

START: 7:00 p.m.  
END: 10:00 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

**May 14, 2008**  
**ACTION AGENDA**  
WITH DECISIONS

## REVISED

*Regular Members Present and Seated: Donald Heller, Frank Farricker, and Richard Maitland*

*Regular Members Absent: Raymond Heimbuch, and Paul Marchese*

*Alternate Member Present: Margarita Alban (seated for Marchese), and Frederic Brooks (seated for Heimbuch)*

*Alternate Member Absent: Ellen Avellino*

*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. **Frederick Landman and 668 Lake Avenue Farm, LLC**; application FSB #1939 for a subdivision to revise the property lines by conveying an equal area of 980.1 square feet between properties to accommodate a swimming pool on a 5.8760 acre property located at 146 Clapboard Ridge Road and a 2.5702 acre property located at 668 Lake Avenue in the RA-2 zone. (*Staff: PL*) (*Applicant's Presentation: 5 minutes*) (*Must decide by 5/27/2008*) (*Maximum extension available to 7/26/2008*) (*Page Number: 9*)

Motion to find not a subdivision or re-subdivision, but is a lot line revision  
Moved by Maitland, seconded by Farricker  
Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks  
5-0

2. **Whispering Winds Joint Venture;** application FSB #1937 for a final subdivision of a 14.30 acre property to create 5 lots including Lot 1 of 3.0078 acres, Lot 2 of 2.0221 acres, Lot 3 of 2.0702 acres, Lot 4 of 2.4448 acres (2.2877 acres excluding access way), and Lot 5 of 2.5403 acres (2.2749 acres excluding access way) and an open space area of 2.1737 acres (15.2%) and a conservation easement area of 3.1499 acres (22.1%) on a 14.2589 acre property located at 487 North Street in the RA-2 zone on a 14.2589 acre property located at 487 North Street in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 30 minutes) (Must decide by 5/30/2008) (Maximum extension available to 7/12/2008) (Page Number: 68)*

Left Open – Extension Granted to June 3, 2008

3. **Steven and Linda Miller;** application FSP #3606 and MI #0564 for a final site plan and municipal improvement to connect a property to the sewer system that is ~~not~~ within the Official Sewer Boundary Map, that was approved by the RTM on September 18, 2000, pursuant to Section 269a of the Town Charter on a property located at 58 Hillside Road in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 30 minutes) (Must decide by 6/23/2008) (Maximum extension available to 9/21/2008) (Page Number: 115)*

Motion to approve municipal improvement and final site plan with modifications

Moved by Maitland, seconded by Farricker

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks

5-0

4. **Potter Drive;** application FSP #3607-C and MI #0566 for a final coastal site plan and municipal improvement to connect a property to the sewer system that is ~~not~~ within the Official Sewer Boundary Map, that was approved by the RTM on September 18, 2000, pursuant to Section 269a of the Town Charter on a property located at Potter Drive in the R-7 zone. *(Staff: DF) (Applicant's Presentation: 30 minutes) (Must decide by 0/0/2008) (Page Number: 132)*

Motion to approve municipal improvement and final coastal site plan with modifications

Moved by Maitland, seconded by Brooks

Voting in favor: Heller, Farricker, Alban, and Brooks

4-0

5. **Richard R.S. Smith (Lot 1) and Richard R.S. Smith, Trustee (Lot 2);** application FSB #1934 for a subdivision/re-subdivision to revise the lot lines by conveying 0.199 acres from Lot #1 that is currently 3.071 acres (2.863 acres excluding the access way) to Lot #2 that is currently 2.842 acres (2.369 excluding the access way) on a 6.958 acre property and a 1.044 acre property of open space whose lot lines will not be touched on a properties located at 99 Round Hill Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 5/30/2008) (Maximum extension available to 7/4/2008) (Page Number: 146)*

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

6. **Richard R.S. Smith;** application FSP #3539 and SP #2540 for a final site plan/special permit to remove an existing garage and replace it with a new garage and additional living space for a structure that is currently 152,668 cubic feet in volume and 10,051.6 square feet and is proposed as 172,855 cubic feet in volume and 11,691.4 square feet on a 3.071 acre property (2.863 acres excluding the access way) located at 99 Round Hill Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 5/29/2008) (Maximum extension available to open to 8/2/2008) (If opened on 5/14/2008 then must close by 6/18/08) (Page Number: 163)*

Left Open – Extension Granted to June 24, 2008

7. **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 gsft 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 close by 6/3/2008) (Maximum extension to close to 8/7/08) (Continued from the 4/29/08 meeting) (Seated: DH, FF, RM, RH, and PM) (Page Number: 209)*

Left Open – Continued to the June 3, 2008 Meeting

8. **John and Elli Bai & Jason and Susan Imperato;** application FRSB #1936 for a final re-subdivision, FRSB #1936, to revise the property lines by conveying an equal area of 1,883 sq. ft. between properties on a 2.07 acre property located at 148 and 150 Weaver Street in the RA-C1 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 5/30/2008) (Maximum extension available to open to 7/11/2008) (If opened on 5/14/2008 then must close by 6/18/08) (Page Number: 228)*

Left Open – Continued to the June 3, 2008 Meeting  
Seated: Heller, Maitland, Alban (for Marchese), and Brooks (for Heimbuch)

9. **GH Realty Holding, LLC;** application FSP #3575 and SP #3576 for a final site plan/special permit for a conversion of 13,889 sq.ft. to Use Group 4 "Health Center" to accommodate the Ambulatory Surgery Center on a 1.922-acre property located at 55 Holly Hill Lane in the GBO zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must open by 6/12/2008) (Maximum extension available to open to 8/16/2008) (If opened on 5/14/2008 then must close by 6/18/08) (Page Number: 244)*

Motion to approve final site plan/special permit with modifications  
Moved by Maitland, seconded by Brooks  
Voting in favor: Heller, Maitland, Alban, and Brooks  
4-0

10. **Classic Custom Coach Works LLC;** application FSP #3553 and SP #3554 for a final site plan/special permit to permit the exchange of two non-conforming uses between two non-conforming buildings, 274 Mason Street containing 4,971 sq. ft. and 280 Mason Street containing 4,113 sq. ft., the non-conforming uses are auto repair and auto storage on an 11,000 sq. ft. property located at 274 and 280 Mason Street in the CGB zone *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 5/29/2008) (Maximum extension available to open to 8/2/2008) (If opened on 5/14/2008 then must close by 6/18/08) (Page Number: 304)*

Motion to approve final site plan/special permit with modifications  
Moved by Maitland, seconded by Brooks  
Voting in favor: Heller, Maitland, Alban, and Brooks  
4-0

11. **Peter G. and Mary E. Cohane;** application FRSB #1935 for a final resubdivision to divide a 34,328 sq. ft. parcel containing two dwellings, where Lot No. 3R will contain 18,446 square feet (16,861 sq. ft. excluding the access way) and Lot No. 4R will contain 10,681 sq. ft. (9,000 sq. ft. excluding the access way), and where each lot will retain one of the existing structures, and a proposed 5,201 sq. ft. open space area (15.2%) per Section 6-261 of the Town of Greenwich Subdivision Regulations on a 34,328 sq. ft. property located at 15 River View Court in the R-7 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 5/30/2008) (Maximum extension available to 7/8/2008) (Page Number: 334)*

Application converted to a preliminary re-subdivision  
Motion to move to final re-subdivision with modifications  
Moved by Maitland, seconded by Brooks  
Voting in favor: Heller, Maitland, Alban, and Brooks  
4-0

12. **22 Elm Place Company, LLC;** application FSP #3544 and SP #3545 for a final site plan/special permit for a reduction in floor area through renovation from 16,300 square feet to 16,052 square feet, and a change of use for the majority of the building from theater to retail (300 sq. ft. of existing retail to remain) on a 7,447 sq. ft. property located at 356 Greenwich Avenue in the CGBR zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 5/29/2008) (Maximum extension available to open to 8/2/2008) (If opened on 5/14/2008 then must close by 6/18/08) (Page Number:349)*

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## **REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

### **TO BE DECIDED AT THE MAY 20,2008 MEETING**

- 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

15. **APPROVAL OF MINUTES:**

April 29, 2008

No Action

16. **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**

**STANWICH SCHOOL TO BE HEARD JUNE 17, 2008**

**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) (Must decide by 6/4/2008) (Maximum extension available to 7/22/2008)*

**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) (Continued from the 2/26/08 meeting)(Seated: Heller, Farricker, Heimbuch, Marchese and Avellino) (Must close by 6/5/2008) (Maximum extension granted)*

**CONTINUED ITEMS FROM PREVIOUS MEETINGS – NOT SCHEDULED FOR JUNE 17, 2008**

**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))*

**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) (Must close by 5/21/2008) (Maximum extension available to close to 6/12/2008) (Continued from the 3/4/2008 and 4/8/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

**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) (Must close by 6/4/2008) (Continued from the 4/29/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

**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) (Must close by 6/3/2008) (Continued from the 4/29/08 meeting) (Seated: Heller, Heimbuch, Maitland, and Alban for Farricker who recused)*

**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) (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)*

**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) (Must close by 6/3/2008) (Continued from the 4/29/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*