



73 ARCH STREET • GREENWICH, CT 06830 • (203) 629-1828 tel • (203) 629-2629 fax

January 20, 2022

Ms. Margarita T. Alban, Chairperson
Ms. Bianca Dygert
Planning & Zoning Commission
Town of Greenwich
101 Fieldpoint Road
Greenwich, CT 06830

RE: PLPZ 202100363, 8 & 10 Lewis Street, KYMA Greenwich & MH Cohen Realty, LLC

Dear Ms. Dygert, Ms. Alban and Commission Members,

We would like to take this opportunity to follow up on our letter of November 22, 2021 to address supplemental information that has been provided to you by the Applicant, namely the Traffic Study performed by m The Chazen Companies dated 11/23/21, which was then reviewed by the Traffic Consultant Beta Group, Inc.

We refer to our letter of November 22, 2021 that contains pictures of the public parking lots serving 8 and 10 Lewis Street. As you can see, even without the current existing gym in use, the parking lots that would be serving this new use are already at capacity. We are concerned that neither the Chazen report on traffic nor the applicant's parking analysis accurately reflects the fact that there is no existing public parking to support this proposed use. Beta's peer review notes, and DPW has required as a condition of approval, that the applicant provide a "comparison of parking generation for various times of the day for the existing and proposed land uses would also be helpful to assess the anticipated change in intensity for the site." As you can see from our pictures, the "Total Required Parking If Were Not Exempt" number in the parking analysis of 169 spaces cannot be accommodated.

We urge staff and the Commission to focus on Beta's parking concerns, and to consider carefully our testimony as to the use of parking spaces, even when the gym was operating. This proposed use is a much higher intensity use than that has been historically and previously experienced on Lewis Street and will be a detriment to patrons, residents and current businesses. We would like our letter of November 22, 2021 to be circulated to the Commission members and reviewed again in light of Beta's questions and request for follow up from Chazen and the applicant, and we urge the Commission to deny this application in its current form.

Respectfully,

A handwritten signature in black ink, appearing to read 'Claudia Leitenberger', is written over a light blue horizontal line.

Claudia Leitenberger
ATC LLC
As agent for
39 Lewis Street LLC