

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room

101 Field Point Road, Greenwich, CT

March 13, 2007

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Alma Tuchman;** application FSB #1888 for a final subdivision/lot confirmation that Lot #11 as shown on Map 376 is a valid lot of 5,880 sq. ft. located on Pleasant Street in the R-7 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 4/28/2007) (Maximum extension available to 6/27/2007) (Page Number: 9)*
2. **Frederic & Nicole Crosby;** application FSB #1886 for a final subdivision/lot line revision where 91 Valleywood Road (Lot 2) will increase from 9,485 sq. ft. to 9,783 sq. ft. and 89 Valleywood Road (Lot 3) will decrease in size from 7,800 sq. ft. to 7,502 sq. ft. on a 17,285 sq. ft. property located at 89 & 91 Valleywood Road in the R-7 zone. *(Staff: KB) (Applicant's Presentation: 5 minutes) (Must decide by 4/16/2007) (Maximum extension available to 6/15/2007) (Page Number: 52)*
3. **Jack F. Bennett;** application FSB #1887 for a final subdivision to create two lots where Lot A1 will comprise 4.25 acres and Lot A2 will comprise 4.05 acres with a 1.47 acre dedicated open space on a 9.77 acre property located at 141 Taconic Road in the RA-4 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 4/16/2007) (Maximum extension available to 6/15/2007) (Page Number: 66)*
4. **Pasquale Cecio, III;** application FSP #3178-C for a final coastal site plan to demolish and reconstruct a single-family dwelling on the same footprint, remove the septic system and connect to the sewer on a 1.09 acre property located at 17 Candlelight Place in the R-20 zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must decide by 5/3/2007) (Maximum extension available to 7/7/2007) (Page Number: 98)*

PUBLIC HEARING 7:30 PM

5. **Estate of Isadore Pinkert**; application FRSB #1883 for a final subdivision/re-subdivision to divide Parcel A, created in 1987 and shown on Subdivision #1018 and GLR Map 6389, to create Parcel A-1 of 12,360 sq. ft. and Parcel A-2 of 12,200 sq. ft. in addition to an open space parcel of 4,340 (15% of Parcel A) on a 24,900 sq. ft. property located at 172 Valley Road in the R-12 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 3/18/2007) (Maximum extension available to 5/17/2007) (Page Number: 132)*

6. **Valley Stone Partners, LLC c/o Christian LaVigna**; application FSP #3176 and SP #3177 for a final site plan/special permit and RZ #07-07 to rezone from LBR-1 to LBR-1-HO and to renovate the interior of a 2,016 sq. ft. building, and convert to office and/or retail space and maintain 3 parking spaces on a 5,268 sq. ft. property located at 301 Valley Road in the LBR-1 zone. *(Staff: DF) (Applicant's Presentation: 20 minutes) (If opened at 3/13/2007 meeting then must close by 4/17/2007) (Maximum extension available to open by 7/7/2007) (Page Number: 154)*

7. **644 West Putnam Associates, LLC**; application AM #06-0003 to amend Section 6-100(g) of the Town of Greenwich Building Zone Regulations as follows:
(Bolded words to be added): ADD NEW SECTION 6-110(g)(2)(G): *(Must close by 4/21/2007) (Continued from the 1/11/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Brooks seated for Marchese)*

For a Lot or contiguous Lots in single ownership as of October 1, 2006 that have a combined Zoning Lot Area of at least 50,000 square feet and are located in the GB, GBO and/or LB Zones, the following special incentives also shall be applicable:

1. **A Floor Area Bonus: An increase in Floor Area Ratio up to 2.0 if eighty (80%) percent of the Gross Floor Area is limited to residential use.**
2. **A waiver of above grade parking levels of a Building or Structure being included in Floor Area.**
3. **A Density Bonus as follows:**
 - i. **The maximum allowable dwelling units and the density bonus shall be determined by dividing the Zoning Lot Area by 700 square feet to determine the maximum allowable number of dwelling units (excluding fractions);**
 - ii. **20% of the dwelling units constructed must be constructed and offered as moderate-income dwelling units; and**
 - iii. **The moderate-income dwelling units shall have not less than one-bedroom.**
4. **An increase in the number of stories allowed and the height of the building, but not to exceed six (6) stories and**

sixty (60) feet as measured in accordance to the requirements of the particular zone.

- 5. Minimum front, side and rear set-back requirements of twenty-five (25) feet in each instance unless a lesser set-back is otherwise allowed in other sections of these regulations.**

Housing Developments under this section shall not be located within 1,500 feet of each other.

8. **644 West Putnam Associates, LLC;** application PSP #3086 and SP #3087 preliminary site plan/special permit to construct a single building of 96 residential units, (76 market rate and 20 “affordable”) in 4 above ground levels, two lower levels for parking and a fitness area including a pool, and 198 parking spaces on a 70,434 sq. ft. property located at 644 West Putnam Avenue in the GBO, LB zone. *(Staff: DF & KB) (Applicant’s Presentation: 45 minutes) (Full extension granted) (Must open by 3/13/2007) (Must close by 4/17/2007) (Seated: Heimbuch, Farricker, Maitland, Heller, and Brooks seated for Marchese)*

REGULAR MEETING CONTINUED

9. **Gyesky;** application FSP #3123-C for a final coastal site plan to construct a 531 sq. ft. residential addition to a 3,241 sq. ft. two-family dwelling on a 9,585 sq. ft. property located at 97 Valley Road in the R-6 zone. *(Staff: CT) (Applicant’s Presentation: 10 minutes) (Must decide by 3/14/2007) (Maximum extension available to 4/21/2007) (Continued from the 2/13/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Alban) (Page Number: 204)*
10. **Gyesky;** application FSP #3121-C for a final coastal site plan to construct a 2-family dwelling consisting of 6,201 sq. ft. on a 11,737 sq. ft. property located at Lot B Valley Road (99 Valley Road) in the R-6 zone. *(Staff: CT) (Applicant’s Presentation: 10 minutes) (Must decide by 3/14/2007) (Maximum extension available to 4/21/2007) (Continued from the 2/13/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Alban) (Page Number: 256)*
11. **DISCUSSION ITEMS:**
 - a) 35 River Road – 1st floor Medical Offices – Lease by Greenwich Hospital for 5 Doctors. Modification of condition of approval. *(Page Number: 292)*
 - b) 644 West Putnam Avenue Associates – alternative site plan submission for 42 units, 5 MID units, FAR 1.2, 50 feet high. *(Page Number: 302)*

12. **DECISION ITEMS:**

- a) **Bridges School - Town of Greenwich;** application SP #3110 for a special permit for the renovation of the existing Mianus Community Center for use as an early childhood education center to accommodate 74 children, 9 full-time and 17 part-time staff, construct an addition for a new elevator, renovate the existing third floor of the building into two studio apartments for use by members of its faculty, construct a driveway and 20 on-site parking spaces, and associated site and landscape work on a 27,401 sq. ft. property located at 296 Valley Road in the R-12-HO zone. *(Staff: KB)*
(Must decide special permit by 6/2/2007) (SPECIAL PERMIT ONLY)

13. **APPROVAL OF MINUTES:**

February 27, 2007

14. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
b. Other items as may properly come before the Commission.

CONTINUED ITEMS

Charles Hubbard; application PSP #3127 and SP #3128 for a preliminary site plan/special permit and RZ #07-06 to rezone from CGB to CGB-HO to relocate and expand an existing 2 ½ story, three-unit residential structure (existing 3,400 gsf) to 4,515 gsf, and demolish a two-car detached garage (510 gsf) and convert the use to a bank with drive-up teller, including 16 parking spaces and queue space for 5 cars for the drive-up teller, and a dumpster enclosure on a 17,641 sq. ft. property located at 85 Mason Street in the CGB zone. *(Staff: JP)* *(Applicant's Presentation: 25 minutes)* *(Must close by 3/27/2007)* *(Maximum extension granted to close by 3/27/2007)* *(Continued from the 2/13/2007 meeting)* *(Seated: Heimbuch, Farricker, Maitland, Heller, and Alban)*

382 Greenwich Partners, LLC; application PSP #3139 and SP #3140 for a preliminary site plan/special permit to demolish the existing buildings and construct a new building that continues the existing non-conformity of a basement level “story” under Section 6-141 of the BZR, with a total floor area contained within three stories above the basement of 27,004 square feet that includes 4,800 square feet of office space, 14,555 square feet of retail space, and 7,649 square feet of residential space spread among four dwelling units, and the proposed building will extend beyond the rear building line and the entrance/exit drive onto Greenwich Avenue will be eliminated, and 24 parking spaces including one handicap space on a 16,019 sq. ft. property located at 382 Greenwich Avenue in the CGBR zone. *(Staff: DF) (Applicant’s Presentation: 20 minutes) (Must close by 4/3/2007) (Maximum extension available to close 6/7/2007) (Continued from the 2/27/2007 meeting)*

Israel & Caryl Englander; application PSP #3150-C and SP #3151 for a preliminary site plan/special permit to demolish a residence and construct a new residence, driveway, septic system and pool to exceed 150,000 cubic feet in volume on a 3.04 acre property located at 48 Pear Lane in the RA-2 zone. *(Staff: JP) (Applicant’s Presentation: 30 minutes) (Must open by 3/29/2007) (Maximum extension available to open to 6/2/2007)*