Site Plan Application

Property Address: 1 Sue Mertz Way  
Property Owner: Town of Greenwich  
Tax ID: 03-4533 and 03-4544

Email: ___________________________  Cell Phone: ___________________________  Other Phone: ___________________________

Applicant: Alan Monelli  
Address: 101 Field Point Road

Email: alan.monelli@greenwichct.org  
Cell Phone: ___________________________  Other Phone: 203-622-7743

Authorized Agent: Alan Monelli  
Address: 101 Field Point Road

Email: alan.monelli@greenwichct.org  
Cell Phone: ___________________________  Other Phone: 203-622-7743

Select One: Pre-Application  Final

Zone(s): R-6  
Lot Area: 11.63 Acres and 1.79 Acres

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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**THIS SITE PLAN INVOLVES:**
- [ ] Additions  
- [ ] Alterations  
- [X] Demolition  
- [X] Re-Construction
**Application Signature Page**

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<tr>
<td>Email:</td>
<td>alan.monelli</td>
<td>Cell Phone:</td>
<td>Other Phone: 203-622-7743</td>
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Pre-application Review Checklist

**Property Address:** 1 Sue Mertz Way

**Tax ID:** 03-4533 and 03-4544

**Anticipated Type of Application:** Site Plan 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 Ct. 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 Sue Mertz Way
Tax ID: 03-4533 and 03-4544
Anticipated Type of Application: Site Plan Application

Property Owner: Town of Greenwich
Address: 101 Field Point Road
Signature:
Date:

Property Owner 2: ____________________________
Address: ____________________________
Signature: ____________________________
Date: ____________________________

Property Owner 3: ____________________________
Address: ____________________________
Signature: ____________________________
Date: ____________________________

Property Owner 4: ____________________________
Address: ____________________________
Signature: ____________________________
Date: ____________________________

Applicant: Alan Monelli
Address: 101 Field Point Road
Signature: ____________________________
Date: ____________________________

Authorized Agent: Alan Monelli
Address: 101 Field Point Road
Signature: ____________________________
Date: ____________________________

pzSec7-159bCGS 2020
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.

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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
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 filled with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to
Before me on

_______________________________________________
Notary Public
Dorothy Hamill Skating Rink – Replacement Project

Second Pre-Application Narrative

This is the second application submitted for pre-application concerning the project to replace the Dorothy Hamill Skating Rink.

The narrative that was part of the first application contains the rink history and the proposed plan to swap the position of new skating rink with Strazza Field to allow the current rink to be in use while the new rink is constructed. Once the new rink becomes operational, the old rink will be demolished, and Strazza Field* will be reoriented and placed in that area of the park.

Alternate Location Proposal

The plan being presented in this pre-application is to place the new rink in the same location as the existing rink building.

There have been no changes to the proposed floor plan or building shape from the last application, Exhibit 1.

In this proposal the building will be placed near its current location along the south property line. It will sit back from Sue Merz Way to create a building entry plaza which will also serve as the curb side pick up and drop off. The rink service road will be placed on the north side of the proposed building location. Exhibit 2.

To make the building totally ADA accessible, the current ground elevation of the existing rink, which is approximately 6’ higher than the road, will be dropped in elevation so that the new building and the existing parking lot are near the same elevation. Exhibit 3.

This will push the current elevation change from the north side of the existing building to along the south property line. Lowering the rink elevation will also lower the serpentine walking path from Western Middle School to the rink.

The one issue with this plan is that the ballfield’s right field foul line will be cut from 280’ to 250’. For any 90’ baseball diamond to be utilized by any age group, the outfield distance needs to be 300’. This allows full scheduling across all available diamonds by any age group.

Exhibit 4 shows Strazza Field in the same location but turned in orientation 180 degrees. As such the field can sit more easterly in the park allowing for the outfield to be a full 300’. Further the reorientation of home plate is better situated for the reduction of sun glare. The rink service road on the north side of the building can now be repositioned and constructed as a pervious surface access way to service both the rink and the ball field.

With the reorientation of Strazza Field as shown in Exhibit 4, the previously presented new access road from Western Junior Highway can now be positioned more towards the south following the line of the existing ravine between Western Junior Highway and the park as shown in Exhibit 5.

As discussed in the first pre-application, the proposed road would be the main access into the park. It would be a two-lane road with the existing Sue Merz Way redesigned as a pedestrian walkway and a single lane road that will be used as a one-way access into the park.
Exhibit 6 is an aerial view of this alternate location proposal.

Exhibit 7 is the location drawing from the first pre-application.

Exhibit 8 is an aerial view of the location drawing from the first pre-application.

Exhibit 9 is an aerial view of both locations.

Other Items of Interest

At the December presentation of the first pre-application, the Planning & Zoning Commission asked that DPW answer or engage in several other items. The status of these are as follows:

1. Environmental contamination from the rink operations – DPW will be underperforming coring around the exterior of the rink building to sample soils to determine present conditions.

2. DPW will be hiring a Traffic Engineer to analyze the traffic conditions at the current site. It is important that this be undertaken prior to the end of the current hockey season.

3. What is the right size ice surface for Greenwich’s rink? A regulation ice rink surface is 200 feet by 85 feet. This is the standard size for professional NHL teams, college teams, high school teams and youth teams. It’s also the proper size for figure skaters. Today’s Dorothy Hamill rink at 185 feet long is less than regulation size. This shorter length affects the conditions for figure skaters and hockey players who are accustomed to the regulation size found at most rinks. A European/Olympic size rink is wider at 200 feet by 100 feet. This wider rink is not common in the USA. Rink dimensions are similar to baseball and football fields. Our youth and high school athletes play on Major League Baseball 90’ base path fields and NFL 100-yard long football fields. The appropriate size for Greenwich is the standard regulation 200’ x 85’.

4. Is any of the ice time allocated to non-Greenwich users? No. The largest allocations of ice time starting with the largest are the youth teams from the Greenwich Skating Club, public sessions, the Greenwich Skating School offered by our Parks & Recreation Department, Greenwich Cardinal Youth hockey, and Greenwich High School. These five Greenwich user groups represent 94% of the ice sessions in the current year. The rink does not provide ice time to non-Greenwich groups and does not host tournaments of out-of-town teams.

5. Keeping the ice rink in its current location will force the closure of the existing rink until construction is complete. This period of time can be anywhere from 28-34 months. To accommodate the skating user groups, the Town and the user groups will have to come up with a temporary solution to offset the loss of ice time.

*There are only six 90’ baseball diamonds in Town and Strazza Field is one of them. The existing 90’ diamond at Western Middle School has been taken out of use due to contamination issues cutting the total number of available 90’ diamonds to five. P&R cannot operate the baseball program with less than five 90’ diamonds. Any plan to that involves Strazza Field will have to sequence with the remediation of the Western Middle School diamond.
AFFIDAVIT OF NOTIFICATION

I, Steven O’Hurley, being first duly sworn, do hereby certify that on 1/26/22, 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 Exhibit B. Said persons were the record owners, as of 1/14/2022 as shown on the Town Tax Assessor’s Office records of property abutting (as said term is defined in Sec. 6-14(a) (3) of the Greenwich Building Zone Regulations) the property belonging to The Town of Greenwich for which the application to the Building Department was delivered to said agency.

______________________________
Signature

Subscribed and Sworn to before me on this 26th day of January 2023

______________________________
Dana L. Arnold
Connecticut Notary Public
My Commission Expires September 30, 2023
DEPARTMENT OF PUBLIC WORKS
Building Construction & Maintenance Division

To Whom It May Concern:

January 25, 2022

Notice is hereby given that The Town of Greenwich has filed a Pre-Application to the Planning and Zoning Commission for the replacement of the existing Town skating rink on the property located at 1 Sue Merz Way.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at

Alan Monelli
Superintendent of Buildings
04-2122/S
191 HENRY STREET LLC
191 HENRY STREET
GREENWICH, CT 06830
04-1876/S
21 BYRAM RD LLC
1 CASTLE LANDING
RYE BROOK, NY 10573
04-1843/S
530 LOCUST AVENUE LLC
136 LINCOLN AVENUE
PURCHASE, NY 10577

04-1118/S
BOUBOULIS DENIS
20 CARRINGTON DRIVE
GREENWICH, CT 06831
04-1861/S
BYRAM HOLDINGS LLC
PO BOX 295
NEW FAIRFIELD, CT 06812
04-1607/S
CARRIERO LOIS & CARMEN
47 BYRAM ROAD
GREENWICH, CT 06830

04-1872/S
CARROLL LINDA R
25 SHERMAN AVE
GREENWICH, CT 06830
04-2404/S
CASTILLO ANA
6 SHERMAN AVE-UN 2
GREENWICH, CT 06830
04-2123/S
CONBOY MARGARET E
190 HENRY STREET-UNIT A
GREENWICH, CT 06830

04-1073/S
DIAZ GONZALO & ROSICELA
10 SHERMAN AVENUE
GREENWICH, CT 06830
04-2374/S
DONNELLY PATRICK &
123 OLD LYME RD
PURCHASE, NY 10577
04-2399/S
ETINGER AMY R & WIENER
188 HENRY STREET UNIT B
GREENWICH, CT 06830

04-2056/S
FINA-SHEA SHERYL
8 SHERMAN AVE
GREENWICH, CT 06830
04-1716/S
FLORA LIRA & JOAO W/S
99 PEMBERWICK ROAD
GREENWICH, CT 06830
04-1403/S
GABRIEL PAMELA & ROBERT
21 RICHMOND HILL ROAD
GREENWICH, CT 06830

04-1865/S
GRABOWSKA MARGARET
189 HENRY STREET
GREENWICH, CT 06830
04-1599/S
GREENWICH PLACE L/CAL
850 CASSATT RD STE300
BERWYN, PA 19312
04-2406/S
GROMACKI LAURA L
12 SHERMAN AVE - #2
GREENWICH, CT 06830

04-1075/S
HERRMANN KENNETH R &
14 WALNUT STREET
COS COB, CT 06807
04-1065/S
JASSO ANA
4 SHERMAN AV
GREENWICH, CT 06830
04-1490/S
LOIOLA UR & JOSHUA FLORA
22 SHERMAN AVENUE
GREENWICH, CT 06830

04-1867/S
LONGO JAMIE F & ASHLEY
21 SHERMAN AVENUE
GREENWICH, CT 06830
04-1734/S
MARIA USA INC
100 PUTNAM GREEN
GREENWICH, CT 06830
04-1585/S
MARTINELLI DAVID
PO BOX 4894
GREENWICH, CT 06831

04-1907/S
MCGEACHY LAURA A
6 SHERMAN AVE - UNIT 1
GREENWICH, CT 06830
04-1033/S
MCMINN PHYLLIS A
187 HENRY STREET
GREENWICH, CT 06830
04-2370/S
MIZRAHI RONI
188 HENRY ST-UNIT A
GREENWICH, CT 06830

04-1070/S
MORRELL DONALD G &
30 SHERMAN AVE
GREENWICH, CT 06830
04-2398/S
OBOYLE MAUREEN TR
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04-1890/S
ODONNELL PAUL F
15 C SHERMAN AVE
GREENWICH, CT 06830
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<td>2357 Forestmont Court</td>
<td>Marietta, GA 30062</td>
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<td>Berwyn, PA 19312-2705</td>
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<td>Stewart Gregg</td>
<td>7 Sherman Ave</td>
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<td>Greenwich, CT 06830</td>
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<tr>
<td>03-4533/S</td>
<td>Town of Greenwich C/O</td>
<td>101 Field Point Rd</td>
<td>Greenwich, CT 06830</td>
</tr>
<tr>
<td>04-1365/S</td>
<td>Tripodi Paul</td>
<td>9 Sherman Avenue</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>04-1417/S</td>
<td>Wach Robert Anthony</td>
<td>185 Henry Street</td>
<td>Greenwich, CT 06830</td>
</tr>
<tr>
<td>04-1263/S</td>
<td>Yin Yongyi &amp; Mou Wenqi</td>
<td>33 Harold St</td>
<td>Cos Cob, CT 06807</td>
</tr>
<tr>
<td>04-1891/S</td>
<td>Young Jeffrey &amp; Stacy</td>
<td>50 Duncan Drive</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>04-1072/S</td>
<td>Zarra Robert G</td>
<td>15 Oyster Road</td>
<td>Fairfield, CT 06824-6927</td>
</tr>
</tbody>
</table>
04-1070/S
MORRELL DONALD G &
30 SHERMAN AVE
GREENWICH, CT 06830

04-2398/S
OBOYLE MAUREEN TR
190 HENRY STREET-UNIT B
GREENWICH, CT 06830

04-2398/S
OBOYLE MAUREEN TR
190 HENRY STREET-UNIT B
GREENWICH, CT 06830

04-1890/S
ODONNELL PAUL F
15 C SHERMAN AVE
GREENWICH, CT 06830

04-1767/S
ODONNELL PAUL F
15 C SHERMAN AVE
GREENWICH, CT 06830

04-1766/S
ODONNELL PAUL R
15 SHERMAN AVE
GREENWICH, CT 06830

04-1780/S
PERDUE EVERETT & JANG
12 SHERMAN AVENUE-UNIT 1
GREENWICH, CT 06830

04-1111/S
PIRRI LUIS & ROSE W/S
11 SHERMAN AVE
GREENWICH, CT 06830

04-1535/S
POLONEC PAUL J
2357 FORESTMONT COURT
MARIETTA, GA 30062

04-1092/S
PUCCI ANGELO J
71 PEMBERWICK ROAD
GREENWICH, CT 06830

04-1074/S
PUTNAM GREEN L/CAL LLC
850 CASSATT RD STE 300
BERWYN, PA 19312-2705

04-1386/S
SAN AGUSTIN-MOHRECK
13 SHERMAN AVE
GREENWICH, CT 06830

04-1401/S
STEMPIEN MICHAEL J
183 HENRY ST
GREENWICH, CT 06830

04-1074/S
STEWARD GREGG
7 SHERMAN AVE
GREENWICH, CT 06830

04-1908/S
TEJADA RAMONA TR
6A SHERMAN AVENUE
GREENWICH, CT 06830

03-4544/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

03-4533/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

03-4512/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

03-4526/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

03-4525/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

03-4519/S
TOWN OF GREENWICH C/O
101 FIELD POINT RD
GREENWICH, CT 06830

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TRIPODI PAUL
9 SHERMAN AVENUE
GREENWICH, CT 06831

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WACH ROBERT ANTHONY
185 HENRY STREET
GREENWICH, CT 06830

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COS COB, CT 06807

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GREENWICH, CT 06830

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