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: 1 Byram Road (0 West Putnam Avenue)  Tax ID: 04-45526/5
Property Owner: Town of Greenwich  Address: 101 Field Point Road
Email: gotrust0909@aol.com  Cell Phone: 203 570 6343  Other Phone: 203-661-6343
Applicant: Greenwich Preservation Trust  Address:  ""  
Email: gotrust0909@aol.com  Cell Phone: 203 570 6343  Other Phone:  ""
Authorized Agent: Jo Conboy  Address:  ""
Email:  ""  Cell Phone:  ""  Other Phone:  ""

Select One: [ ] Pre-Application  [ ] Final
Zone(s): R-6  Lot Area: 9807 (Carr map 6269)

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 Port Chester (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>Category</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>□ Re-Construction</td>
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pzSitePlanApp 2020
Application Signature Page

Property Address: 1 Byram Road

Tax ID: 04-4525/5

Property Owner 1: Town of Greenwich

Address: 101 Field Point Road

Email: ___________ Cell Phone: ___________ Other Phone: ___________

Signature: GPT Agent: ___________

Date: 10/29/2021

Vice Chairman: ___________

Property Owner 2: ___________

Address: ___________

Email: ___________ Cell Phone: ___________ Other Phone: ___________

Signature: ___________

Date: ___________

Property Owner 3: ___________

Address: ___________

Email: ___________ Cell Phone: ___________ Other Phone: ___________

Signature: ___________

Date: ___________

Property Owner 4: ___________

Address: ___________

Email: ___________ Cell Phone: ___________ Other Phone: ___________

Signature: ___________

Date: ___________

Applicant: ___________

Address: ___________

Email: ___________ Cell Phone: ___________ Other Phone: ___________

Signature: ___________

Date: ___________

Authorized Agent: ___________

Email: gpttrust0900@aol.com

Address: P.O. Box 4719 Greenwich 06831

Cell Phone: 203-570-6843

Signature: ___________

Date: 10/29/2021
Pre-Application Review Checklist

Property Address: ___________________________ Tax ID: ___________________________

Anticipated Type of Application: ___________________________

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

Please check the items submitted below:

☒ 1. Completed Application Form.

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

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

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

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

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

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

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

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Applicant’s Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b

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

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

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

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

Property Address: 1 Byram Road
Anticipated Type of Application: site plan application to restore & renovate & add parking spaces

Property Owner 1: Town of Greenwich
Address: 101 Field Point Rd
Tax ID: 04-4525/3
Date: 10/29/2021

Property Owner 2:
Address:
Signature:
Date:

Property Owner 3:
Address:
Signature:
Date:

Property Owner 4:
Address:
Signature:
Date:

Applicant: Greenwich Preservation Trust
Address: P.O. Box 4719 Greenwich 06831
Date: 10/29/2021

Authorized Agent: Greenwich Preservation Trust (Lessees)
Signature: Vice Chairman
Certificate of Mailing

An affidavit pursuant to Sec. 6-14(a)(16), certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property. For projects which require preliminary review by the Conservation Commission, the notice shall be sent by the applicant two weeks prior to any scheduled hearing date by the Conservation Commission.

Submit the Following for All P+Z Applications:

EXHIBIT A

A schedule of names and addresses shown on a GIS map with lot lines indicating the location of the notified property owners. (This may be obtained from the GIS Office in Town Hall, Ground Floor)

EXHIBIT B: Sample notification letter

To whom it may concern:

Notice is hereby given that (name of the applicant) has filed an application with the Town of Greenwich Planning and Zoning Commission for (type of application) approval for (address).

This application (give a brief description of the proposed project).

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

Signature
Affidavit of Notification of Application for Rezoning / Special Permit / Site Plan / Subdivision Applications

(State of Connecticut) : Greenwich

(County of Fairfield)

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

Subscribed and sworn to
Before me on

__________________________
Notary Public
THOMAS LYON HOUSE: Project Narrative

November 2, 2021

This narrative accompanies documents pertaining to proposed site improvements at the Thomas Lyon House at 1 Byram Road, Greenwich, CT, signed by the Architect 7/21/2021, as submitted to Greenwich Planning and Zoning for initial review and comment.

A. Existing Conditions
Greenwich Preservation Trust (GPT) has provided necessary maintenance to the subject property with the understanding that the house would likely be relocated to the Dorothy Hamill parking lot. Recent developments concerning the skating rink indicate that moving the house to that area is no longer in best interest of preservation or community use. In light of that, GPT undertook a new study whereby the house would be restored in place, with improvements to the site that will allow greater public access, safety, security, and longevity of the structure. Subsequent to a site meeting March 24, 2021 with Planning + Zoning, and representatives of the Greenscape subcommittee, GPT prepared and submitted plans as described in the following sections.

B. Proposed Site Improvements
1) Existing Zoning compliance to remain. No changes to setbacks, open space, floor area, or height are proposed. Alterations that affect the degree of conformity to existing Zoning are neither proposed, nor anticipated.

2) GPT proposes to construct parking for up to 6 cars including handicap parking at the north side of the house. Minimal grading within the lot boundaries will maintain the vehicular access at the existing curb cut on Route 1. The surface of the parking area will be constructed of permeable concrete pavers that allow grass to grow in the voids while providing full rain water drainage on site. No drains, subsurface piping, or street connections, are required.

3) GPT proposes that the grounds immediately surrounding the Lot be cleared of undergrowth and other natural debris, restoring the site to conditions recorded during the 1930's and 1940's when the area was being maintained. This work will be performed in cooperation with the Greenscape subcommittee recommendations.

GPT proposes two additional items for future work, shown on submitted plans, subject to approval:
4) Retaining walls, grading, paths and steps to provide pedestrian access to the Thomas Lyon House from the Dorothy Hamill skating rink parking area.
5) Restoration of lot line fencing to a design more appropriate to the historical record of the house.

C. Proposed Building Interior Improvements
GPT proposes to construct a new ADA compliant restroom in place of a 20th century washroom on the first floor.

D. Proposed Use:
GPT intends to open the house to the public on a limited basis as:
1) A historical study center for vernacular construction;
2) As a key element of the CT Freedom Trail;
3) As a repository for Lyon Family history and artifacts;
4) As a meeting house for local non-profit organizations.

Norm Davis, Architect
Technical Adviser, Greenwich Preservation Trust
Sick time to my house
in NH at 00:51

Parcel ID # 09-1634
Athletic Group
15 NE Industrial RD
Phantom 5 at 04-45/4

Town of Greenwich
100 Field Point Road
Greenwich CT 06830

Lot 4 03-48 23
Lot 02 03-48-47 15
Lot 04-45 10

7020 3160 0002 2841 6613

7020 3160 0002 2841 6606
November 18, 2021

Greenwich Preservation Trust
PO Box 4719
Greenwich, CT 06831

The Thomas Lyon House
0 West Putnam Avenue
Greenwich, CT 06831

To Whom it May Concern:

This letter is to inform you that the Greenwich Preservation Trust has filed a preliminary site plan application to develop, restore-in-place and create six parking spaces to the present site at 0 West Putnam Avenue, also identified as Parcel ID #04-4525/S by the Tax Assessor's Office.

This property is the site of the historic Thomas Lyon House which was first constructed circa 1690 by Thomas Lyon, Jr., son of Thomas Lyon, grandson-in-law to Governor John Winthrop. This house is also the site of the early abolitionist movement in the Town of Greenwich. The Greenwich Preservation Trust is an entity established for the exclusive purpose of educating and advocating for the preservation of historic and cultural resources in the Town of Greenwich.

The application submitted by the Greenwich Preservation Trust will be available on file at the Planning and Zoning Office at 101 Field Point Road, Greenwich, CT 06830.

Should you have any questions about the application, please call Chairwoman Jo Conboy at 203-570-6343 or email at info@greenwichpreservationtrust.org.

Kind Regards,

Andrew R. Melillo,
Co-Vice Chairman
Greenwich Preservation Trust
203-273-2595
Certified Mailing List

0 West Putnam Avenue
(1 Byram Road)
Greenwich, CT 06831

1) Parcel ID# 03-4512/S
   Town of Greenwich
   c/o Finance Department
   101 Field Point Road
   Greenwich, CT 06830

2) Parcel ID# 03-4544/S
   Town of Greenwich
   c/o Finance Department
   101 Field Point Road
   Greenwich, CT 06830

3) Parcel ID# 04-4512
   Town of Greenwich
   c/o Finance Department
   101 Field Point Road
   Greenwich, CT 06830

4) Parcel ID# 09-1634
   Alliance Energy Group
   15 NE Industrial Road
   Branford, CT 06405-2844
State of Connecticut
Department of Motor Vehicles

Verify Registration

Step 2 of 2: Registration Results.

Our search returned the following registration information:

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<th>Class</th>
<th>Usage</th>
<th>Expiration</th>
<th>Registration disposition</th>
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<td>Regular</td>
<td>06/13/2024</td>
<td>Cancelled (11/11/2021)</td>
</tr>
</tbody>
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If you want to receive your future registration renewal invitations via email, submit your email address. (/Customer/EditCustomerEmail)

© 2021 CT.GOV | Connecticut's Official State Website

New address:

10 Glenville Street
#205
Greenwich, CT 06831

RECEIVED
NOV 19 2021
ASSESSOR'S OFFICE
TOWN OF GREENWICH, CT
Verify Registration

Step 2 of 2: Registration Results.

Our search returned the following registration information:

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<td>Regular</td>
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<td>Cancelled (11/11/2021)</td>
</tr>
</tbody>
</table>

If you want to receive your future registration renewal invitations via email, submit your email address. (/Customer/EditCustomerEmail)

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New address:

10 Glenville Street
#205
Greenwich, CT 06831

RECEIVED
NOV 19 2021
ASSESSOR'S OFFICE
TOWN OF GREENWICH, CT
TOWN OF GREENWICH C/O FINANCE DEPT

ARRTISTATIVE INFORMATION
PARCEL NUMBER 04-4525/S
Parent Parcel Number 04-4008/S
Property Address WEST PUTNAM AVENUE 0000
Neighborhood 122030 CHICKAMINY 2
Property Class 750 Exempt Residential
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 04
Section & Plat 038
Routing Number 907380073

VALUATION RECORD

Assessment Year 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 10/01/2020 10/01/2021

VALUATION
Market
L 419800 419800 419800 419800 419800 419800 419800 418200
B 83300 83300 83300 83300 83300 83300 89600
T 503100 503100 503100 503100 503100 503100 503100 507800

70% Assessed
L 293860 293860 293860 293860 293860 293860 293860 292740
B 58310 58310 58310 58310 58310 58310 58310 62720
T 352170 352170 352170 352170 352170 352170 352170 355460

LAND DATA AND CALCULATIONS

Land Type Rating Measured Table Prod. Factor Influence Value
Size or Right of Way -or- Actual Effective Effective or- -or- Rate Adjusted Rate Extended Value Factor Value
Frontage Frontage Depth Square Feet
0.2300 1.00 2273043.00 2273043.00 522800 B -20% 418200

CEMP: 6270
MHT: MRM - Thomas Lyon House, c. 1695
MRGE: Merged in 04-4008/S per Vol 5331, Pg 59. RCS - 3/20/07.
SALE: Notes Related to Transactions-see deed 5331 pg 59 building
fr 04-4008/S deeded to T0G 04-4525/S.) c/c's done for
2003,4,5,6 on parcel 04-4008/S
#62994/62996/63003/pb63696. LC 03/1/07.

Supplemental Cards

TOTAL LAND VALUE 418200

Supplemental Cards

TRUE TAX VALUE 418200
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**Exterior Features**

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<td>0 Bmt Garage</td>
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<tr>
<td>Ext Features</td>
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**SUB-TOTAL ONE UNIT**

| 259705 |

**SUB-TOTAL O UNITS**

| 259705 |

**GRADE ADJUSTED VALUE**

| 298660 |

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**SPECIAL FEATURES**

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**SUMMARY OF IMPROVEMENTS**

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Appraiser/Date: TOC 10/01/2015  
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Neighborhood: Neigh 122030 AV  
Total Improvement Value: 89600