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END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## Town Hall Meeting Room

101 Field Point Road, Greenwich, CT

**January 22, 2008**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **Estate of Wanda Novak;** application PSB #1926 for a preliminary subdivision to divide a 12,491 square feet property where both Parcel A and Parcel B will comprise 6,245.5 square feet and conservation easement areas in the rear of the properties comprising 1,875 square feet over Parcel A and 586 square feet over Parcel B on a 12,491 square feet property located at 5 Hollow Wood Lane in the R-6 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 2/9/2008**) (Maximum extension available to 4/9/2008) (Page Number: 9)
2. **Peter von Braun;** application FSP #3423-C for a final coastal site plan to demolish and re-construct a two-family dwelling of 5,180 square feet on a 9,450 square feet property located at 623 Steamboat Road in the R-6 zone. (Staff: KB ) (Applicant's Presentation: 10 minutes) (**Must decide by 1/23/2008**) (Maximum extension available to 3/22/2008) (Continued from the 12/11/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Avellino (for Marchese) (Page Number: 46)
3. **Peter M. & Patrick P. Buccieri;** application FSB #1915 for a final three-lot subdivision of a 24,864 square feet property where Lot 1 will comprise 9,304 square feet (7,594 square feet excluding the access way), Lot 2 will comprise 7,560 square feet, and Lot 3 will comprise 8,000 square feet, and conservation easement areas across the rear of the three lots (Lot 1 easement of 638 sq. ft. and 571 sq. ft., Lot 2 of 1,090 sq. ft., and Lot 3 of 1,081 sq. ft.) for a total of 3,308 square feet or 13.6%, on property located at 24 Harold Street in the R-6 zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (**Must decide by 2/8/2008**) (Maximum extension granted) (Page Number: 60)

4. **Peter B. McGee and Mary M. Graf, Trustee;** application FSB #1920 for a final subdivision to create five (5) lots including Lot 1 of 2.9449 acres, Lot 2 of 2.0074 acres, Lot 3 of 2.071 acres, Lot 4 of 2.8402 acres (2.1987 acres excluding access way), and Lot 5 of 2.5207 acres (2.2764 acres excluding access way) and an open space area of 2.2356 acres (16.41%) 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 1/22/2008) (Maximum extension available to 2/27/2008) (Page Number: 98)*
  
5. **106 East Elm Street LLC and 110 East Elm Street LLC;** application FSB #1924 for a final subdivision/lot line revision to revise the lots lines where Parcel 110 of 12,188 square feet will gain 1,853 square feet and Parcel 106 of 16,429 square feet will lose 1,853 square feet on a 28,617 square feet property located at 106 and 110 East Elm Street in the R-6 zone. *(Staff: DF ) (Applicant's Presentation: 15 minutes) (Must decide by 1/23/2008) (Maximum extension available to 3/18/2008) (Page Number: 134)*
  
6. **JP Cos Cob LLC/CVS Pharmacy;** application FSP #3480 for a final site plan to convert the portion of an existing building that is currently occupied by the Food Mart store for a proposed retail/pharmacy and lease an area within the basement for storage only, improvements to both the surface parking area and underground parking garage (62 spaces surface parking lot and 96 underground garage for a total of 158 spaces) on a 1.4 acre property located at 120 East Putnam Avenue, Cos Cob, in the LBR-2 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 3/12/2008) (Maximum extension available to 5/16/2008) (Page Number: 165)*

## **PUBLIC HEARING 8:00 PM**

7. **Robert Weinstein;** applications FSP #3378-C and SP #3379-C for a final coastal site plan/special permit to re-locate a pool away from the flood zone, construct a new pool house (182 sq. ft. is enclosed), construct a 572 square foot addition to existing dwelling of 19,091 square feet, minor re-configuration of driveway, addition of retaining walls, and install a stormwater detention system on a 3.28 acre property located at 207 Byram Shore Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must close by 3/6/2008) (Maximum extension granted) (Continued from the 11/27/07 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

**POSTPONED BY APPLICANT TO 3/4/08  
EXTENSION GRANTED TO 3/6/08**

8. **Kinney, Frank III & Sharon;** applications FSP #3440 and SP #3441 for a final site plan/special permit for proposed renovations and a 770 square foot addition to the existing main house of 4,910.5 square feet and renovations and a 20.6 square foot addition to the existing garage/apartment of 1,948.3 square feet and associated site improvements on a 3.051 acre property located at 731 Lake Avenue in the RA-2-HO zone. (Staff: DF) (Applicant's Presentation: 10 minutes) (**Must open by 1/31/2008**) (Maximum extension available to open to 4/5/2008) (If opened on 1/22/2008 then must close by 2/26/2008) (Page Number: 200)
9. **20 Langhorne Lane, LLC;** applications FSP #3429 and SP #3430 for a final site plan/special permit to construct a single-family residence of 13,198 square feet to exceed 150,000 cubic feet in volume on a 5.016 acre property located at 20 Langhorne Lane in the RA-4 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must open by 1/24/2008**) (Maximum extension available to open 3/22/2008) (If opened on 1/22/2008 then must close by 2/26/2008) (Page Number: 241)
10. **Adam & Malgorzata Skarzynski;** applications FSP #3438 and SP #3439 for a final site plan/special permit to construct a single-family residence of 14,340 square feet to exceed 150,000 cubic feet in volume on a 4.02 acre property located at 20 Sherwood Avenue in the RA-2 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must open by 1/31/2008**) (Maximum extension available to open 4/5/2008) (If opened on 1/22/2008 then must close by 2/26/2008) (Page Number: 292)
11. **SLG 500 West Putnam Owner, LLC;** application FSP #3448 and SP #3449 for a final site plan/special permit to enclose the open area of 1,167 square feet on the first floor of the existing office building of 113,986 square feet to create an interior lobby that will provide for a security station to monitor access to all tenant spaces on a 4.1459 acre property located at 500 West Putnam Avenue in the GBO zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (**Must open by 1/31/2008**) (Maximum extension available to open 4/5/2008) (If opened on 1/22/2008 then must close by 2/26/2008) (Page Number: 338)
12. **Seven Bridges Foundation, Inc.;** applications FSP #3381 and SP #3382 for a final site plan/special permit to construct a single-family residence of 12,390 square feet to exceed 150,000 cubic feet in volume on a 6.72 acre property located at 71 North Porchuck Road in the RA-4 zone. (Staff: DF) (Applicant's Presentation: 10 minutes) (**Must close by 2/1/2008**) (Maximum extension available to close to 3/6/2008) (If closed on 1/22/2008 then must decide by 3/27/2008) (Continued from the 11/27/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 364)

13. **Sohan and Mazri Johnson;** applications PSP #3457 and SP #3458 for a preliminary site plan/special permit to demolish and existing three-family dwelling of 2,496 square feet and replace it with a new three-family dwelling of 4,725 square feet on a 8,915 square feet property located at 270 Davis Avenue in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 3/5/2008) (Maximum extension available to open to 4/19/2008) (Page Number:)*

**POSTPONED BY APPLICANT TO 3/4/08  
EXTENSION GRANTED TO 3/5/08**

14. **Gregory and Tracey Silver;** applications FSP #3474 and SP #3475 for a final site plan/special permit to construct a single-family residence of 10,663 square feet to exceed 150,000 cubic feet in volume on a 4.0 acre property located at 80 Lower Cross Road in the RA-4 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must open by 3/13/2008) (Maximum extension available to open to 5/17/2008) (If opened on 1/22/2008 then must close by 2/26/2008) (Page Number: 422)*

**REGULAR MEETING CONTINUED**

15. **DISCUSSION ITEMS:**

- a) 88 South Water Street; issuance of CO for Building #3. *(Page Number: 494)*
- b) Solar panels and exemptions under Sections 6-127 and 6-128.

16. **DECISION ITEMS:**

- a) **Board of Trustees of the Diamond Hill Church (SPECIAL PERMIT AND RE-ZONING ONLY);** application SP #3377-C, and RZ #07-10 for a special permit and to rezone from R-7 to R-C7, and to construct a new three-unit structure of 8,864 square feet to replace two single-family dwelling and increase the parking from 4 to 8 spaces on a 36,311 sq. ft. property located at 525 East Putnam Avenue in the R-7 zone. *(Staff: MK & DF) (Must decide by 3/22/2008) (Maximum Extension Granted) (Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks)*
- b) **Burning Tree Country Club, Inc.;** application SP #3415 **(SPECIAL PERMIT ONLY)** for a 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) (Must decide by 3/8/2008) (Maximum extension granted) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

- c) **Carolyn Properties;** application SP #3333 (**SPECIAL PERMIT ONLY**) for a special permit to convert the existing professional office condominium building currently comprised of office space into two residential condominium units; and to modify the existing condominium unit to add a dining room space of 186 sq. ft. on a 6,820 sq. ft. property located at 63 Church Street in the HO LBR-2 zone. *(Staff: DF) (Must decide by 3/13/2008) (Maximum extension to decide available to 3/29/2008) (Seated: Heller, Heimbuch, Marchese, Brooks, and Alban)*
  
- d) **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 3/13/2008) (Maximum extension available to decide to 5/12/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

17. **APPROVAL OF MINUTES:**

January 8, 2008

18. **OTHER:**

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

**ITEMS TO BE HEARD AT FUTURE MEETING**

**Tahiti Realty Partners;** application FSP #3412 for a final site plan to eliminate the existing service bays and remodel them for use as a convenience store on a 1.067 acre property located at 623 West Putnam Avenue in the LB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 3/8/2008) (Maximum extension granted)*

**Mahendra and Usha Garg;** application FSB #1919 for a final subdivision to create two lots where Lots 1 and 2 will comprise 7,550 square feet with an open space area of 2,071 square feet (12.06%) on a 17,171 square foot property located at One Swan Terrace and Mallard Drive in the R-7 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 2/16/2007) (Maximum extension available to 2/16/2008)*

**Jay & Esta Feinsod;** application FSP #3413-C and SP #3445-C for a final coastal site plan/special permit to demolish and reconstruct an existing accessory structure for use as storage and utility purposes, also proposing a small propane refilling station alongside a new structure on a 9,252 square feet property located at 268 Sound Beach Avenue in the LBR-2 zone. *(Staff: MK ) (Applicant's Presentation: 10 minutes) (Must close by 3/20/2008) (Maximum extension granted)*

**35 Shore Road Associates, LLC;** application FSB #1922-C for a final coastal subdivision to create two lots where Lots 1 and 2 will comprise 12,000 square feet and a 3,178 square foot conservation easement area and a 497 square foot piece of land to be conveyed to the Town of Greenwich on a 24,497 square foot property located at 35 Shore Road in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must decide by 3/12/2008) (Maximum extension granted)*

**The Stanwich School, Inc.;** application PSB #1925 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 3.86 acre conservation area and a 2.044 acre conservation easement area for a total proposed open space set aside area of 5.9 +/- acres, located at 257 Stanwich Road in the RA-2 Zone. *(Staff: DF, KB) (Applicant's Presentation: 10 minutes) (Must decide by 3/5/2008) (Maximum extension available to 4/5/2008)*

**The Stanwich School, Inc.;** applications PSP #3359 and SP #3360 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 171,993 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 266 proposed shared standard parking spaces, 7 handicapped spaces, and 50 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, a 37.2471 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF, KB) (Applicant's Presentation: 50 minutes) (Must close by 2/14/2008) (Maximum extension available to close to 2/23/2008)*