



**TOWN OF DARIEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM**

Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).

- | | |
|--|--|
| <input type="checkbox"/> Section 810 Coastal Site Plan Review | <input checked="" type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input type="checkbox"/> Section 1020 Site Plan Requirements |
| <input type="checkbox"/> Section 850 Land Filling, Excavation
and Earth Removal | <input type="checkbox"/> Section 1051 Protected Town Landmarks |
| <input type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application |
| <input type="checkbox"/> Other (specify) _____ | |

Property Location:

Street Address: 1025 BOSTON POST ROAD

Assessor's Map(s) # 73 as Lot(s) # 13

Subject property is situated on the NORTH side of BOSTON POST ROAD (street) approximately 40 feet EAST from the corner formed by the intersection of BAYVIL STREET and BOSTON POST ROAD (streets).

Zoning District(s): CRD Size of Site: 3,500 square feet, 0.0803 acres

- The subject property is is not as a result of this project will become tied into the Town sanitary sewer system.
- The subject property is is not as a result of this project will become tied into the public water system (Aquarion Water Co.).
- The subject property is is not within 500 feet of an adjoining municipality.

Applicant:

Name: BAYWATER 1025 SPA, LLC

Address: 1019 BOSTON POST ROAD
DARIEN, CT 06820

Phone #: (203) 656-0500

E-mail address: DAVID.GEMOURE@BAYWATER.NY

Signature: [Handwritten Signature]

Property Owner:

Name: _____

Address: _____

Phone #: _____

E-mail address: _____

Signature: [Handwritten Signature]

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 2 OF 3

Representative or Contact Person (to whom all correspondence shall be addressed)

Name: DAVID GENOVESE

Company/Firm: BAYWATER PROPERTIES Phone #: (203) 656 0500

Address: 1019 BOSTON POST ROAD

DARIEN, CT 06820

Email address: DAVID.GENOVESE@BAYWATER.NET

Signature: [Handwritten Signature]

Summary of proposed activity and development:

REPLACE TENANT KINGS J COMPANY WITH PLAZA
BOWLS AND WARM NEW YORK

(A more detailed explanation should be attached to this application).

Application Fee of _____

See Appendix B - Schedule of Fees of Darien Zoning Regulations.
Make checks payable to the "Town of Darien". Cash is not accepted.

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

For Business Site Plan applications under Section 1020:

See Section 1020 of the Darien Zoning Regulations

For Subdivision Applications see the Darien Subdivision Regulations

DARIEN PLANNING AND ZONING COMMISSION
 ZONING APPLICATION FORM
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The following information is required:

*Development Plan(s) completed in accordance with "Site Plan Checklist" –
 Twelve (12) Sets of Plans including:*

	<u>Submitted</u>	<u>Waived</u>
Existing Conditions based on "A-2" Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input type="checkbox"/>	<input type="checkbox"/>
Computations and Analysis of Stormwater Runoff	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Plan	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans and Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utility Plans	<input type="checkbox"/>	<input type="checkbox"/>
Chart or Table of Zoning Data	<input type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan	<input type="checkbox"/>	<input type="checkbox"/>
Staging or Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Coastal Site Plan Reviews under Section 810 of the Zoning Regulations:</i>		
Base Map showing regulated area(s)	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>
Review of CAM policies & goals	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Flood Damage Prevention Applications under Section 820 of the Zoning Regulations:</i>		
Base Map of Flood Zones and Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans including elevation of each floor level within the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding impact on flood conditions	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding structural stability	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Land Filling & Regrading Applications under Section 850 of the Zoning Regulations:</i>		
Detailed Plans of Existing and Proposed Conditions	<input type="checkbox"/>	<input type="checkbox"/>
Report Detailing Operation methods, and Evaluating Impacts	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Special Permit Applications under Section 1000 of the Zoning Regulations:</i>		
Detailed Statement of Existing & Proposed Uses	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Report addressing Trip Generation, Traffic Movement and Parking Requirements	<input type="checkbox"/>	<input type="checkbox"/>



To: Planning & Zoning Commission

From: David Genovese, Baywater 1025 BPR, LLC

Re: Proposal to Re-Tenant 1025 Boston Post Road

Date: July 3, 2020

For many years, 1025 Boston Post Road, located between The Sugar Bowl and Grieb's Pharmacy, was occupied by Flowers by Jun and Crystal Nail Salon. In 2010, an application was made to replace Flowers by Jun with Swizzles of Darien, a frozen yogurt store, and was approved by the Planning & Zoning Commission. The Swizzles space measured approximately 1,602 square feet and the Crystal Nail Salon measured approximately 980 square feet.

Swizzles and Crystal Nail Salon operated in this location until 2014, the year in which Baywater acquired the property. Swizzles closed in 2014 and Baywater proposed to lease its space to Kirby & Company, a boutique selling home furnishings, hostess gifts and coffee and baked goods in a café in the rear. In 2016, Crystal Nail Salon closed, and Kirby & Company expanded into this adjacent space.

Since acquiring 1025 Boston Post Road, Baywater has substantially renovated the building, replacing both storefronts and creating a substantially more attractive building along this important section of the Boston Post Road. Additionally, working together with Kleban Properties, Bob Mazza and the Town of Darien, Baywater instigated the "Model Block" upgrade of the entire sidewalk between Day and Brook Streets.

Earlier this year, prior to the onset of COVID-19, Kirby & Company made the decision to cease operations at 1025 Boston Post Road, as well as at 14 Brook Street, where they operated a sister store called Kirby Girl. The Kirby Girl space was recently leased to Darien Running Company, an affiliate of Ridgefield Running Company. Baywater is now proposing to divide the original Kirby & Company space into two spaces, as it was originally configured, and to lease one space to Playa Bowls of Darien and the other space to Warm New York, a NYC-based fashion retailer.

Playa Bowls

The Playa Bowls™ concept is the vision of founders Robert Giuliani & Abby Taylor -- both Jersey Shore natives & longtime surfers. Abby grew up in Ocean Township surfing the beaches of Monmouth County, while Rob grew up surfing in Ocean County. They were inspired by chasing summer on surf trips to Panama, Costa Rica, Nicaragua, Puerto Rico, California & Hawaii. Almost every exotic surf town they

visited offered their own unique version of an acai or pitaya bowl. They decided to recreate their favorite recipes with their own twist at home at the Jersey Shore.

They made a deal with the owner of the pizza shop they lived above on 8th Avenue in Belmar, New Jersey. They bought a blender, a patio table, a fridge & a freezer and set up a makeshift pop up stand on the sidewalk in front of the pizza shop. They spent a lot of time & effort telling their story and educating customers on the benefits of acai. As word spread of this creative & intuitive pop up stand, more & more people stood in line on the side of Ocean Avenue to see what Playa Bowls was all about. Rob & Abby realized it was time to take their growing business to the next level. Fast forward six years & here we are, sharing our story & passion at over 83 stores nationwide.

The nearest Playa Bowls to Darien is in Fairfield, and many Darien students travel to visit this location.

Additional information regarding Playa Bowls can be found on their website, www.playabowls.com.

Warm New York

Warm is a specialty shop whose wares are curated with love and attention by Winnie Beattie and her husband Rob Magnotta. They spend their lives, along with their three boys, in pursuit of warmth-in people, places and objects. Winnie spent her childhood in Hawaii and met Rob in the ocean surfing, so their shared love of sunshine, mountains, travel, and family is innate. Warm is for other urban hippies like them who live in the big city but want to go where it's warm...

Warm carries thoughtful, hard to find brands who pay attention to the little things that matter... craftsmanship, yummy fabrics, hand-made details, small batches, capsule collections, family owned and oriented with an overall focus on being special and good...

Additional information on Warm New York can be found on their website, www.warmny.com.

Operational Details

For both Playa Bowls and Warm NY, garbage will be collected in a dumpster in the rear alley way behind 1025 Boston Post Road. Employees for both businesses will park in the municipal lots with permits or on other properties owned by Baywater and its affiliates.

Playa Bowls

Square Footage of Leased Space:	1,630 square feet
Hours of Operation:	8 am to 9 pm, 7 days per week.
Average Employee Count:	3
Proposed Indoor Seating:	16 seats
Proposed Seasonal Outdoor Seating:	4 seats

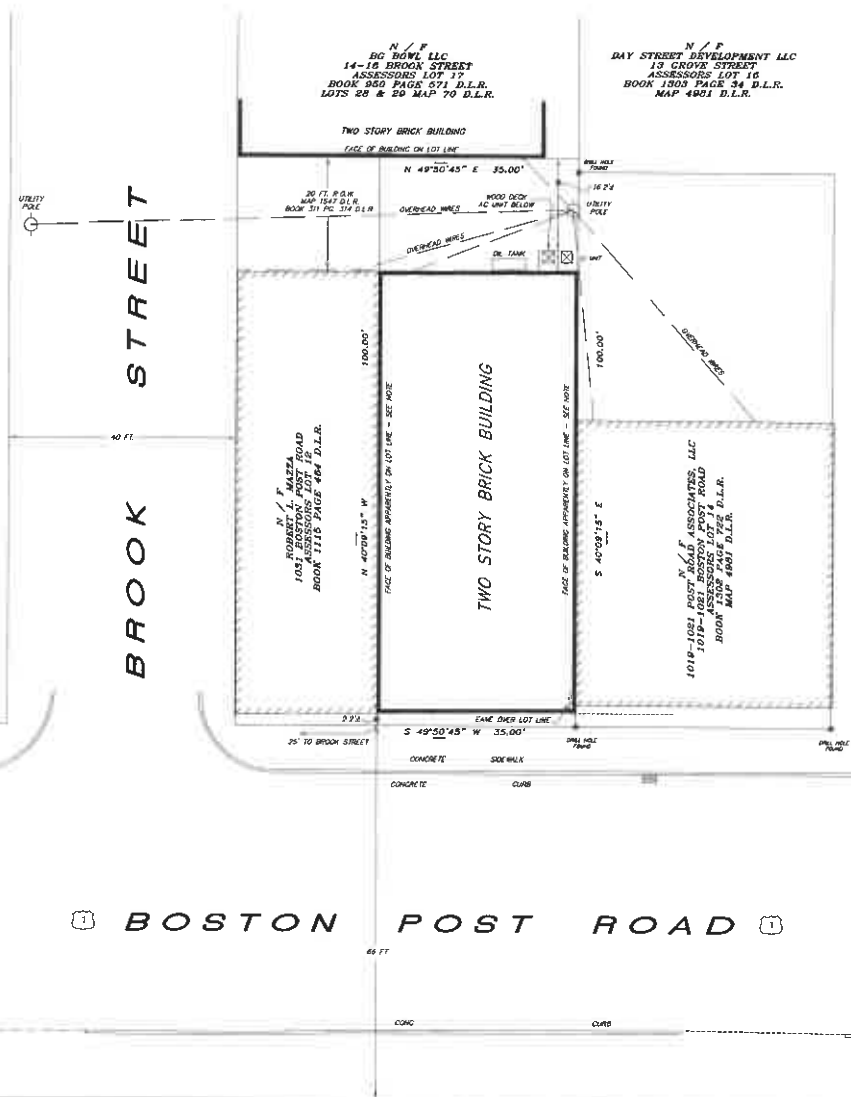
Warm New York

Square Footage of Leased Space: 870 square feet
Hours of Operation: 11 am to 7 pm, Monday through Saturday
11 am to 5 pm, Sunday
Average Employee Count: 1.5

We thank you for your consideration of this application. In this difficult time for our economy as a result the COVID-19 crisis, we believe that we have found two exciting new businesses with track records of success to re-tenant 1025 Boston Post Road. These tenants will complement well our existing retailers in downtown Darien.

Exhibits

Survey of Property
Before and After Photographs of 1025 Boston Post Road
Proposed Elevations for Playa Bowls and Warm New York
Floor Plan for Re-Demised Spaces
Playa Bowls Floorplan



ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	NONE (SEE NOTE A)	0.0803± ACRES 309 SQ FT	
MIN. WIDTH	40 FEET	35 FEET	
MIN. FRONTAGE	40 FEET	35 FEET	
MIN. DEPTH	100 FEET	100 FEET	
MIN. FRONT YARD	NONE (SEE NOTE B)	2.2± FEET	
MIN. SIDE YARD	NONE (SEE NOTE C)	0	
MIN. REAR YARD	NONE (SEE NOTE D)	16.2± FEET	
MAX. BUILDING HEIGHT (STORED)	2 STORES (SEE NOTE E)	2 STORES	
MAX. BUILDING HEIGHT (FEET)	28 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	NONE	3,741± SQ FT 78.5± %	
MIN. FRONT LANDSCAPE DEPTH	NONE	0	
MAX. DEVELOPED SITE AREA	NONE	3,500 SQ FT 100%	
MAX. FLOOR AREA OF ALL DWELLING UNITS	1,000 SQ. FT. (SEE NOTE F)	N/A	

REFER TO SECTION 85B OF THE DARIEN ZONING REGULATIONS FOR NOTES A THROUGH F AS REFERRED TO ABOVE.

NOTE: FACE OF BUILDING APPEARS TO BE APPROPRIATELY ON LOT LINE. THE SURVEYOR HAS NOT PHYSICALLY OBSERVED THIS CONDITION AND MAKES NO CLAIM TO CONDITIONS THAT MAY EXIST BEYOND THOSE OBSERVED AT THE TIME OF THE SURVEY.

**AREA = 3,500 SQ. FT.
OR 0.0803± ACRES**

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-11 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1994. IT IS A PROPERTY SURVEY OF THE HIGHEST EXTENSION CATEGORY OF WHICH IS A SURVEY CORRESPONDING TO HORIZONTAL ACCURACY CLASS "A - 1" AND IS INTENDED TO BE USED FOR CONVEYANCE, MORTGAGING OR TITLE INSURANCE PURPOSES.

THIS SURVEY WAS PREPARED FOR A LEGAL PURPOSE. ANY USE OTHER THAN THAT FOR WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERERS THE PREPARED'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDER THE PREPARED'S DECLARATION NULL AND VOID.

DISTANCES NOTED 1/4" FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREIN.

ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREIN.

PROPERTY IS LOCATED IN A "U2B" ZONE.

REFER TO MAP 1543 OF THE DARIEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BOOK 311 PAGE 314 OF THE DARIEN LAND RECORDS.

REFER TO PLANNING AND ZONING COMMISSION SPECIAL PERMIT RECORDED IN BOOK 1418 PAGE 45 OF THE DARIEN LAND RECORDS.

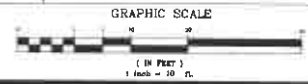
STRUCTURES DEPICTED HEREIN ARE MORE THAN THREE (3) YEARS OLD.

WELAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREIN.

PROPERTY IS DEPICTED AS LYING OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (EFFECTIVE DATE JULY 8, 2013).

THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

BOSTON POST ROAD



PROPERTY SURVEY
1025-1029 BOSTON POST ROAD
PREPARED FOR
BAYWATER 1025 B.P.R. LLC
DARIEN, CONNECTICUT

SCALE: 1" = 10 FT. FEBRUARY 18, 2014

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. PREPARED TO CLASS "A - 2" STANDARDS

William W. Seymour Conn. L.L.S. Reg. No. 70050
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

BEFORE





KIRBY AND COMPANY

DISCOVER

COVET

DELIGHT



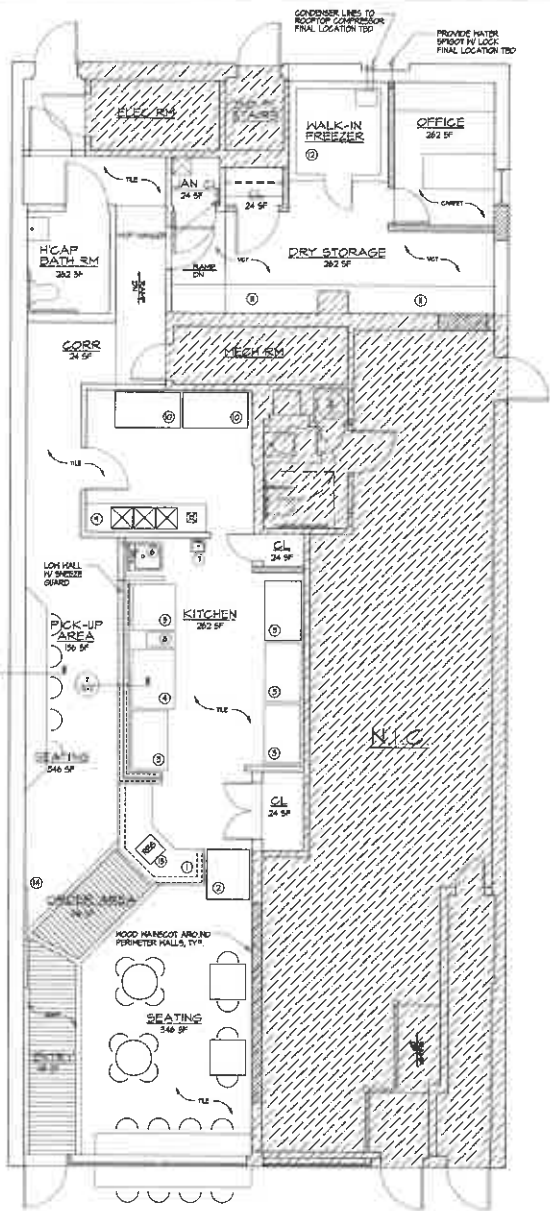
VELL

1-1031



PLAYA BOWLS

GRIEB'S



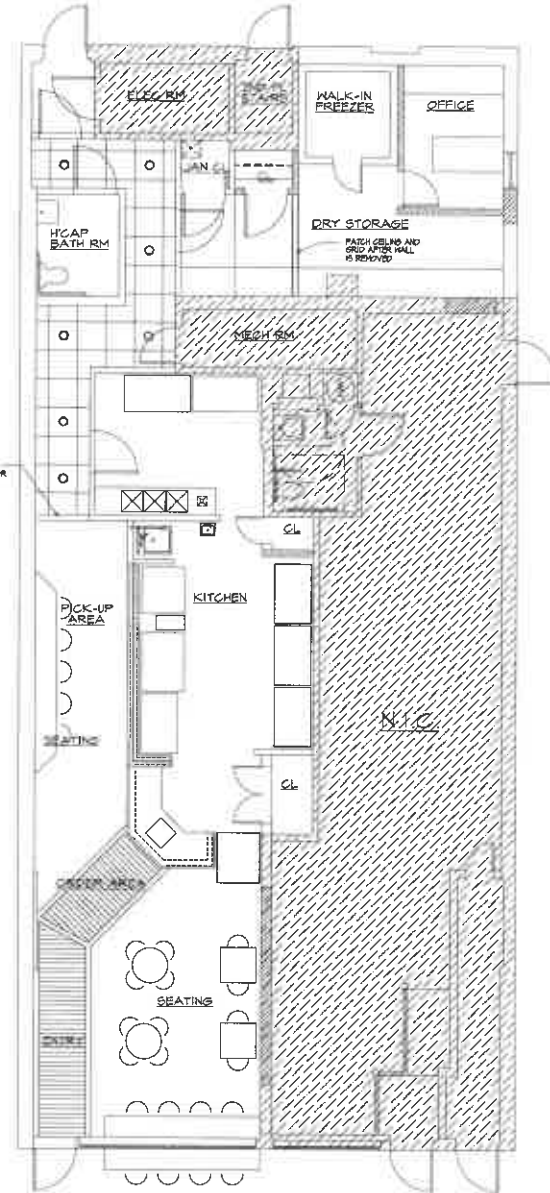
CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

- ① SERVICE COUNTER W/CASH REGISTER
- ② 5'0"X16" MERCHANDISER
- ③ 4'-2 1/4" X 2'-0" HOISTTOP REF. W/ 2 DOORS
- ④ 4'-2 1/4" X 3'-0" REF. FOOD PREP TABLE W/ 16 PANS AND 2 DOORS
- ⑤ 3'0" X 3'-0" REF. FOOD PREP TABLE W/ 8 PANS AND 2 DOORS
- ⑥ 2'4 1/4" X 3'0" FOOD PREP SINK
- ⑦ 12"x12" HAND SINK
- ⑧ 12"x24" TRASH
- ⑨ EX. 2 HOLE SINK W/ DOUBLE DRAIN BOARDS GREASE TRAP WILL ONLY BE PROVIDED IF REQUIRED.
- ⑩ 4'-0" X 2'-4" X 2'-4" 2 DOOR REFRIGERATOR AND 6 ADJUSTABLE SHELVES
- ⑪ WIRE TYPE SHELVING, 24"X
- ⑫ 6'-0" X 6'-0" WALK-IN FREEZER W/ 24" DOOR & ROOFTOP COMPRESSOR, 1-0" X 1'-0" SPACE PROVIDED (CONFRIG)
- ⑬ EMPLOYEE COAT/STORAGE
- ⑭ MENU BOARD
- ⑮ REGISTER

WORK / HEALTH DEPARTMENT NOTES:

1. CONTRACTOR TO PATCH FLOOR AS NEEDED TO RECEIVE NON FINISH FLOOR IN ALL AREAS.
2. CONTRACTOR TO CUT FLOOR AND WALLS AS NEEDED TO COMPLETE ALL WORK INCLUDING BUT NOT LIMITED TO PLUMBING/ELECTRICAL/MECHANICAL/ETC. PATCH WITH LIKE MATERIAL AFTER INSTALLATION IS COMPLETE. PATCH FLOOR AS NEEDED.
3. CONTRACTOR TO PATCH AND REPAIR ALL WALLS AFTER DEMOLITION. TAPE, SPACKLE, PRIME AND PAINT. PROVIDE VERTICAL DRIP/STOOD HANDSCOTT THROUGHOUT SPACE.
4. CONTRACTOR TO COORDINATE CABINETS, MILLWORK, COUNTERS, ETC WITH OWNER AND ARCHITECT AT THE TIME OF BID.
5. ALL SERVICE CONNECTIONS THROUGH FLOOR OR WALL MUST BE SEALED. EXPOSED HORIZONTALITY/PLUMBING LINES MUST BE 6" OFF FLOOR AND 1" OFF WALL.
6. CONTRACTOR TO PROVIDE SEALED EDGES AT ALL CORNERS.
7. ALL WALL/FLOOR AND EQUIPMENT/FLOOR INTERSECTIONS WILL BE COVERED IN ALL AREAS.
8. FLOORS AND FLOOR COVERINGS IN ALL AREAS WILL BE SMOOTH, DURABLE, WASHABLE AND NON-ABSORBENT EXCEPT KITCHEN SHALL BE NON-SLIP FLOORING.
9. WALLS, WALL COVERINGS AND CEILINGS OF WALK-IN BOXES, FOOD PREP AREAS, EQUIPMENT WASHING AND UTENSIL AREAS WILL BE EASILY CLEANABLE, LIGHT-COLORED, SMOOTH, DURABLE, WASHABLE AND NON-ABSORBENT.
10. ALL PLUMBING WILL BE SERVED BY PUBLIC SYSTEMS. A NEW GREASE TRAP WILL BE CONNECTED TO THE PUBLIC SEWER, ONLY IF REQUIRED BY DEPT OF BUILDINGS AND HEALTH DEPT.
11. TEMPERED HOT WATER WILL BE PROVIDED TO ALL HAND SINKS WITH A COMBINATION FAUCET.
12. A FOOD PREP SINK WITH INDIRECT DRAIN IS PROVIDED AS SHOWN.
13. ALL EQUIPMENT WILL BE NSF APPROVED OR EQUAL.
14. ALL SHELVING WILL BE NSF APPROVED OR EQUAL.
15. ALL FOOD SERVICE EQUIPMENT TO BE INSTALLED TO NSF STANDARDS AND THE PAINTED/COATED DEPT OF HEALTH PLAN SUBMITTED. EQUIPMENT WILL BE SEALED TO THE FLOOR, WALL OR ADJACENT EQUIP. ETC TO HAVE PROTECTIVE SHIELDING.
16. ALL LIGHT FIXTURES IN FOOD STORAGE AREAS, PREPARATION SERVICE, ETC TO HAVE PROTECTIVE SHIELDING.
17. PROVIDE CLOSERS AND TIGHT FITTING SNEEPS ON ALL EXTERIOR DOORS.
18. PROVIDE NEW TILE FLOOR IN UPPER KITCHEN OR APPROVED EQUAL. COLOR TO BE LIGHT GRAY.
19. PROVIDE 6'-0" HIGH FRP OR STAINLESS STEEL ON WALLS IN KITCHEN.
20. ALL FOOD PREP (EXTENT OF PREP IS CUTTING FRONT) WILL TAKE PLACE AT EQUIPMENT 15.



CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

REV. #	DATE
1	6/20/2020

- NOTES & LEGENDS
- LAYOUT OF WORK
 - AREA CALCULATIONS
 - DEMOLITION PLAN
 - CONSTRUCTION PLAN
 - REGISTER DIAGRAM

INTERIOR RENOVATION
PLAYA BOWLS - DARIEN
1029 POST ROAD
DARIEN, CT 06920



d'Amico Architects
59 Parkwood Road, Torrington, CT 06868
Tel: 860.783.1111
www.damicoarchitects.com

DATE: JUNE 20, 2020
PROJECT NO.: 277
DRAWN BY: TC
CHECKED BY: SRS
DRAWING NO.: