## Final Coastal Site Plan
### PLPZ 202200263

**Louie's Restaurant**
136 River Road Ext.

**Request for 36 outdoor dining seats with a 12’ x 30’ tent covering 20 seats (5 tables), heaters and plastic barriers**

| Location: | 134-138 River Rd. Ext. (owned by NGS Kampriry) |
| Zone: | LB, P, PRIO, Coastal Overlay |
| Lot size: | 0.64 acres (27,860 sq. ft.) |
| Flood Zone | N/A |

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
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<td><strong>Gross Floor Area:</strong></td>
<td>6280 sq. ft.</td>
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<td>13,930 SF</td>
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<td><strong>Floor Area Ratio:</strong></td>
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<td>0.5</td>
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<tr>
<td><strong>Parking Spaces:</strong></td>
<td></td>
<td>37</td>
<td>[54]</td>
</tr>
<tr>
<td><strong>Restaurant</strong>: 1 per 3 table-seated + 1 per 2 at bar + 20% Office: 1 / 150 sq. ft. UFA Residential: 1 per unit unless Commission finds otherwise</td>
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<tr>
<td><strong>Seating</strong></td>
<td>Additional 36 seats</td>
<td>Must not increase parking non-conformity.</td>
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<tr>
<td><strong># of Stories / Height:</strong></td>
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<td>2 ½ / 35’</td>
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<tr>
<td><strong>Bldg Area:</strong></td>
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<td>30 % max.</td>
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<tr>
<td><strong>Lot coverage:</strong></td>
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<td>75 % max.</td>
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<tr>
<td><strong>Front setback</strong></td>
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<td>15’</td>
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<tr>
<td><strong>Side setback</strong></td>
<td></td>
<td>5 ft. per story or 10% of lot frontage or lot width at bldg. location, which ever is greater.</td>
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<tr>
<td><strong>Rear setback</strong></td>
<td></td>
<td>10% of lot depth but a min. of 25 ft. for commercial or mixed use bldg. adjoining residential zone</td>
<td></td>
</tr>
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</table>
APPLICATION SUMMARY:
Final Coastal Site Plan, PLPZ 202200263, has been submitted to 36 outdoor dining seats with a 12’ x 30’ tent covering 20 seats (5 tables), heaters and plastic barriers for Louie’s Restaurant on a .6 acre property located at 134-138 River Road Extension in the Cos Cob neighborhood of Greenwich in the LB, P, PRIO and Coastal Overlay zones. The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-13(a) and 6-13(d), 6-14, 6-15, 6-100, 6-104, 6-155, 6-158 and 6-205 of the Town of Greenwich Building Zone Regulations (BZR).

ISSUES AND RECOMMENDATIONS:
1. **Health** – Approved the outdoor dining proposed, per Michael Long email dated 5/18/22
2. **ZEO** – Comments dated 6-27-22 find the proposal meets applicable Building Zone Regulations, excluding 6-15 and 6-17.
3. **Parking** – Existing and proposed parking spaces have not been delineated on plans aside from 1 ADA compliant space to be located next to the outdoor dining area. The application indicates that 37 spaces will be available for the site. The total indoor seating number needs to be provided to accurately calculate the parking requirement. If parking is an existing non-conformity, Section 6-141 would apply to this proposal.

EXISTING CONDITIONS
The restaurant is located on the 134-138 River Road Extension property. This site is located on the west side of River Road Extension in the LB, P and Coastal Overlay zones. The portion of the property located in the LB zone is also located within the Post Road Impact Overlay zone. The restaurant is one of three existing uses on the property owned by NGS Kampriry, The other uses on site are 669 sq. ft. (GFA) of office space, and three (3) residential units, in two other buildings.

It appears that the property is at 100% lot coverage due to asphalt and buildings. The property does not appear to lie within a flood overlay hazard zone.

P+Z files could not be found for this property. Perhaps the Building Records room may have Zoning and/or Building permits that may lend clarity.

PROPOSED IMPROVEMENTS:
The applicant proposes to add 36 outdoor dining seats among 9 tables, with a 12’ x 30’ tent covering 20 seats (5 tables), heaters and plastic barriers, for Louie’s Restaurant. The plans show these areas proposed within an “asphalt parking area”. Existing spaces are not delineated on the plans. There are other parking areas on site plus a P-zoned area, and the applicant indicates 37
spaces would be available for use for the site. There is 1 ADA space shown on proposed plans next to the dining area.

The narrative presumes that a total of 54 spaces are required based on all uses on site. The indoor seating number would need to be provided to confirm this requirement. The office space would require 3 spaces \((502 \text{ UFA} / 150 = 3.34 = 3 \text{ required spaces})\) and the residential units would require 3 spaces (1 per unit) pursuant to Section 6-155 for multi-use sites (unless the Commission determines otherwise). If the parking is an existing non-conformity, Section 6-141 would apply to this project, but more information is required for clarity.

The latest Health comments indicate that the outdoor dining use is approved. Zoning has issued comments finding the proposal consistent with applicable BZR. It is presumed that Zoning Enforcement would need to confirm parking numbers prior to issuance of a Zoning permit.

The tent will be open sided. Pursuant to Section 6-13(d), this tent requires review and approval by the Commission since it will be in place for more than 14 days.

**APPLICABLE REGULATIONS:**
Sections 6-5, 6-13 to 6-15, 6-100, 6-104, 6-155, 6-158 and 6-205

6-5 (38.2.1) Outdoor dining shall mean a seasonal use, ancillary and contiguous to an approved eating establishment (restaurant, or retail food establishment), operating on a seasonal (seven month) basis starting on April 1st and concluding on November 1st in any calendar year and subject to the standards and conditions of Section 6-100 Use Group 1.

6-13 (d)(3.) Administrative site plan approval for tents by Town Planner shall be limited to fourteen (14) days. Longer durations require approval by the Planning and Zoning Commission and may be re-approved annually by the Town Planner or his or her designee.

**DEPARTMENT COMMENTS:**
Zoning – Attached
Health – Attached
ZONING ENFORCEMENT

Project No. PLPZ2022000263  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Louies's Italian Restaurant

LOCATION: 134-137 River Rd. Ext.

PLAN DATE:

ZONE: LB

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture  Date: 6/27/2022

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
The Health Department has approved this outdoor seating proposal

Michael Long
Greenwich Health Department

Hi all –

Planning and Zoning has received a Temporary Outdoor Dining Application from Louie’s located at 136 River Road Extension. Please use the link below to view the application materials.

136 River Road Ext. - PLPZ 202200203

Once reviewed, let me know if you have any objections to the approval of this Temporary Outdoor Dining Application.

If you have any questions or need anything else, don’t hesitate to reach out.

Thanks,
Shanice Becker
Planner I

Town of Greenwich Planning & Zoning
101 Field Point Road
Greenwich CT, 06830
Ph. 203-622-7894
Fax. 203-622-3795
Katie DeLuca  
Director of Zoning/Town Planner  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830  

May 25, 2022

Re: Louie’s Italian Restaurant & Bar: Final Site Application for Outdoor Dining

Dear Katie:

On behalf of Louie’s Italian Restaurant & Bar, located at 136 River Road Extension in Cos Cob, I am hereby making application for an outdoor dining permit for 36 seats to be located to the front of the restaurant adjacent to the entry. This is the same location where Louie’s was permitted to have outdoor dining in 2020-2021 under emergency legislation promulgated by the Governor and recently extended by the Legislature until March of 2023.

The restaurant is one of three existing uses on the property comprised of 134-138 River Road Extension and owned by NGS Kaprimy, the other uses being office space and residential units in two other buildings. A prior submission was made on the appropriate form on April 26, 2022 for Temporary Outdoor Dining (per House Bill 5271), but we have been instructed that because a 12’ x 30’ tent (without sides) is to be used and the tent is to be lit, site plan approval must be obtained from the Commission and an electrical permit obtained from DPW. Bill Marr has also been consulted as to what must be contained in the site plan to pass muster with DPW and Tony D’Andrea has incorporated his comments into the attached plan. The Health Department has reviewed the plan and approved it.

By my calculations, the existing restaurant seating together with the 20% employee parking requirement would under current zoning require 47 parking spaces for the restaurant use and an additional 7 spaces for the office and residential uses, whereas approximately 39 spaces exist. Louie’s provides valet parking, however, which allows vehicles to be moved around the lot to successfully accommodate guests. The uses have not changed in decades and the property, as such, is legally non-conforming. Should the Commission require it, however, areas of the interior restaurant can be closed when the outdoor dining is open.

I am enclosing a survey of the property dating to 1999 and a plan for the outdoor dining recently prepared by Tony D’Andrea. Barriers as shown will be installed so as to protect patrons. Wait staff will have uninhibited access to the area by virtue of the entry shown on the plan and are trained to be sure that the area will be maintained in a manner protective of patrons and that patrons will have access to
the area in a safe manner. Parking shall not impact any other business owner and emergency vehicles will have easy access. The tent shall meet the state building code. The hours of operation will be 11:45 a.m. to 10 p.m. There is no anticipated noise, waste management, odor, light pollution or environmental impact as Louie's will be operating the outdoor dining area in keeping with the successful operations of 2020 and 2021. There is no use of town property for the outdoor dining facility.

We look forward to presenting this application to the Commission at the next available hearing. In the meantime, if you have any questions or comments or if we can offer any further information please do not hesitate to contact me.

Very truly yours,

W.I. Haslam II

Enc:
Site Plan Application
Checklist
Authorization
Survey
D’Andrea Plan
GIS Maps
Tax Card
IWWA Sign-off
Affidavit of Notice
## Site Plan Application

**Property Address:** 134-138 River Road Extension  
**Property Owner:** NGS Kampriry LLC  
**Tax ID:** 08-1198/S  
**Address:** 159 W.25th St-6th FL, NY, NY 10001  
**Phone:** 203-559-9868  
**Applicant:** Louie's Italian Restaurant & Bar  
**Address:** 136 River Road Ext., Cos Cob 06807  
**Phone:** 203-940-3694  
**Authorized Agent:** W.I. Haslun II, Esq.  
**Address:** 21 Sherwood Pl., Greenwich 06830  
**Phone:** 203-983-6750

**Email:** tonylagagouranis@hotmail.com  
**Cell Phone:**  
**Other Phone:**  
**Email:** chaslun@jhh-law.com  
**Cell Phone:**  
**Other Phone:**

Select One:  
- [ ] Pre-Application  
- [✓] Final  

**Zone(s):** LB  
**Lot Area:** .6396 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 (Approved)
- [ ] 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

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To be completed by P&Z staff only:

Check # __________________  
Check Amount: $ ____________  
Application # ____________________
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<th>Existing</th>
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<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td>LOT COVERAGE</td>
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<td>TOTAL PARKING SPACES</td>
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<td>GREEN AREA</td>
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<td>AGE OF STRUCTURE</td>
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<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td>□ Additions</td>
<td>□ Alterations</td>
<td>□ Demolition</td>
</tr>
</tbody>
</table>
Application Signature Page

Property Address: 134-138 River Rd Ext, Cos Cob 06807

Property Owner 1: NGS Kampriy LLC

Email: ZAW@NEW-Y.COM

Cell Phone: 203-689-9963

Other Phone: 

Signature: [Signature]

Date: 5/26/22

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: Louie’s Italian Restaurant & Bar

Email: tonylagouranis@hotmail.com

Cell Phone: 

Other Phone: 203-940-3694

Signature: [Signature]

Date: 5/26/22

Authorized Agent: W.I. Haslun II

Email: chaslun@jsh-law.com

Cell Phone: 

Other Phone: 203-983-6750

Signature: [Signature]

Date: 5/27/22
To Whom It May Concern:

W.I. Haslun II, Esq. and the firm of Johnson, Haslun & Hogeman, LLP are authorized to appear before any land use agency of the Town of Greenwich to obtain approvals for Louie's Italian Restaurant & Bar for outdoor dining on property owned by NGS Kampridy LLC and located at 134-138 River Road Extension, Cos Cob (Greenwich) Connecticut.

Louie's Restaurant & Bar

By: Tony Lagouranis
Date: 5-26-22

NGS Kampridy LLC

By: ZAN NG
Date: 26/5/2022
Site Plan Review Checklist

Property Address: 134-138 River Rd Ext, Cos Cob 06807
Anticipated Type of Application: Outdoor Dining Final Site Plan
Tax ID: 08-1198/S

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

pzSitePlanChecklist 2022
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

☐ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code).

☐ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

☐ 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

☐ 4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

☐ 5. Three copies of "building coverage" computation sheets.

☐ 6. Three copies of "area devoted to surface parking, building, and drives" worksheets.

☐ 7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

☐ 8. Three copies of Volume calculations per 6-101.

☐ 9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

☐ 10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

☐ 11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

☐ 12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1" to 400' needs to be provided for affected areas(s).

☐ 13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

☐ 14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

☐ 15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

☐ 16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

☐ 17. A separate schematic plan at a scale no larger than 1"-100" indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

☐ 18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

☐ 19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

☐ 20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans. Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

☒ 21. Required fee submitted at time of application (see fee schedule).

☒ 22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials

pzSitePlanChecklist 2022
COMMERCIAL

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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BPL: 14-0434 NYC 1,600 elec
DBA: #134: 2 Pam Dwg (3-2-2); #136: Louie's Italian Rest.,
#138: Atrmnt (1-1-1)/Retail (Louie's Office)
P: 27 sqps
VI: INCOME

Supplemental Cards
TRUE TAX VALUE 1512700

Supplemental Cards
TOTAL LAND VALUE 1512700
### VALUATION RECORD

**Assessment Year**

**Reason for Change**

**VALUATION**

**Site Description**

### LAND DATA AND CALCULATIONS

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Supplemental Cards

TOTAL LAND VALUE
VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

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Supplemental Cards
TOTAL LAND VALUE
5/23/2022 3:00:00 PM

Scale: 1"=50'

Scale is approximate

This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map.

Map Printed Date: 5/23/2022 3:00:00   Copyright © 2000 by the Town of Greenwich.
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 134-138 River Rd Ext, Cos Cob 06807

PARCEL ID: 08-1198
Has there ever been an IWWA application for this site? YES ☐ NO ☐ Appl. #

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court Generator Site Work/Landscaping Septic Other (please specify) Outdoor Dining

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

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] NGS Kampriy LLC
Mailing address 159 West 25th St - 6th FL
Phone (203) 559-9868 Town NY, NY Zip 10001

Authorized Agent's name [please print] W.I. Haslun II
Mailing address 21 Sherwood Place
Phone (203) 983-6750 Town Greenwich Zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

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 an IWWA 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.

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 ☐ I believe that the information I have submitted is correct.

Signature ___________________________ Date 5/23/22

If mailing, return completed form.

If a site visit is required, you will be notified and asked to remit a $65 fee (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

STAFF NOTES

Office Rev Date 5/24/22 Field Inv Date 1/1 WET/WC: YES ☐ NO ☐ TIDAL ☐
Action Required? YES ☐ NO ☐ If yes, DR AA AR SIA Staff
Soils Report Date 1/1 Author Staff
Comments: No permit required
Fee Received: YES ☐ NO ☐ Comment:

IWWA Questionnaire Revised 9/31/17
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR FINAL SITE PLAN APPROVAL

STATE OF CONNECTICUT)

) ss: Greenwich May 27, 2022

COUNTY OF FAIRFIELD )

I, William I. Haslun, being first duly sworn, do hereby certify that May 27, 2022, 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 shown on the Town Tax Assessor’s Office records of property abutting (as said term is defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to NGS Kampriry LLC and located at 134-138 River Road Extension for which an application for final site plan approval for outdoor dining has been filed with the Town of Greenwich Planning and Zoning Commission by Louie’s Italian Restaurant & Bar.

W.I. Haslun II

Subscribed and sworn to before me this 27th day of May, 2022.

Commissioner of the Superior Court
W.J. Haslun II, Esq.
21 Sherwood Place
Greenwich, CT 06830

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Certificate of Mailing — Firm (Domestic)

Name and Address of Sender:
W.I. Haslun II, Esq.
21 Sherwood Place
Greenwich, CT 06830

TOTAL NO. of Pieces Listed by Sender: 6
TOTAL NO. of Pieces Received at Post Office: 6

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee):
Andrea Martin

U.S. POSTAGE PAID
COS COB, CT
06807
MAY 27, 92
AMOUNT
$5.64
R2305M14913-02

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage Fee Special Handling Parcel Airlift

Kim Coppola
211 River Rd Un #5
Cos Cob, CT
06807

Kokopelli Holdings LLC
200 Field Point Rd PO Box 270
Greenwich, CT
06830

Sage River Road LLC
4 Greenwich Office Park
Greenwich, CT
06830

Lisa & Brett Shereck
71 Valley Rd
Cos Cob, CT
06807

Kerry & Michael Cimbalo
150 River Rd Ext
Cos Cob, CT
06807

Jean V. Hacker, et al
72 Mallard Dr
Greenwich, CT
06830

PS Form 3665, January 2016 (Page 1 of 1) PSN 7530-17-000-5548
See Reverse for Instructions.
May 27, 2022

To Whom It May Concern:

Notice is hereby given that Louie’s Restaurant & Bar has filed an application for final site plan approval with the Planning & Zoning Commission of the Town of Greenwich to permit outdoor dining on property owned by NGS Kampriry LLC and located at 134-138 River Road Extension, Cos Cob.

Further information regarding this application may be obtained by contacting the undersigned at (203) 983-6750 or the Planning and Zoning Commission of the Town of Greenwich, 101 Field Point Road, Greenwich, at (203) 622-7894.

W. I. Haslun, II, Esq.