

START: 7:00 p.m.

END: 11:20 p.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**April 29, 2008**

## **ACTION AGENDA WITH DECISIONS**

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

*Alternate Member Present: Margarita Alban*

*Alternate Members Absent: Ellen Avellino, and 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. **Mahendra and Usha Garg;** request for an extension for filing of the subdivision map on the GLR for application FRSB #1933 a final re-subdivision to create two lots where Lots 1 and 2 will each comprise 7,550 square feet with an open space area of 2,071 square feet (12.06%) on a 17,171 sq. ft. property located at One Swan Terrace and Mallard Drive in the R-7 zone, as approved at the March 25, 2008 meeting. (*Staff: KB*) (*Page Number: 10*)

Motion to extend the filing of the re-subdivision map on the GLR for an additional 90 days.

Moved by Heimbuch, seconded by Farricker

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese

5-0

2. **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 4/29/2008) (Continued from the 4/8/08 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Maximum extension available to 6/22/2008) (Page Number: 16)*

Motion to approve final coastal site plan with modifications

Moved by Heimbuch, seconded by Farricker

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese

5-0

### **PUBLIC HEARING 7:30 PM**

3. **Round Hill Club, Inc.;** applications FSP #3558 and SP #3420 for a final site plan/special permit to construct a two-story building with 17 staff bedrooms to provide additional staff housing, totaling 8,171 square feet, and the addition of 18 new parking spaces and 11 new overflow spaces on a 210 acre property at 33 Round Hill Club Road in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must decide by 5/12/2008) (Maximum extension granted for special permit) (Page Number: 38)*

Motion to approve final site plan/special permit with modifications

Moved by Heimbuch, seconded by Maitland

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese

5-0

4. **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 4/30/2008) (Maximum extension available to close to 6/12/2008) (If closed on 4/29/2008, then must decide by 7/3/2008) (Continued from the 3/4/2008 and 4/8/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 82)*

Left Open – Extension Granted to May 21, 2008

5. **Louise T. D'Elia et al Trust;** application PSP #3486 and SP #3520 for a preliminary site plan/special permit to construct an affordable housing development project comprising eight 2-bedroom apartments, within a proposed four story building constructed above a 12 space parking garage located below grade pursuant to Connecticut General Statutes Section 8-30g as an Affordable Housing Development Project and Sections 6-13 through 6-17, and 6-101 of the Town of Greenwich Building Zone Regulations on a 6,250 sq. ft. property located at Tax Lot No. 31 Edgewood Avenue in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must open by 5/8/2008) (Maximum extension available to open to 7/12/2008) (If opened on 4/29/2008, then must close by 6/3/2008) (Page Number: 99)*

Left Open – Extension Granted to June 4, 2008

6. **83-84 South Water Street Associates, LLC;** application PSP #3531-C and SP #3532-C for a preliminary coastal site plan/special permit and RZ #08-12 to rezone from WB to WB-HO and to preserve the eastern portion of the building, and demolish the westerly portion to construct a modern elevated structure for office use, total of 40,548.2 sq. ft., (45,013.1 square feet existing) total of 77 parking spaces with 4 handicapped, and to create a formal 16-space parking area on a 7,826 sq. ft lot to support this use, located across from 88 South Water Street on a 40,169 sq. ft. property located at 84 South Water Street in the WB zone. *(Staff: KB) (Applicant's Presentation: 40 minutes) (Must open by 5/8/2008) (Maximum extension available to open to 7/12/2008) (If opened on 4/29/2008 then must close by 6/3/2008) (Page Number: 133)*

Left Open

Alban seated for Farricker who recused.

7. **Israel and Caryl Englander;** application FSP #3495-C and SP #3496-C for a final coastal site plan/special permit to redevelop the property by constructing a 11,287 square feet 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: 15 minutes) (Must close by 7/3/2008) (Maximum extension granted to 7/3/2008) (Continued from the 3/25/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

Postponed - Extension Granted to July 3, 2008

8. **Jerry and Kimberly Miller;** application FSP #3524 and SP #3525 for a final site plan/special permit to construct a new dwelling of 8,930.9 square feet in excess of 150,000 cubic feet in volume and associated site improvements on a 2.3 acre property located at 18 Parsonage Road in the RA-1 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must open by 5/8/2008**) (Maximum extension available to open to 7/12/2008) (If opened on 4/29/2008 then must close by 6/3/2008) (Page Number: 210)

Left Open – Extension Granted to June 25, 2008

9. **Office Tech, LLC;** application FSP #3528 and SP #3529 for a final site plan/special permit to modify FSP #2878 and SP #2879 approved for a 7,124 gsf three (3) story medical office building limited to four (4) medical professionals, with 26 parking spaces inclusive of 1 handicapped space, to be alternatively used for general office with the exception of 1,294 square feet of residential use comprising two apartments, requiring 30 parking spaces plus one handicapped on a 29,491 sq. ft. property located at 50 Old Field Point Road (a.k.a. 17 Spring Street) in the GB zone. (Staff: DF) (Applicant's Presentation: 20 minutes) (**Must open by 5/8/2008**) (Maximum extension available to open to 7/12/2008) (If opened on 4/29/2008 then must close by 6/3/2008) (Page Number: 281)

Left Open

10. **D.H. Tunick Family, LLC;** application PSP #3518 and SP #3519 for a preliminary site plan/special permit to remove nine of the twelve service bays and increase interior display area and office space and associated exterior alterations on a 28,898 sq. ft. property located at 355 West Putnam Avenue in the GB zone. (Staff: CT) (Applicant's Presentation: 10 minutes) (**Must open by 5/8/2008**) (Maximum extension available to open to 7/12/2008) (If opened on 4/29/2008 then must close by 6/3/2008) (Page Number: 300)

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

No action on special permit

11. **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 4<sup>th</sup> 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) (Page Number: 328)

Application converted to a preliminary site plan  
Motion to move to final site plan with modifications  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

No action on special permit

## REGULAR MEETING CONTINUED

### 12. DISCUSSION ITEMS:

- a) **Zeeve**; possible change to approved subdivision FSB #1446 to correct violation. (Page Number: 344)

Motion to approve the filing of a new Subdivision Map and Declaration of Restrictions after notification of neighbors.  
Moved by Maitland, seconded by Farricker  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

- b) **First Presbyterian Church**; One Putnam Avenue for alteration of the rear emergency stairs and landscaping. (Page Number: 352)

Applicant to hear from the State Building Official before going to the ARC. Given the removal of the stonewall. The applicant may wish to present to the ARC a riprap berm to stabilize the site.

### 13. DECISION ITEMS:

- a) **Olga Kogan;** applications PSP #3416 and SP #3417 for a preliminary 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*) (*Must decide by 6/12/2008*) (*Seated: Heller, Heimbuch, Maitland, Marchese and Alban*) (*for Farricker who recused*)

No Action – To be decided at the May 20, 2008 Meeting

14. **APPROVAL OF MINUTES:**

April 8, 2008

Motion to approve minutes

Moved by Heimbuch, seconded by Maitland

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

15. **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**

**CONTINUED TO THE MAY 29, 2008 MEETING**

**The Stanwich School, Inc.;** application PSB #1938 for a preliminary subdivision to consolidate a 25 +/- acre property of The Stanwich School, Inc. (Lot A-2, Map 8042 GLR) at 257 Stanwich Road, and an 11.5 acre property of the Greenwich Reform Synagogue, Inc. (Lot B, Map 6787 GLR) also located at 257 Stanwich Road to create a single 37 +/- acre property, and to establish an open space set-aside pursuant to conditions of Final Subdivision #1777 on The Stanwich School, Inc.'s property, comprised of a 4.8318 acre conservation area and a 4.4996 acre conservation easement area on properties located at 257 Stanwich Road in the RA-2 Zone. (*Staff: DF, KB*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 5/23/2008*) (*Maximum extension available to 7/22/2008*) (*Page Number:*)

**The Stanwich School, Inc.;** applications PSP #3499 and SP #3500 for a preliminary site plan/special permit for the cooperative redevelopment by The

Stanwich School, Inc., and Greenwich Reform Synagogue, Inc., of a consolidated 37+/- acre parcel to serve as a mixed-use campus for a K-12 school of The Stanwich School with a proposed enrollment cap of 750 students in buildings that together comprise 170,663 square feet (upper school, wastewater treatment plant, lower school, utility and storage rooms, and an existing caretaker's cottage and detached garage), and a new detached synagogue building for the Greenwich Reform Synagogue totaling 14,276 square feet, comprising a 220-seat sanctuary and an adjacent social hall with a seating capacity of 216 persons, classrooms and administrative offices, with 263 proposed shared standard parking spaces, inclusive of 7 handicapped spaces, and 60 non-striped parking spaces for overflow parking, and associated site improvements including two synthetic turf playing fields, drainage improvements, and driveway improvements on an easement located on property of The St. Agnes Roman Catholic Church Corp., at 247 Stanwich Road, and 37.2471 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF, KB) (Applicant's Presentation: 50 minutes)(Continued from the 2/26/08 meeting)(Seated: Heller, Farricker, Heimbuch, Marchese and Avellino) (Must close by 4/23/2008) (Maximum extension available to close to 6/5/2008, if closed on 4/22/08, it must be decided by 6/26/08)*

#### **CONTINUED TO THE JUNE 3, 2008 MEETING**

**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 6/22/2008) (Continued from the 4/8/08 meeting) (Seated: DH, FF, RM, RH, and EA (for Marchese))*