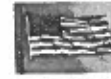


Maslan Associates PC
30 Old Kings Highway South
Darien, CT 06820



AGF Associates LLC
c/o HSBC Bank USA
Attn: Karen Zhang - Tax Accountant
2929 Walden Avenue
Depew, NY 14043

Maslan Associates PC
30 Old Kings Highway South
Darien, CT 06820



AGF Associates LLC
c/o Marclaire LLC
85 Eleven O'Clock Road
Weston, CT 06883

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30 Old Kings Highway South
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Ravi Krishnan
Rupa Subramanian Krishnan
3 Richmond Drive
Darien, CT 06820

Maslan Associates PC
30 Old Kings Highway South
Darien, CT 06820



Jason J. Golden
Jessica R. Golden
37 Richmond Drive
Darien, CT 06820

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30 Old Kings Highway South
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Leighann McGlone
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Darien, CT 06820

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205 Post Road Development Partners LLC
19 W Elm Street
Greenwich, CT 06830

Map of Properties Within 100 Feet of Subject Property



Property Information

Property ID 04031
Location 171 BOSTON POST ROAD
Owner GNOSIS REAL ESTATE INC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2019
Data updated 8/1/2019

**APPLICATION OF
GNOSIS REAL ESTATE, INC.**

FOR

171 BOSTON POST ROAD

SEPTEMBER 2, 2020

LIST OF NEIGHBORING PROPERTY OWNERS

Map 12 Lot 36&37	AGF Associates LLC c/o HSBC Bank USA Attn: Karen Zhang 2929 Walden Avenue Depew, NY 14043
Map 32 Lot 8	AGF Associates LLC c/o Marclaire LLC 85 Eleven O'Clock Road Weston, CT 06883
Map 13 Lot 7	Ravi Krishnan Rupa Subramanian Krishnan 3 Richmond Drive Darien, CT 06820
Map 12 Lot 34	Jason J Golden Jessica R Golden 37 Richmond Drive Darien, CT 06820
Map 13 Lot 8	Richard Summers Leighann McGlone 5 Richmond Drive Darien, CT 06820
Map 12 Lot 27	Robert J Kordas Pamela J Kordas 35 Richmond Drive Darien, CT 06820
Map 13 Lot 6	205 Post Road Development Partners LLC 19 W Elm Street Greenwich, CT 06830

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, October 20, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

Continuation of Public Hearing regarding Special Permit Application #315, Land Filling & Regrading Application #486, Robert Thorsen & Sarah Thompson, 170 Ridge Acres Road. Proposal to construct a 50' x 90' recreational sport court and a retaining wall on the southwest portion of the property, and to perform related site development activities. The 3.73+/- acre subject property is located on the north side of Ridge Acres Road approximately 200 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #4 as Lot #38 in the R-2 Zone.

Special Permit Application #316, Darien After School, LLC, 10 Nearwater Ln., 18 Hoyt St., 395 & 133 Mansfield Ave. & 7 Old Farm Road. Proposal to operate enrichment and childcare programs at each of the Town's five public elementary schools, for and by contract with the Darien Board of Education. A.M and P.M. programs are to be run for elementary school children, on days school is in session, at Hindley School, Holmes School, Ox Ridge School, Royle School and Tokeneke School. The various Town properties are located throughout the Town in the Town's R-1/3, R-1/2, R-1 and R-2 residential zones and the Municipal Use (MU) Overlay Zone.

Special Permit Application #172-E / Site Plan, Gnosis Real Estate, Inc., 171 Boston Post Road. Proposal to amend existing Site Plan and Special Permit to convert a portion of the basement to a food preparation area; convert a portion of the attic to an office; and to approve restaurant liquor sales. The 0.34+/- acre subject property is located on the northwest side of Boston Post Road at its intersection with Richmond Drive, and is shown on Assessor's Map #12 as Lot #35 in the Service Business (SB) Zone.

Site Plan Application #186-E, Darien Fire Department, 848 Boston Post Road. Proposal to install a shed within the parking lot behind the Darien Fire Department. The subject property is located on the south side of Boston Post Road, approximately 300 feet southwest of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #17 as Lot #4 & #5 in the Central Business District (CBD) Zone.

Coastal Site Plan Review #129-B, Flood Damage Prevention Application #127-B, Geoffrey Beringer, 36 Beach Drive. Proposal to install a spa, trellis, fire pit and an at-grade terrace, and to perform related site development activities within regulated areas. The 0.346+/- acre subject property is located on the west side of Beach Drive approximately 200 feet south of its intersection with Outlook Drive, and is shown on Assessor's Map #53 as Lot #3 in the R-1/2 Zone.

Coastal Site Plan Review #350, Flood Damage Prevention Application #402, Harlan Stone, 108 Five Mile River Road. Proposal to construct an in-ground pool, including associated patio areas at the rear of the residence (eastern portion of site), and to perform related site development activities within regulated areas. The 0.52+/- acre subject property is located on the west side of Five Mile River Road, approximately 100 feet north of its intersection with Davis Lane, and is shown on Assessor's Map #66 as Lot #33 in the R-1/2 Zone.

Land Filling & Regrading Application #488, Terence Filewych & Lidiya Nychyk, 97 Fitch Avenue. Proposal to regrade the west portion of the property to accommodate a new patio area, and to perform related site development activities, including construction of a retaining wall and installation of stormwater management. The 0.26+/- acre subject property is located on the west side of Fitch Avenue, at the northwest corner formed by its intersection with Boston Post Road, and is shown on Assessor's Map #42 as Lot #8 in the R-1/3 Zone.

(S) James H. Rand
Secretary

MASLAN ASSOCIATES P.C.

Attorneys at Law

Robert F. Maslan, Jr.*
*Also Admitted in New York

30 OLD KINGS HIGHWAY SOUTH
DARIEN, CONNECTICUT 06820
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FACSIMILE (203) 656-1624

Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

October 7, 2020

AGF Associates LLC
c/o HSBC Bank USA
Attn: Karen Zhang - Tax Accountant
2929 Walden Avenue
Depew, NY 14043

**Re: Special Permit Application #172-E/Site Plan
Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Ms. Zhang:

We represent Gnosis Real Estate, Inc. with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

The Darien Planning and Zoning Regulations require that notice be given to you of the public hearing on the Application, because you own property that abuts or lies within 100 feet of the perimeter of the property that is the subject of the Application.

Accordingly, please take notice that the public hearing on this application has been scheduled for Tuesday, October 20, 2020 at 8:00 P.M. in Room 206 of the Darien Town Hall, 2 Renshaw Road, Darien, and via GoToMeeting. A login number for GoToMeeting will be provided to the general public a few days prior to the meeting via the Town of Darien web site.

The Application and exhibits are available for your review through our office or at the Darien Planning and Zoning Department at the Darien Town Hall and online on the Darien Planning and Zoning Department webpage.

If you have any questions, please contact us at (203) 656-3800 or contact the Town Planning and Zoning Department at (203) 656-7351.

Very truly yours,
Robert F. Maslan, Jr.

Enclosure: Legal Notice

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October 7, 2020

AGF Associates LLC
c/o Marclaire LLC
85 Eleven O'Clock Road
Weston, CT 06883

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Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Sir or Madam:

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Legal Assistant
Suzann C. Maslan

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RMaslan@maslanlaw.com

October 7, 2020

Ravi Krishnan
Rupa Subramanian Krishnan
3 Richmond Drive
Darien, CT 06820

**Re: Special Permit Application #172-E/Site Plan
Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Mr. and Ms. Krishnan:

We represent Gnosis Real Estate, Inc. with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

October 7, 2020

Jason J. Golden
Jessica R. Golden
37 Richmond Drive
Darien, CT 06820

**Re: Special Permit Application #172-E/Site Plan
Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Mr. and Ms. Golden:

We represent Gnosis Real Estate, Inc. with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

October 7, 2020

Richard Summers
Leighann McGlone
5 Richmond Drive
Darien, CT 06820

**Re: Special Permit Application #172-E/Site Plan
Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Mr. Summers and Ms. McGlone:

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Writer's e-mail:
RMaslan@maslanlaw.com

October 7, 2020

Robert J. Kordas
Pamela J. Kordas
35 Richmond Drive
Darien, CT 06820

**Re: Special Permit Application #172-E/Site Plan
Gnosis Real Estate, Inc., 171 Boston Post Road**

Dear Mr. and Ms. Kordas:

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October 7, 2020

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