

October 26, 2020

Mr. Jerome Ginsberg, Director
Planning & Zoning Commission
4 Renshaw Road, Town Hall
Darien, CT 06820

Subject: CAM Site Plan Review for the Riley Residence at 241 Long Neck Point Road, Darien, CT

Dear Mr. Ginsberg:

On behalf of our clients Tim and Angela Riley we are hereby submitting a Planning & Zoning Application for a Coastal Area Management review for their new home proposed at 241 Long Neck Point Road. The property is located on the east side of Long Neck Point overlooking Long Island Sound. The property is currently vacant but previously contained a single family dwelling. The Riley's are proposing a new home, pool and associated site improvements.

I have enclosed the following information to be included with our P&Z Application for a CAM review:

1. The P&Z Application for a Coastal Area Management Review
2. A check for the CAM Review fee of \$260.00
3. A letter from T. Riley authorizing Pete Romano to act as his agent
4. The map and list of abutting neighbors w/i 100' of the subject property
5. 12 – 24 x 36" Existing Conditions Map prepared by Seymour Associated dated 8.31.2020
6. 12- 24 x 36" Site Improvement Plans prepared by LandTech dated 10.22.20 including
 - a. Grading, Storm drainage, Utilities. S&E Controls Plans and the Zoning Table
7. 12- 11 x 17" Architectural plans prepared by Mark Finlay Architects, dated 9.8.2020 including
 - a. The Landscape Plan
8. 12 copies of the Storm Water Management Report, prepared by LandTech dated 10.21.2020
9. 12 copies of the Coastal Area Management Evaluation prepared by LandTech dated 10.23.2020
10. Drive easement documents between 241 and 245 Long Neck Point Road
11. Open Space Declaration for 241 Long Neck Point
12. A flash drive of all application documents

Please place us on the next available Planning & Zoning hearing agenda. As always, contact me on 203-454-2110, ext. 150 or at promano@landtechconsult.com if you have questions or require clarification.

Very truly yours,

LANDTECH



Pete Romano, Principal

Enclosures

C: Tim & Angela Riley
M. Finlay Architects

<file:///td:/public/activeprojects/project/older/17134-01>