

**RICHARD P. COLBERT**  
Attorney at Law

195 Church Street, 15th Floor  
New Haven, CT 06510  
T: (203) 977-7375 F: (203) 399-5876  
rpolbert@daypitney.com

December 20, 2021

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

Re: Application of Chabad Lubavitch of Greenwich  
270 Lake Avenue

Dear Commissioners:

Our firm represents Rockridge Partners L.P. (“RRP”), and its General Partner, Alan Breed of 34 Rockridge Avenue. Mr. Breed recently signed a purchase and sale agreement on behalf of RRP to purchase 270 Lake Avenue from Carmel Academy, Inc. Pursuant to the agreement, RPP will purchase the property from Carmel Academy and assume the existing lease of Chabad Lubavitch of Greenwich. That brief ten (10) month lease commenced on September 1, 2021 and ends on June 30, 2022. The Chabad lease does not provide tenant any option to renew or extend. In addition, there is no other agreement at this time for the extension of Chabad’s lease by Carmel Academy or RRP.

Accordingly, if Chabad’s application is approved I respectfully request that it should be conditioned upon the expiration of such approval as of June 30, 2022, time being of the essence.

Very truly yours,

*/s/ Richard P. Colbert*

Richard P. Colbert

RPC

cc: Jacqueline O. Kaufman, Esq.  
Alan Breed