

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

April 8, 2008

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, Richard Maitland, and Paul Marchese

Alternate Members Present: Ellen Avellino, and Margarita Alban

Alternate Member Absent: Frederic Brooks

Staff Members Present: Diane W. Fox, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Town of Greenwich;** applications PSP #3530 and MI #0563 for a preliminary site plan and municipal improvement request to demolish the existing Administration Building of 2,600 square feet and replace with a 4,592 square feet building to house the Golf Course operations and Managers Office including ticketing and starting functions, Proshop and restrooms on a 154.27 acre property located at the Griffith E. Harris Golf Course, 1323 King Street in the RA-4 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 5/8/2008) (Maximum extension available to 7/12/2008) (Page Number: 7)*

Motion to approve municipal improvement

Moved by Maitland, seconded by Marchese

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Marchese

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

2. **Richard V. and Patricia Ann Masi, Trustees;** application PSP #3507-C for a preliminary coastal site plan to demolish an existing two-family house in the rear of the site and to build a single-family dwelling in its place and maintain an existing building in front of the site used for commercial on the first floor and residential on the second floor on a 9,969 sq. ft. property (7,980 sq. ft. above mean high water) located at 3 Armonk Street in the LBR-2 zone. (*Staff: PL*) (*Applicant's Presentation: 20 minutes*) (**Must decide by 4/18/2008**) (*Maximum extension available to 6/22/2008*) (*Page Number: 26*)

Extension Granted to June 22, 2008

3. **One Glenville LLC;** application PSP #3504 for a preliminary site plan to demolish the existing structure and reconstruct a 2 story building of 4,381.5 sq. ft., removal of 1018 sq. ft. of detached garages to provide 5 additional parking spaces, construct a traffic island and provide a handicap parking space on a 9,279 sq. ft. property located at 1 Glenville Street in the LBR-2 zone. (*Staff: DF*) (*Applicant's Presentation: 20 minutes*) (**Must decide by 4/18/2008**) (*Maximum extension available to 6/22/2008*) (*Page Number: 74*)

Motion to move to final site plan with modifications
Moved by Heimbuch, seconded by Maitland
Voting in favor: Heller, Heimbuch, and Maitland
Voting against: Avellino and Alban
3-2
Motion failed to carry

4. **Else N. Horton (Wood Builders, Inc. Contract Purchaser);** application FSP #3511-C for a final coastal site plan to demolish the existing dwelling and construct a new 3,723 sq. ft. residence and associated improvements on a 11,946 sq. ft. property located at 12 Shore Road in the R-12 zone. (*Staff: KB*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 4/18/2008**) (*Maximum extension available to 6/22/2008*) (*Page Number: 107*)

Extension Granted to April 29, 2008

PUBLIC HEARING 7:30 PM

5. **Luca's Steakhouse, Inc.;** applications FSP #3463 and SP #3467 for a final site plan/special permit to renovate the existing banquet facility to provide for fixed seating on the first floor for restaurant only use (150 seats, 18 bar seats) and a reduced banquet facility on the second floor (104 seats), remove the existing canopy on the south and east sides of the building and construct a 249 square feet addition to create a semi-circular entrance on the east side of the building in its place, construct a 917 square feet addition on the second floor to permit the addition of two apartments and circulation from the lower lobby to the second floor, seasonal outdoor dining on an outdoor terrace (12 seats) on a 1.89 acre property located at 35, 39, 43, and 47 Church Street, 2, 3, and 4 Putnam Court and 32, 36, and 42 Sherwood Place in the CGBR/CGB/R-6 zones. (*Staff: DF*) (*Applicant's Presentation: 20 minutes*) (**Must close by 4/8/2008**) (*Maximum extension available to close to 6/12/2008*) (*If closed on 4/8/2008, then must decide by 6/12/2008*) (*Continued from the 3/4/2008 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*) (*Page Number: 142*)

Extension Granted to hold Application Open to April 30, 2008

6. **Israel and Caryl Englander;** application FSP-C #3495-C and SP #3496-C for a final coastal site plan/special permit to redevelop the property by constructing a 11,287 square foot dwelling in excess of 150,000 cubic feet in volume and associated site improvements on a 3.04 acre property located at 48 Pear Lane in the RA-2 zone. (*Staff: KB*) (*Applicant's Presentation: 30 minutes*) (**Must close by 4/29/2008**) (*Maximum extension available to close to 7/3/2008*) (*If closed on 4/8/2008, then must decide by 6/12/2008*) (*Continued from the 3/25/08 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*)

Continued to the April 29, 2008 Meeting

7. **Olga Kogan;** applications FSP #3416 and SP #3417 for a final site plan/special permit to construct a single-family residence of 27,189 square feet to exceed 150,000 cubic feet in volume on a 7.0578 acre property located at 18 Simmons Lane in the RA-4 zone. (*Staff: KB*) (*Applicant's Presentation: 15 minutes*) (**Must close by 4/8/2008**) (*Maximum extension available to close to 4/12/2008*) (*If closed on 4/8/2008, then must decide by 6/12/2008*) (*Continued from the 3/4/2008 meeting*) (*Seated: Heller, Heimbuch, Maitland, Marchese and Alban (for Farricker who recused)*) (*Page Number: 201*)

Application Converted to a Preliminary Site Plan/Special Permit
Application Closed

8. **SCI Connecticut Funeral Services, Inc.;** applications FSP #3488 and SP #3489 for an addition of a new second floor office space and the removal of the existing garage on a 11,885 sq. ft. property located at 31 Arch Street in the CGB/CGIO zones. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must decide by 4/9/2008) (Maximum extension granted for special permit only)*

Withdrawn

9. **Burning Tree Country Club;** applications FSP #3509 and SP #3543 for a final site plan/special permit to construct a new singles and a new doubles tennis court near the existing pool adjacent to the platform tennis courts that will require the removal of a parking area resulting in the net loss of 26 parking spaces on a 158.4 acre property located at 120 Perkins Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must decide by 4/18/2008) (Maximum extension granted for special permit only) (Page Number: 378)*

Motion to approve final site plan/special permit with modifications
Moved by Heimbuch, seconded by Farricker
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

- a) **Round Hill Club, Inc.;** application SP #3420 (**SPECIAL PERMIT ONLY**) for a special permit to construct a two-story building with 17 staff bedrooms to provide additional staff housing, totaling 8,171 sq. ft., and the addition of 12 new parking spaces and 11 new overflow spaces on a 210 acre property located at 33 Round Hill Club Road in the RA-2 zone. *(Staff: PL) (Must decide by 5/12/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

12. **APPROVAL OF MINUTES:**

March 4, 2008
March 25, 2008

Motion to approve Minutes of March 4, 2008, and March 25, 2008
Moved by Maitland, seconded by Marchese
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

13. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**ITEMS THAT HAVE BEEN PREVIOUSLY HEARD BY THE COMMISSION
AND WILL BE HEARD AT FUTURE MEETINGS**

Pickwick Properties LLC; applications FSP #3490 and SP #3491 for a final site plan/special permit to construct a 619 sq. ft. single-story building for a new restaurant to contain a restaurant with 24 indoor seats, a 72-seat seasonal out-door dining plan, a 1,468 sq. ft. addition to the east side of the 4th floor of Building Two, and converting 3,015 sq. ft. of non-conforming general office located within the parking garage to 2,423 sq. ft. of storage area and 595 sq. ft. of bathrooms on a 3.091 acre property located at 1, 2, 3, and 3A Pickwick Plaza in the CGBR/CGIO zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must close by 4/29/2008) (Continued from the 3/25/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*