 and re-approved on January 25, 2017 - Appeal PLPE20160084.
B. **Description of Coastal Resources**

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in (B) above.

**Flood Hazard & Tidal Wetlands**

C. **Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use.**

1. Identify any and all coastal use policies (in Section 22a-92(10)(b)(1) of Connecticut Coastal Management Act) applicable to the proposed project.

   The building and improvements shall be constructed to meet all current flood zone and building code requirements.

2. Identify and all coastal resource policies (in Section 22a-92(10)(b)(2) of Connecticut Coastal Management Act) applicable to the proposed project.

   **Preserve Tidal Wetlands; Manage coastal hazard areas.**

3. Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). Note: If a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

   All new construction will comply with Flood Zone Regulations and be located more than 200 feet from the nearest coastal resources.

D. **Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects.**

1. Identify and describe the potential adverse impacts (as defined in Section 22a-93(15) of Connecticut Coastal Management Act and potential beneficial impacts of the project on coastal resources.

   **No adverse impact.**

   **FOR WATERFRONT PROPERTY ONLY:**

2. Is the project a water dependent use as defined in Section 22a-93(16) of the Connecticut Coastal management Act? If, so, explain why.

   **N/A.**
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts or effects (either positive or negative) that the project will have on future water dependent uses or development on and adjacent to this site as defined in Section 22a-33(17).

N/A.

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D(1) and, if applicable, on future water dependent development opportunities described in D(3).

Comprehensive, best management practices for S&E controls shown on plans.

E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

None.

(2) Explain why these remaining adverse impacts were not mitigated.

N/A

(3) Explain why the commission reviewing this application should find these remaining adverse impacts to be acceptable.

N/A
Site Plan Application

Property Address: 9-11 South Water Street, Greenwich, CT 06830

Property Owner: 9-11 South Water Street, LLC

Email: 

Applicant: - same as owner

Email: 

Authorized Agent: Frank Napolitano, Esq.

Email: frank@ctrealattorney.com

Select One: ☐ Pre-Application ☐ Final

Zone(s): LBR-2

Lot Area: 5,084 square feet

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>
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</thead>
<tbody>
<tr>
<td>COMMERCIAL/OFFICE</td>
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<tr>
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<td>2542</td>
</tr>
<tr>
<td>Usable Floor Area</td>
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<td>880</td>
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<tr>
<td>Parking Spaces</td>
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<td>4 + 1 handicap</td>
<td>13</td>
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<td>COMMERCIAL/RETAIL</td>
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<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td>Number of Units</td>
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<tr>
<td>Number of Bedrooms</td>
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<tr>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td>TOTAL SQUARE FOOTAGE</td>
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<tr>
<td>FLOOR AREA RATIO</td>
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<td>.50</td>
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<tr>
<td>BUILDING COVERAGE</td>
<td>24.74%</td>
<td>30%</td>
<td></td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>85.01%</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>TOTAL PARKING SPACES</td>
<td>6 + 1 handicap</td>
<td>13</td>
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<tr>
<td>GREEN AREA</td>
<td>N/A</td>
<td>N/A</td>
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<td>AGE OF STRUCTURE</td>
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<tr>
<td>THIS SITE PLAN INVOLVES:</td>
<td>□ Alterations</td>
<td>□ Demolition</td>
<td>□ Re-Construction</td>
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<tr>
<td>▪ Additions</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

pzSitePlanApp 2020
Special Permit Application

Property Address: 9-11 South Water Street, Greenwich, CT 06830
Property Owner: 9-11 South Water Street, LLC
Address: c/o 1151 King Street, Greenwich, CT 06831

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Applicant: ___________________________ Address: ___________________________

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Authorized Agent: Frank Napolitano, Esq.
Address: 40 Thunder Mountain Road, Greenwich, CT 06831
Email: frank@ctreatattorney.com
Cell Phone: 203-253-7736 Other Phone: 203-629-2941

Zone(s): LBR-2 Lot Area: 5,084 square feet

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 # ___________________________
Application Signature Page

Property Address: 9-11 South Water, Greenwich, CT 06830

Property Owner 1: 9-11 South Water Street, LLC
Email: [REDACTED] Cell Phone: Other Phone: 
Signature: [REDACTED] 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: same as owner
Email: Cell Phone: Other Phone: 
Signature: Date: 

Authorized Agent: Frank Napolitano, Esq.
Email: frank@ctreattorney.com Cell Phone: 203-253-7736 Other Phone: 203-629-2941
Signature: Date: 

Tax ID: 04-1704/S
The Applicant is the owner of a vacant, 5,084 square foot parcel located at 9-11 South Water Street in a Coastal LBR-2 Zone in Byram. The Applicant seeks Final Coastal Site Plan Approval and Special Permit Approval for the construction of a 2,516 square foot commercial/residential building on the property to house a commercial retail store on the first floor and two moderate income housing units on the second floor. Site improvements, including drainage facilities, parking for 7 cars, including one handicap space, and walls and utility connections are also proposed.

This is application is identical to Site Plan and Special Permit Application PLPZ201400429, which was approved by the Planning & Zoning Commission on September 9, 2014. A copy of the approval and final P&Z sign-off memorandum is attached hereto.

The Application will require variances from the Zoning Board of Appeals for which application has been made. Although the property is located within the Coastal Zone, the proposed construction does not impact any coastal area resources and is located more than 200 feet from the nearest coastal resource.

The proposal is compatible with surrounding buildings in use, size and proportion, nor will it be detrimental to the neighborhood or alter the neighborhood's essential characteristics. Approval of the Coastal Site Plan and Special Permit Applications is kindly requested.

Respectfully submitted,

Frank Napolitano

Date: June 1, 2021
Site Plan Review Checklist

Property Address: 9-11 South Water Street, Greenwich, CT 06830
Anticipated Type of Application: Coastal Site Plan and Special Permit

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

☐ 1. Fifteen copies of a survey, folded to 9” x 12”, showing existing conditions, including:
   a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

☐ 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9” x 12”, prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   d. Note specifying source of water supply and method of sewage disposal.
   e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking
GREENWICH INLAND WETLANDS & WATERCOURSES AGENCY QUESTIONNAIRE

[This form is NOT an IWWA Application]

PROJECT: Street Address 9 South Water Street

TAX ACCT.# 041-1707

Has there ever been an IWWA application for this site? YES NO

Appl. #

WORK SITE: Driveway or access strip is on the N S E W side of: South Water Street (street),

approximately 60 feet N S E W from the intersection of Mill Street (streets)

ACTIVITY: (Circle ONE) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court

Other (please specify) NOW MIXED USE BUILDING

NOTE: A separate form is required for each activity. Only a demolition does NOT require a plot plan.

Will this activity require an addition to the septic system? YES NO

Owner's full name [please print] 9-11 South Water Street LLC Phone (203) 496-1032

Mailing address 1151 King Street Town Greenwich Zip 06831

Authorized Agent's name [please print] Frank Napolitano Phone (203) 629-2441

Mailing address 354 West Putnam Avenue Town Greenwich CT Zip 06830

YOU MUST INCLUDE A PLOT PLAN, SHOWING THE PROPOSED ACTIVITY IN RED, WITH THIS QUESTIONNAIRE.

If you do not, staff review of your proposal will be delayed or prevented. An incomplete questionnaire can prolong the process.

IWWA staff will review this questionnaire to determine if regulated activities may occur as a result of your proposal, necessitating an IWWA permit.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain a permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed. The Agency may impose penalties on any person who commits or assists in any violation of the IWWA Regulations.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner or authorized agent [check one] I believe that the information I have submitted is correct.

Signature Date 5/17/11

Please return this completed form to the
Greenwich Inland Wetlands & Watercourses Agency
and wait for its review before applying for a building permit

STAFF NOTES

Office Rev Date 5/19/11 Permits Required? YES NO W/Wet? N Tidal Staff DCA

Field Inv Date / / Permit Required? YES NO W/Wet? Tidal Staff

Soils Report Date / / Author Soils

Comments:

IWWA Questionnaire Revised 6/13/07 286
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR SITE PLAN AND SPECIAL PERMIT APPLICATIONS

STATE OF CONNECTICUT : Greenwich
COUNTY OF FAIRFIELD

I, Frank Napolitano, being duly sworn, do hereby certify that on __________, 2021, 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 Exhibit B. Said persons were the record owners, as of April 22, 2021 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 9-11 South Water Street, LLC at 9-11 South Water Street, Greenwich, 06830 for which applications for Coastal Site Plan and Special Permit approval have been filed with the Greenwich Planning and Zoning Commission.

__________________________________
Signature

Subscribed and sworn to before me on

__________________________________
Notary Public
EXHIBIT A

111 Mill Street, LLC
1151 King Street
Greenwich, CT 06830

Blue Mountain Partners
507 N. Main Street
Port Chester, NY 10573

Jacques & Ashley Intriere
25 Fairview Terrace
Greenwich, CT 06831

South Water Street Associates, LLC
50 Shady Lane
Greenwich, CT 06831

Slovak Gymnasium SOKOL
P.O. Box 5124
Greenwich, CT 06830

Town of Greenwich
Finance Dept.
101 Field Point Road
Greenwich, CT 06830

Bank of America
101 North Tryon St – NC1-
Charlotte, NC 28255
June 1, 2021

To Whom It may concern:

Notice is hereby given that 9-11 South Water Street, LLC has filed an application with the Greenwich Planning and Zoning Commission for coastal site plan and special permit approval for 9-11 South Water Street, Greenwich, Connecticut. This approval is sought in order to construct a two-story, mixed use, commercial/residential building on the property.

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

Sincerely,

Frank Napolitano
TOTAL LAND VALUE

SUPPORTING DATA

LAND VALUE

Supplemental Card

SOUTH WATER STREET 0009

TRANSFER OF OWNERSHIP

Tax ID 146/191

GERSCHINGh CL 9863
115 KING STREET
9-11 SOUTH WATER STREET LLC

ADMINISTRATIVE INFORMATION

TRANSMITTED 02/05/2010 Card No. 1 of 2

04-1/04/0
April 23, 2021

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

RE: Application of 9-11 South Water Street for Site Plan and Variance Approvals
For 9-11 South Water Street, Greenwich Connecticut

To Whom It May Concern:

I am the managing member of 9-11 South Water Street LLC, owner of 9-11 South Water Street, Greenwich, CT (the “Property”). Please be advised that I have authorized Law Offices of Frank Napolitano, LLC to represent me in land use approvals from the Town of Greenwich for improvements at the Property and in attendant regulatory matters relating to same.

Very truly yours,

Dale Antonik

Dale Antonik
Drainage Summary Report
9-11 South Water Street LLC

This owner is proposing to construct a 1258 square foot building with an associated drive and parking area. Originally the site was covered with 3 buildings and a driveway partially constructed with asphalt concrete and partially with Portland cement concrete. Runoff from the site flows generally overland in a westerly direction and then discharges onto South Water Street where it is accepted into an existing drainage system. Using the Rational Method, the peak 25 year rate of runoff flowing off of the site into the South Water Street drainage system for pre and post conditions were computed to be 0.44 c.f.s. and 0.61 c.f.s. respectively. It is proposed to collect the runoff from all of the new impervious surfaces and discharge it directly into the existing 18” PVC in South Water Street which has a capacity of 17 c.f.s. It should be able to adequately accept the 0.17 c.f.s. increase generated by the development. As a result we can be assured that this development will not have any adverse hydrological or hydraulic impacts on any abutting or downstream properties or drainage facilities.

To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully submitted,

Leonard M. Szczesny, P.E.
Chief Engineer

Date: December 9, 2010
PEAK 25 YR. RUNOFF TO SOUTH WATER STREET BEFORE

\[ A = 5084 \text{ S.F.} = 0.12 \text{ ACREES} \]
\[ T_c = 10 \text{ min.} \quad \text{(SEELYE CHART)} \]
\[ i_{25} = 0.4 \text{ in./hr.} \quad \text{(INTENSITY-DURATION CURVE)} \]
\[ C = \frac{2713(0.9)}{5084} + \frac{2371(0.2)}{5084} = 0.57 \]
\[ C_i = \frac{5084}{(100\%)} \]

\[ Q_{25} = C_i A = 0.57 \times 6.4 \times 0.12 = 0.44 \text{ CFS} \]

PEAK 25 YR. RUNOFF TO SOUTH WATER STREET AFTER

ALL VALUES THE SAME EXCEPT "C"

\[ C = \frac{4.276(0.9)}{5084} + \frac{808(0.2)}{5084} = 0.79 \]
\[ C_i = \frac{5084}{(100\%)} \]

\[ Q_{25} = C_i A = 0.79 \times 6.4 \times 0.12 = 0.61 \]

\[ A Q_{25} = 0.61 - 0.44 = 0.17 \text{ CFS.} \]

18" PVC (\( s = 0.037 \)) in SOUTH WATER STREET HAS A CAPACITY OF 18 CFS. SHOULD BE ABLE TO ACCEPT 0.17 CFS. INCREASE
December 16, 2010

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: 9-11 South Water Street, LLC – 9-11 South Water Street

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established proposed Grade Plane for the above referenced project to be 24.75 for a weighted first floor elevation of 25.5 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that the finished floor is less than 5 feet above grade for more than 70% of the perimeter and at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

[Signature]

Roy G. Calvert

Att.: Grade Plane Worksheet & Sketch
<table>
<thead>
<tr>
<th>10' O/S LINE</th>
<th>LOWEST ELEVATION</th>
<th>LENGTH X ELEVATION</th>
<th>CORRESPONDING FOUNDATION</th>
<th>SIDE</th>
<th>LENGTH</th>
<th>DISTANCE BELOW FIRST FLOOR</th>
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COLUMN 3 / COLUMN 1 = GRADE PLANE = 24.75

COLUMN A SEGMENTS W/ 5' DIFFERENCE / COLUMN A TOTAL: NONE

PERCENT OF PERIMETER
MORE THAN 5' BELOW FIRST FLOOR: N/A
Drainage Summary Report
9-11 South Water Street LLC

This owner is proposing to construct a 1258 square foot building with an associated drive and parking area. Originally the site was covered with 3 buildings and a driveway partially constructed with asphalt concrete and partially with Portland cement concrete. Runoff from the site flows generally overland in a westerly direction and then discharges onto South Water Street where it is accepted into an existing drainage system. Using the Rational Method, the peak 25 year rate of runoff flowing off of the site into the South Water Street drainage system for pre and post conditions were computed to be 0.44 c.f.s. and 0.61 c.f.s. respectively. It is proposed to collect the runoff from all of the new impervious surfaces and discharge it directly into the existing 18" PVC in South Water Street which has a capacity of 17 c.f.s. It should be able to adequately accept the 0.17 c.f.s. increase generated by the development. As a result we can be assured that this development will not have any adverse hydrological or hydraulic impacts on any abutting or downstream properties or drainage facilities.

To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully submitted,

Leonard M. Szczesny, P.E.
Chief Engineer

Date: December 9, 2010
PEAK 25 YR. RUNOFF TO SOUTH WATER STREET BEFORE

\[ A = 5084 \text{ acres} \]

\[ T_c = 18 \text{ min. (SEE ELYCHART)} \]

\[ i_{25} = 6.4 \text{ in/hr. (INTENSITY-DURATION CURVE)} \]

\[ C = \frac{2713 (0.9)}{5084} + \frac{2371 (0.2)}{5084} = 0.57 \]

\[ i_{25} A = 0.57 (6.4)(0.12) = 0.44 \text{ CFS} \]

PEAK 25 YR. RUNOFF TO SOUTH WATER STREET AFTER

ALL VALUES THE SAME EXCEPT \[ C \]

\[ C = \frac{4376 (0.9)}{5084} + \frac{808 (0.2)}{5084} = 0.79 \]

\[ i_{25} A = \]

\[ i_{25} A = 0.79 (6.4)(0.12) = 0.61 \]

\[ A Q_{25} = 0.61 - 0.44 = 0.17 \text{ CFS} \]

18" PVC (sz 0.037) IN SOUTH WATER STREET
HAS A CAPACITY OF 17 CFS
SHOULD BE ABLE TO ACCEPT 0.17 CFS INCREASE
8" PVC FROM SOUTHERLY BASIN

\[ A = 1690 \text{ S.F.} = 0.04 \text{ ACRES} \]
\[ c = 0.90 \text{ (IMPEVIOUS)} \]
\[ q_{25} = 6.4 \text{ in/hr (FROM PREVIOUS ANALYSIS)} \]
\[ q_{25} = c_i A = 0.9 (0.4)(0.04) = 0.23 \text{ CFS} \]
\[ Q_{\text{PIPE}} = \frac{1.486}{m} AR^{3/2} \]
\[ m = 0.013, \quad A = 0.35 \text{ S.F.} \]
\[ R = 0.17, \quad S = 0.01 \]
\[ Q_{\text{PIPE}} = \frac{1.486}{0.013} \left(0.34\right) \left(0.17\right)^{3/2} \left(0.01\right)^{1/2} = 1.2 \text{ CFS} > 0.23 \text{ CFS} \]

8" PIPE FROM NORTHERLY BASIN

\[ A = 508.4 \text{ S.F.} = 0.12 \text{ ACRES} \]
\[ c = 0.79 \text{ (FROM PREVIOUS ANALYSIS)} \]
\[ q_{25} = 6.4 \text{ in/hr (FROM PREVIOUS ANALYSIS)} \]
\[ q_{25} = c_i A = 0.79 (0.4)(0.12) = 0.61 \text{ CFS} \]
\[ Q_{\text{PIPE}} = \frac{1.486}{m} AR^{3/2} \]
\[ m = 0.013, \quad A = 0.35 \text{ S.F.} \]
\[ R = 0.17, \quad S = 0.01 \]
\[ Q_{\text{PIPE}} = \frac{1.486}{0.013} \left(0.34\right) \left(0.17\right)^{3/2} \left(0.01\right)^{1/2} = 1.2 \text{ CFS} \]

OK
Example:
Given discharge \( Q = 4.4 \) c.f.s.
friction factor \( n = 0.015 \)
slope of 0.0060' per foot
Find diameter 15 inches and
velocity of 3.5 ft. per second,
by following dashed line.

NOMOGRAPH FOR
COMPUTING REQUIRED SIZE OF
CIRCULAR DRAIN, FLOWING FULL
\( n = 0.013 \) OR 0.015

Adapted from Engineering Manual, War Department, Corps of Engineers,
Port VIII, Chap. 7, June 1955.
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<tr>
<th>Date</th>
<th>Signature of Test Conductor</th>
<th>Name of Test Conductor</th>
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I HEREBY CERTIFY THAT THE DATA CONTAINED IN THIS DEEP TEST AND PERCUTATION TEST REPORT IS TRUE AND CORRECT.

### Test Certification

**Date:** 3/04/14  
**Signature:**

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### Precipitation Data

**Date:** 7/19/12  
**Time:** 7:00

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<th>Elevation in Feet</th>
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### Water Level

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**Time:** 7:00

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### Soil Type

**Date:** 7/19/12  
**Time:** 7:00

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<th>Soil Type</th>
<th>Elevation in Feet</th>
</tr>
</thead>
<tbody>
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### Ground Elevation

**Date:** 7/19/12  
**Time:** 7:00

<table>
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### Project Address

**Date:** 7/19/12  
**Time:** 7:00

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### Engineering Name:

**Date:** 7/19/12  
**Time:** 7:00

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### Test Results

**Date:** 7/19/12  
**Time:** 7:00

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### Ground Elevation

**Date:** 7/19/12  
**Time:** 7:00

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### Soil Type

**Date:** 7/19/12  
**Time:** 7:00

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### Ground Elevation

**Date:** 7/19/12  
**Time:** 7:00

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### Engineering Name:

**Date:** 7/19/12  
**Time:** 7:00

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### Test Results

**Date:** 7/19/12  
**Time:** 7:00

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## Test Certification

I hereby certify that the data contained in this deep test and precipitation test report is true and correct.

<table>
<thead>
<tr>
<th>Date</th>
<th>Name of Test Conductor</th>
<th>Reported by</th>
<th>Signature of Test Conductor</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/7/21</td>
<td>M. Sanchez</td>
<td>E.</td>
<td>P.</td>
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### Deep Hole 

Deep hole # 4: 9 1/2 South Water Street

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<th>Duration (Min)</th>
<th>Hours MIN</th>
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### Test Results

- Elevation: 2.4
- Ground Elevation: 2.4
- Duration: 10
- Hours: 1
- Feet: 0

- Project Address: 9 1/2 South Water Street
- Engineer's Name: M. Sanchez
- Project Name: 9 1/2 South Water Street
- SOIL Test Results: 4

<table>
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<th>Duration (Min)</th>
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### Deep Hole # 4

- Elevation: 2.4
- Ground Elevation: 2.4
- Duration: 10
- Hours: 1
- Feet: 0

- Project Address: 9 1/2 South Water Street
- Engineer's Name: M. Sanchez
- Project Name: 9 1/2 South Water Street
- SOIL Test Results: 4
Design Information

Storage Capacities of CULTEC Contactor® & Recharger® Chambers — Typical Designs

Other models are available but not listed. If the following chambers do not fit your design parameters, please call CULTEC, Inc. at 1-800-4-CULTEC, Ext. 3 (1-800-428-5832, Ext. 3) for technical support.

Table 1.

<table>
<thead>
<tr>
<th>Code</th>
<th>Model</th>
<th>Overall Chamber Length - Single Piece ft.</th>
<th>Installed Chamber Length ft.</th>
<th>Chamber Length Adjustment per Run in.</th>
<th>Chamber Width ft./ft.</th>
<th>Chamber Height ft./ft.</th>
<th>Chamber Volume ft³/ft³</th>
<th>40% Void Volume ft³/ft³</th>
<th>Total Min. Retention Storage ft³/unit</th>
<th>Total Min. Retention Storage ft³/unit</th>
<th>Surface Area Required ft²/unit</th>
<th>Min. Stone Required</th>
<th>Min. Effective Depth ft.</th>
<th>Min. Center to Center Spacing (Design Unit Width) ft.</th>
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<td>76.75</td>
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<td>5.00</td>
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All calculations are based on installed chamber length. Assuming 6" stone base and 6" stone above units. Total storage retention is the minimum storage when installed surrounded in stone according to above spacing and burial recommendations. Storage volume may be increased by adding additional stone above or below the units. Other models are available, please call CULTEC's Technical Department at 1-800-4-CULTEC if you need further information and assistance.

₁ Minimum Effective Depth does not take into consideration any additional fill requirements or final grade materials above the 6" of stone above the units. Please refer to Table 2 on page 13 for total minimum depth requirements from bottom elevation to final grade.
Storm Water Quality Calculations - WQV - Water Quality Volume
As defined in Chapter 7 of the "2004 CT Stormwater Quality Manual"

WQV = Water Quality Volume

\[
WQV = \frac{(1 \text{ in})(R)(A)}{12 \text{ in/ft.}}
\]

Area = Total inflowing drainage area on and off site entering stormwater quality system as Acres
Note: See drainage area map(s)

Drainage Area in Square Feet Entering System:
\[
A = \frac{5084}{43560} = 0.1167 \text{ Acres}
\]

Percent of Impervious Cover Within Inflowing Drainage Area:
\[
l = \frac{4276}{5084} \times 100 = 84.11 \% \text{ of Impervious Area}
\]

Volumetric Runoff Coefficient:
\[
R = 0.05 + 0.009(l) = 0.8070 \text{ Coefficient}
\]

Water Quality Volume:
\[
WQV = \frac{1 \times R \times A}{12} = \frac{0.0078 \text{ Acre Feet}}{12} = 341.9 \text{ Cubic Feet Storage Required}
\]

390.88 cubic feet of storage is provided with 4 Cultec V8 HD Chambers
RESOLVED the applications of Frank Napolitano, Esq., authorized agent, for 9-11 South Water Street LLC, record owner, for a final coastal site plan and special permit, PLPZ 2014 00429 and PLPZ 2014 00430 to construct a 2,516 sq. ft. commercial/residential building with retail on the first floor and two, one-bedroom moderate income housing units on the second, parking for 7 vehicles and associated site and drainage improvements per Sections 6-13 through 6-15, 6-17, 6-101, 6-110, 6-111, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,084 sq. ft. property located at 9-11 South Water Street in the LBR-2 zone as shown on a site plan prepared by S.E. Minor & Co., Inc., last revised 07/03/14 and unnamed architectural plans dated 10/10/09.

Dear Mr. Napolitano:

At a regular meeting held on September 9, 2014 the Planning and Zoning Commission considered the above referenced applications and took the following action:

Upon a motion to approve the final site plan and special permit modifications, made by Mr. Maitland and seconded by Mr. Brooks, the following resolution was adopted. (Voting in favor on this item: Mssrs. Heller, Maitland, Brooks, Levy and Mrs. Alban);

Whereas the Commission held a public hearing on 9/9/14 and took all testimony required by law; and

Whereas the applicant requested a final site plan and special permit approval to construct a building of 2,516 sq. ft., to include retail/commercial (Use Group 8) on the first floor and two moderate income housing units on the second floor, 7 parking spaces including 1 handicap space, drainage structures and retention of retaining walls, per Sections 6-13 through 6-15, 6-17, 6-101, 6-103, 6-110(g), 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,084 sq. ft. property located at 9 South Water Street in the LBR-2 zone; and
Whereas the property is a vacant lot located across the street from the Byram River, one property off the corner of South Water and Old Mill Road in Byram; and

Whereas the first floor retail floor space would comprises 1,258 square feet (944 sq. ft. usable); and

Whereas the use of the first floor would comply with Section 6-103 (E) of the BZR that states, “Except for access to and egress from upper floor permitted uses, uses on the ground floor shall be limited to uses listed in Use Group 8, except for Sales Agencies of real estate, employment, insurance or travel Firms which are not permitted on first floor of the LBR zones. These uses are considered office uses and not retail uses. Other Group 8 uses shall occupy not less than 75% of the floor area of the largest floor of the building”; and

Whereas the second floor use is proposed as two, one-bedroom apartments although the Commission finds that from a parking standpoint they are considered two bedroom units under Section 6-155 because the TV den counts towards the parking demand. The total floor area of the second floor is 1,258 sq. ft; and

Whereas both units will be moderate income units pursuant to Section 6-110(g); and

Whereas the Commission notes that the Zoning Board of Appeals granted variances of rear and side yard setbacks, lot coverage and required parking at their 9/23/11 meeting with the condition that the first floor be limited to Use Group 8 and the second floor be limited to two, one-bedroom units; and

Whereas the Commission notes that there would be no objection from the Commission if the applicant chooses to return to the Zoning Board of Appeals to request a second bedroom in each unit and further notes that there is no difference in the parking demand between a one-bedroom and two-bedroom unit; and

Whereas the Commission notes that the applicant has provided a plan showing 7 parking spaces including 1 handicapped space; and

Whereas per Section 6-185, the surface parking spaces are all dimensioned as 9’ x 18’ except for the end spaces, which are shown as 10’ wide. The width between parallel parking spaces for 90 degree parking spaces is 23’; and

Whereas one large curb cut on South Water Street is proposed; and

Whereas the applicant provided a Drainage Summary Report, prepared by S.E. Minor dated 12/9/10, that describes the proposed stormwater plan to mitigate the increase in impervious surface; and

Whereas the water will flow off the property where it will be captured by the Town system on South Water Street; and

Whereas the Commission notes that the ARC reviewed this proposal; and

Whereas the Commission finds that the plan complies with Sections 6-15, 6-17, and 6-110(g), 6-104, 6-155 (parking), 6-158, 6-185 (Site Plan), and 6-205; and
THEREFORE BE IT RESOLVED THAT the applications of Frank Napolitano, Esq., authorized agent, for 9-11 South Water Street LLC, record owner, for a final coastal site plan and special permit, PLPZ 2014 00429 and PLPZ 2014 00430 to construct a 2,516 sq. ft. commercial/residential building with retail on the first floor and two, one-bedroom moderate income housing units on the second, parking for 7 vehicles and associated site and drainage improvements per Sections 6-13 through 6-15, 6-17, 6-101, 6-110, 6-111, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,084 sq. ft. property located at 9-11 South Water Street in the LBR-2 zone as shown on a site plan prepared by S.E. Minor & Co., Inc., last revised 07/03/14 and unnamed architectural plans dated 10/10/09 are hereby approved with modifications.

The applicant must setup a meeting with Staff to provide the documentation for Zoning Permit sign-off:

1. A Declaration of Restrictions stating the covenants and restrictions that will run with the land for all current and future owners of two units pursuant to Section 6-110(g) (Moderate Income Housing) of the Building Zone Regulations should be provided for review. Prior to issuance of any C.O., the Declaration will need to be filed on the Greenwich Land Records.
2. A construction phasing plan should be submitted to accompany the soil and erosion control plan. The number of trucks loads per day for the fill should be included – and the access point for the vehicles should be included.
3. A photometric plan should be submitted.
4. The location and noise specifications of any mechanical equipment should be submitted.
5. A planting plan shall be provided.
6. Parking spaces (#6 and #7) should be reserved for residential use only, which leaves 4 spaces on-site for the retail use on the first floor.
7. The proposed lot coverage must be shown on the plans.

Sincerely,

Katie DeLuca, AICP
Acting Director of Planning and Zoning
PLANNING AND ZONING - LAND USE DEPARTMENT

TO: Jodi Couture, Zoning Enforcement Officer
    Bill Marr, Building Official

FROM: Katie DeLuca, Director of Planning & Zoning/Town Planner
      Adam Pisarkiewicz, Planner I

DATE: May 3, 2017

RE: Zoning Permit Issuance
    9-11 South Water Street
    PLPZ201400429,430
    Final Coastal Site Plan & Special Permit
    9-11 South Water Street, LLC

    New mixed-use building (2 moderate income units above retail space), parking,
    drainage and site improvements

Please find the site development plans prepared by S.E. Minor & Co. Inc., last revised on 9/6/2016,
unnamed architectural plans last revised on 7/1/2011, and architectural elevation plans prepared by Shoreline
Design Group LLC, last revised on 8/8/2016, depicting the construction of a commercial/residential
building with retail on the first floor and two, one-bedroom moderate income housing units on the second,
parking for 7 vehicles and associated site and drainage improvements on a 5,084 sq. ft. property located in the
LBR-2 zone.

Planning & Zoning staff has no objection to the issuance of zoning permits for the proposed
improvements subject to the following conditions:
1. ZEO shall confirm compliance with all relevant sections of the Building Zone Regulations.
2. All required permits shall be issued by the Sewer Department prior to any demolition or the issuance
   of a building permit.
3. Parking spaces #6 and #7 shall be reserved for residential use only,
4. Soil and Erosion controls shall be installed and remain intact for the duration of the project.
5. The Town of Greenwich-Standard Construction Notes for Site and Subdivision Plans are conditions
   that must be met.
Prior to the issuance of a certificate of occupancy, the applicant must make an appointment with the Planner and shall submit the following:

1. Four (4) copies of a location improvement survey that depicts as-built conditions from a Surveyor Registered in the State of Connecticut shall be submitted and approved by Planning & Zoning after construction is complete.

2. Four (4) copies of as-built architectural plans from an architect registered in the State of Connecticut.

3. The Declaration of Restrictions stating the covenants and restrictions that will run with the land for all current and future owners of two units pursuant to Section 6-110(g) of the Building Zone Regulations shall be filed on the Greenwich Land Records. Planning & Zoning must receive three (3) copies of the filed Declaration.

4. The Drainage Easement and map shall be filed on the Greenwich Land Records and three (3) filed copies of each be submitted to Planning & Zoning.

5. The Operations and Maintenance Plan Report must include the following for Certificate of Occupancy:
   i. The final completed Stormwater Management Practices Maintenance Declaration
   ii. The final completed Exhibit A, and B
   iii. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

6. One (1) set of digital copies (on CD) of as-built plans, reports and all other pertinent information required for DPW-Engineering review shall be submitted.

7. Planning & Zoning staff shall inspect the as-built conditions to verify compliance with the Planning & Zoning Commission approvals.
REVIEWS provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details”, and the Engineering Division’s “Drainage Manual”. Reviews are based upon the information and maps provided.

No documents for review shall be submitted directly to the Engineering Division. Documents submitted directly to the Engineering Division will not be reviewed. The Engineering Division will only review documents submitted by the staff of the Planning & Zoning Commission and Inland Wetlands & Watercourses Agency.

COMMENTS AND RECOMMENDATIONS:

☐ Re-Submit for Review ☐ Re-Submit Prior to Issuance of Building Permit ☑ Don’t Re-Submit


2. The drainage easement and map needs to be approved by the Law Department and P&Z. It is recommended that the easement and map be filed on the Land Records prior to a building permit unless acceptable to P&Z that it be completed before a Certificate of Occupancy.

3. The final Stormwater Maintenance Plan, Stormwater Maintenance Log, and Maintenance Declaration must be submitted prior to the issuance of a Certificate of Occupancy.

4. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
PROJECT # 11-5(D)       SITE PLAN/SUBDIVISION# PLPZ201400429,430       SHEET 1 OF 1

REVIEWED FOR: Planning & Zoning

TITLE OF PLAN REVIEWED: 9-11 South Water Street

ORIGINAL PLAN DATE: 03/06/2014 LATEST REVISION DATE: 09/06/2016

DATE RECEIVED BY ENGINEERING DIVISION: 09/12/2016

REVIEWED BY: Scott Marucci
Senior Civil Engineer

APPROVED BY: James W. Michel, P.E.
Deputy Commissioner

DATE: 9/19/16

Reviews provided by the Engineering Division are for compliance with the Town's “Roadway Design Manual and Standard Construction Details”, and the Engineering Division's “Drainage Manual”. Reviews are based upon the information and maps provided.

No documents for review shall be submitted directly to the Engineering Division. Documents submitted directly to the Engineering Division will not be reviewed. The Engineering Division will only review documents submitted by the staff of the Planning & Zoning Commission and Inland Wetlands & Watercourses Agency.

COMMENTS AND RECOMMENDATIONS:

☐ Re-Submit for Review ☐ Re-Submit Prior to Issuance of Building Permit ☑ Don't Re-Submit

2. The drainage easement and map needs to be approved by the Law Department and P&Z. It is recommended that the easement and map be filed on the Land Records prior to a building permit unless acceptable to P&Z that it be completed before a Certificate of Occupancy.
3. The final Stormwater Maintenance Plan, Stormwater Maintenance Log, and Maintenance Declaration must be submitted prior to the issuance of a Certificate of Occupancy.
4. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
ENGINEERING DIVISION – DEPARTMENT OF PUBLIC WORKS

PROJECT # 11-5(D)  SITE PLAN/SUBDIVISION# PLPZ201400429.430  SHEET 1 OF 1

REVIEWED FOR:  Planning & Zoning

TITLE OF PLAN REVIEWED:  9-11 South Water Street

ORIGINAL PLAN DATE:  03/06/2014  LATEST REVISION DATE:  08/18/2016

DATE RECEIVED BY ENGINEERING DIVISION:  08/18/2016

REVIEWED BY:  

[Signature]
Scott Marucci
Senior Civil Engineer

DATE:  8/26/16

APPROVED BY:

[Signature]
James W. Michel, P.E.
Deputy Commissioner

DATE:  8/31/16

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details”, and the Engineering Division’s “Drainage Manual”. Reviews are based upon the information and maps provided.

No documents for review shall be submitted directly to the Engineering Division. Documents submitted directly to the Engineering Division will not be reviewed. The Engineering Division will only review documents submitted by the staff of the Planning & Zoning Commission and Inland Wetlands & Watercourses Agency.

COMMENTS AND RECOMMENDATIONS:

☐ Re-Submit for Review  ☒ Re-Submit Prior to Issuance of Building Permit  ☐ Don’t Re-Submit

2. The plan needs a callout for the reinforced concrete driveway entrance.
3. The plan needs a callout for granite curb along the entire lot frontage.
4. The plan needs a callout for concrete sidewalk to be installed on both sides of the driveway to the property lines.
5. The plan needs to include details for Town of Greenwich granite curb, concrete sidewalk, reinforced concrete driveway, etc.
6. The drainage easement and map needs to be approved by the Law Department and P&Z. It is recommended that the easement and map be filed on the Land Records prior to a building permit unless acceptable to P&Z that it be completed before a Certificate of Occupancy.
7. A draft copy of the Stormwater Maintenance Plan, Stormwater Maintenance Log, and Maintenance Declaration must be submitted prior to a building permit.
8. The final Stormwater Maintenance Plan, Stormwater Maintenance Log, and Maintenance Declaration must be submitted prior to the issuance of a Certificate of Occupancy.
9. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.