

# ARCHITECTURAL REVIEW COMMITTEE

Wednesday, October 1, 2008

## FINAL AGENDA

The Cone Room

at

7:30 PM

Greenwich Town Hall, 101 Field Point Road,  
Greenwich, CT 06830

### DISCUSSION ITEMS

- a) Approval of September 5, 2008 Meeting Minutes

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

### SIGNS AND AWNINGS

1. 73 Greenwich Avenue

**Out of the Box**

SA 08-420

EA 08-419

Type: Sign and Exterior Alteration

Proposed Use: Retail

Previous Use: Retail, Rags

Zone: CGBR

Description: façade sign and changes to first facade

Authorized Agent/ Architect/ Sign Co: Jill Dupont

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

2. 235 Greenwich Avenue

**TD Bank**

SA 08-401

Type: Sign

Proposed Use: Bank

Previous Use: Restaurant

Zone: CGBR

Description: façade signs

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

3. 397 Greenwich Avenue  
**SDSS of Greenwich, Inc.**  
SA 08-409  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

4. 17-19 East Putnam Avenue  
**Innovation Luggage**  
SA 08-410  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: 2 façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

5. 100 Bruce Park Avenue  
**BonTon Fish Market**  
SA 08-413  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: LBR-2  
Description: façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

- 6. 535 East Putnam Avenue  
**Alaya Wellness Center**  
SA 08-414  
Type: Sign  
Proposed Use: Personal Service  
Previous Use:  
Zone: LB  
Description: façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS:**  
APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

- 7. 1380 East Putnam Avenue  
**1380 East Putnam Avenue**  
SA 08-405  
Type: Sign  
Proposed Use: Mixed Uses  
Previous Use: Mixed Uses  
Zone: LB  
Description: 1 freestanding sign, landscaping, variance received.  
Authorized Agent/ Architect/ Sign Co: Frank Napolitano  
Status: RETURN

**DECISION STATUS:**  
APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

- 8. 444 East Putnam Avenue  
SA 08-373  
**Bank of Greenwich**  
Type: Sign  
Proposed Use: Bank  
Previous Use:  
Zone: LBR-2  
Description: One pylon sign  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS:**  
APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

9. 1 Pickwick Plaza  
SA 08-398  
**Morgan Stanley**  
Type: Sign  
Proposed Use: Office  
Previous Use:  
Zone:  
Description: I façade sign,  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

10. 215 Mill Street  
SA 08-416  
**Stateline Stationary**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: LBR  
Description: Façade Sign  
Authorized Agent/ Architect/ Sign Co: Sign Design and JC Awning  
Status: NEW

**DECISION STATUS:**  
APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

**EXTERIOR ALTERATIONS**

11. 15 Neil Lane  
EA 08-375  
**15 Neil Lane**  
Type: Exterior Alteration  
Proposed Use: Residential/Office  
Previous Use: Residential/Office  
Zone:  
Description: Renovate existing structure  
Authorized Agent/ Architect/ Sign Co: Frank Napolitano  
Status: RETURN

**DECISION STATUS:**  
APPROVED AS SUBMITTED     APPROVED AS NOTED     RETURN     DENIED

12. 35 Church Street  
EA 07-302

**Luca's Steakhouse**

Type: Exterior Alteration

Proposed Use: Restaurant

Previous Use: Restaurant

Zone: CGBR

Description:

Authorized Agent/ Architect/ Sign Co: Tom Heagney

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED  APPROVED AS NOTED  RETURN  DENIED

13. 100 Maher Avenue  
EA 08-364

**Brunswick School**

Type: Exterior Alteration

Proposed Use: Educational

Previous Use: Educational

Zone: R-20

Description: Screening roof-top mechanicals, Landscaping Plan

Authorized Agent/ Architect/ Sign Co: Ted O'Hanlan and Anne Dayton, Robinson  
+ Cole and Johanna Dickson, SOM.

Status: AMENDMENT/RETURN

**DECISION STATUS:**

APPROVED AS SUBMITTED  APPROVED AS NOTED  RETURN  DENIED

14. 581 West Putnam Avenue  
EA 08-358

**581 West Putnam Avenue**

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office/Restaurant

Zone: GBO

Description: Demolish existing structure and replace with new structure.

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED  APPROVED AS NOTED  RETURN  DENIED

15. 19 East Elm Street  
EA 08-375

**Elm Place**

Type: Exterior Alteration

Proposed Use: Retail/Office

Previous Use: Retail/Office

Zone: CGBR

Description: Renovate existing structure, including entrance on parking lot façade.

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: RETURN

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

16. 777 West Putnam Avenue  
EA 08-

**Gateway Office**

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone: GBO

Description:

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

17. 1 Pickwick Plaza  
EA 08-398

Type: Exterior Alteration.

Proposed Use: Restaurant

Previous Use: none

Zone: CGBR

Description: Outdoor Café and Penthouse Addition

Authorized Agent/ Architect/ Sign Co: Bristol/Tesei

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

18. 68 Patterson Avenue  
EA 08-405

**Greenwich Academy**

Type: Exterior Alteration

Proposed Use: Educational/Residential

Previous Use: Educational/Residential

Zone:

Description: Placement of a generator at the headmistress' dwelling

Authorized Agent/ Architect/ Sign Co: Redniss and Mead

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

19. 257 Stanwich School  
EA 08-389

**Stanwich School**

Type: Exterior Alteration

Proposed Use: Educational

Previous Use: Educational

Zone:

Description: Review of Site Plan, Landscaping, Playing Fields, Lighting

Authorized Agent/ Architect/ Sign Co: Bruce Cohen, Pecora Brothers.

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

20. 35 Field Point Road

**Ivy Realty**

SA 08-418

EA 08-417

Type: Sign and Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone: CGBR

Description: façade sign and changes to first facade

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS:**

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED



**NOTE**

Copies of previous meeting agendas and minutes for the Architectural Review Committee are available for review at the Planning and Zoning Department or at [www.greenwichct.org](http://www.greenwichct.org)

**NOTICE TO APPLICANTS**

Applicants or their representatives must be present at the meeting for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting.

Following approval from the Architectural Review Committee, the applicant or his/her representative must pick up the approved, stamped and signed plans from the Planning and Zoning Department and apply to the Building Division of the Department of Public Works for a building permit. No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.