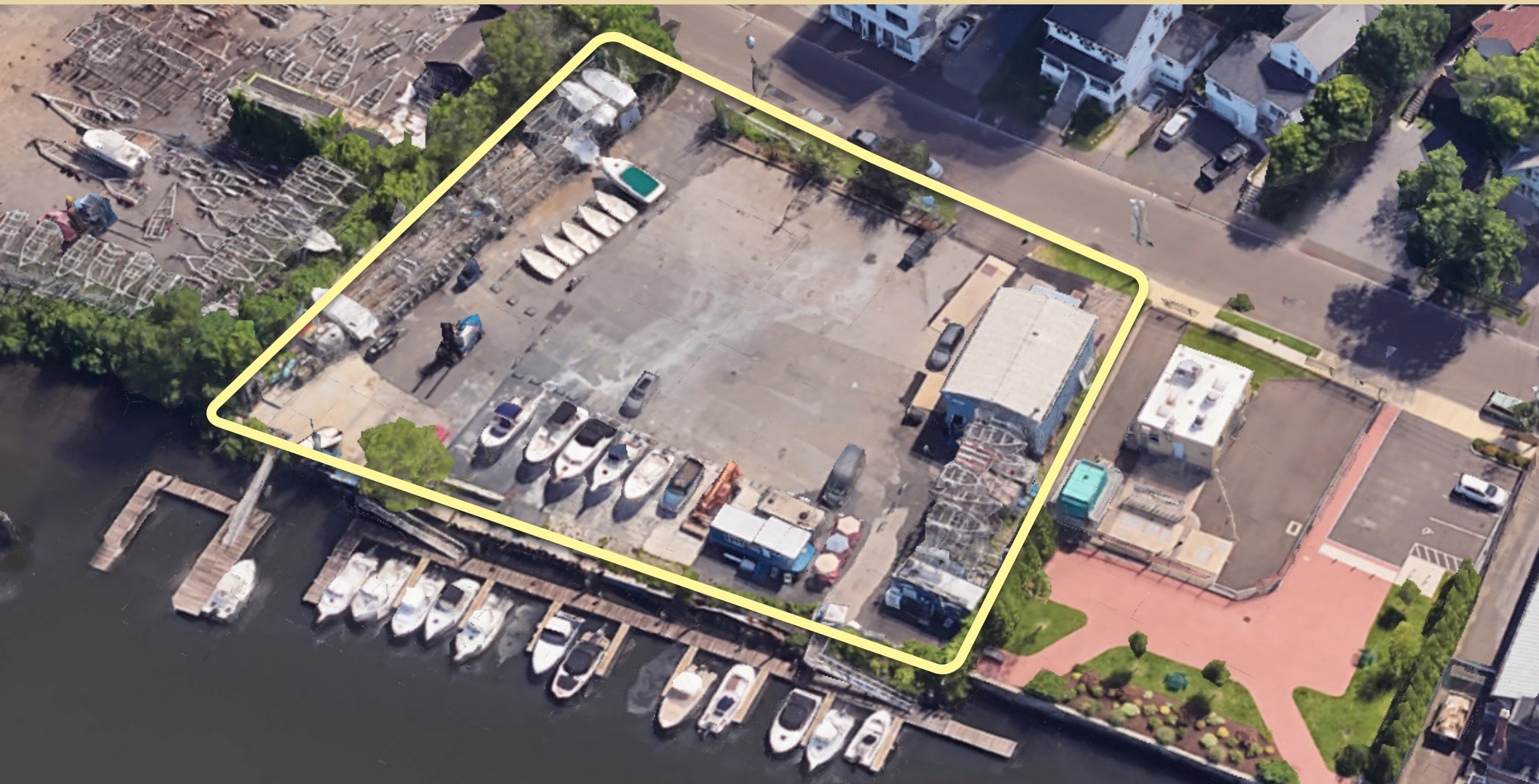


112 S. WATER STREET

GREENWICH, CT



RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

**0.86 ACRE WATERFRONT MARINA
DEVELOPMENT SITE FOR SALE
POTENTIAL FOR MULTIFAMILY HOUSING**

An aerial photograph of a residential neighborhood, showing houses, trees, and a marina with several boats docked. A large blue semi-transparent box is overlaid on the center of the image, containing white text. The text is arranged in a list format, starting with a title and followed by four numbered items.

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1 | EXECUTIVE SUMMARY

THE OPPORTUNITY

112 South Water Street is a 0.86-acre working marina with 240'5" of waterfront. The property has 21 slips, rack storage for 57 boats, land storage for an additional 85 boats, a commercial gas pump, and a dock and side boat lift. There is an existing 1,658 SF, two-story structure for service and office use. It can be sold as a working marina and boat-related business, or as a development site. The property is zoned WB (Waterfront Business).

INVESTMENT HIGHLIGHTS

112 South Water Street offers an investor the opportunity to acquire a well located, marina property located in the vibrant Byram section of Greenwich, CT with a potential ability to develop for residential, a restaurant or other waterfront businesses. Very few of these opportunities become available in Greenwich. Housing is in demand and there is only one waterfront restaurant located in Greenwich. The successful Bartaco restaurant is located just down the river at 1 Willett Avenue. There is a new restaurant opening at 2 South Water Street. 242 apartment units were approved at 163-175 North Main Street in Port Chester, NY. In total there are 500+ approved luxury apartments along the Port Chester corridor with another 600+ pending approval.

2 | PROPERTY DESCRIPTION



PROPERTY INFORMATION

ADDRESS: 112 South Water Street, Greenwich, CT

EXISTING BUILDING: 2 Stories | 1,658 SF

BUILT: 1985

MARINA USE: Boat lift, service docks, gas pump

Land storage for 85+ boats

Marine mechanical

0.86 acres; 37,462 SF

WATERFRONT FRONTAGE: 240'- 5"

ZONING: WB (Waterfront Business)

DEVELOPMENT POTENTIAL

POTENTIAL DEVELOPMENT: Office
Restaurant
Residential
Waterfront Business

PROPERTY AREA



PROPERTY VIEWS



Free-Standing, Two-Story Building



21 Boat Slips



Rack Storage for 57 Boats



Commercial Gas Pump

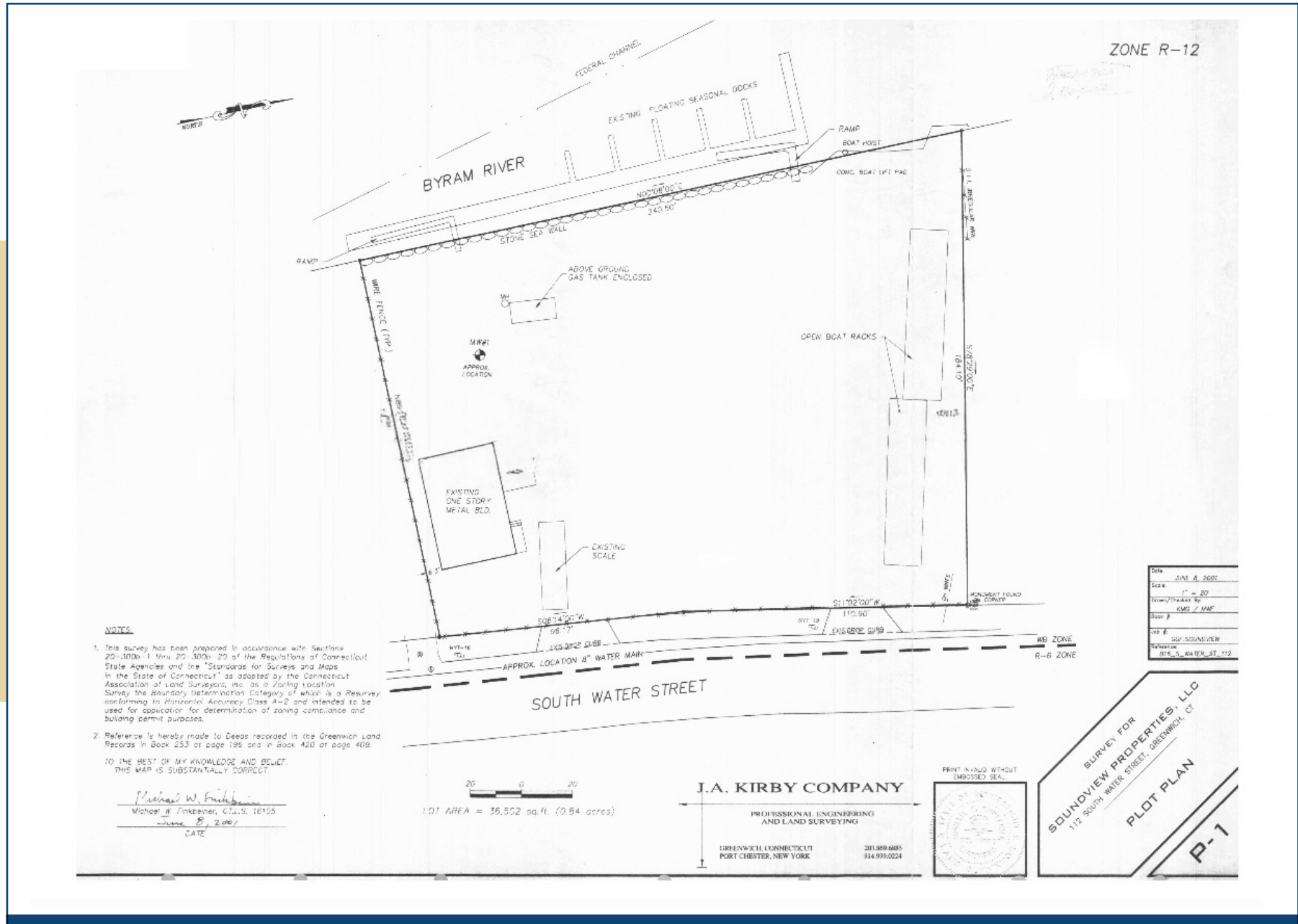


Land Storage for 85 Boats



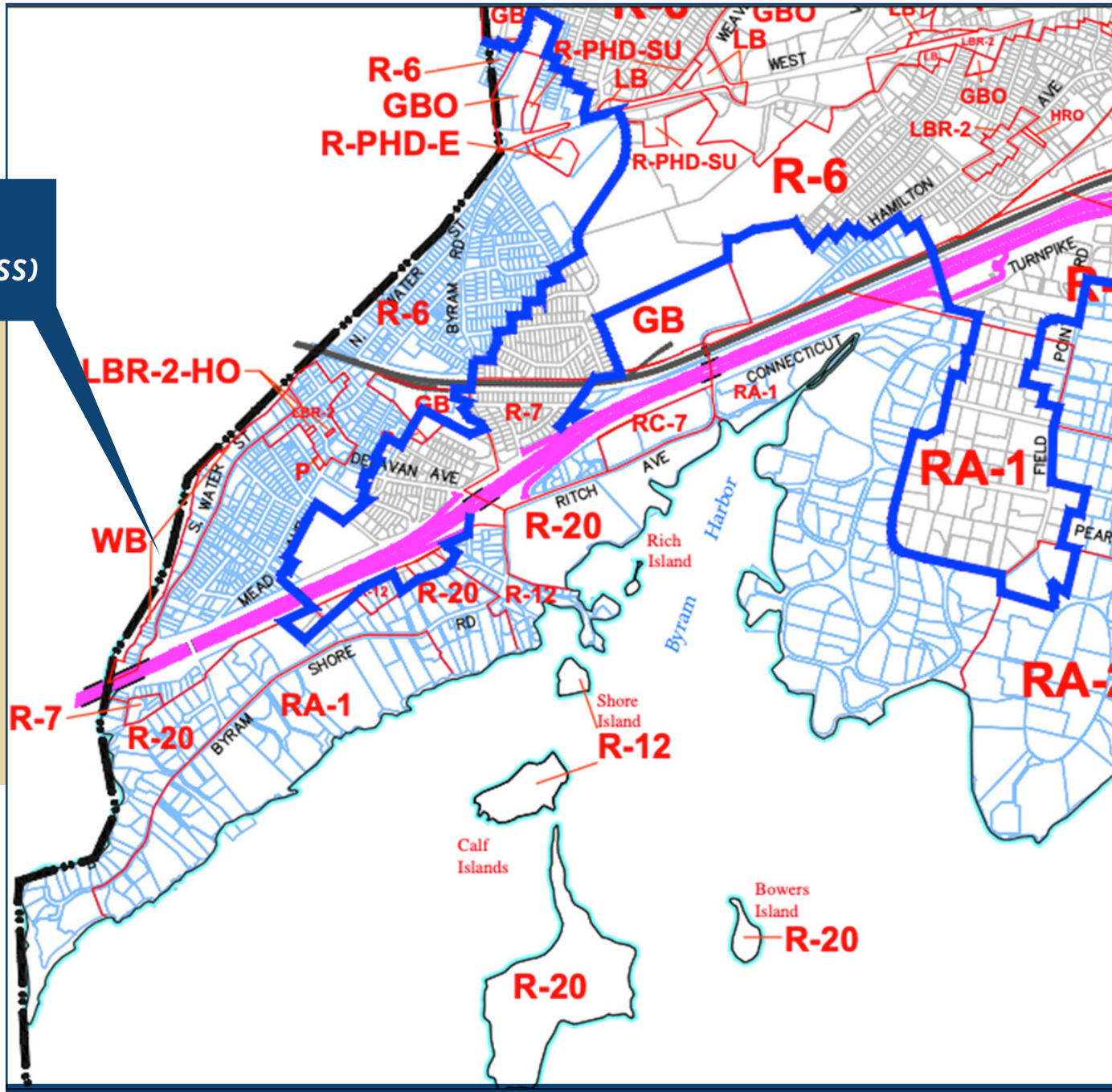
Outdoor Area

SITE PLAN



ZONING MAP

**ZONING: WB
(WATERFRONT BUSINESS)**



2023 P&L STATEMENT

Ebb Tide Boat Rentals, Inc.		
Profit & Loss Prev Year Comparison		
January through December 2023		
	Jan - Dec 23	Jan - Dec 22
11:18 AM		
10/01/24		
Cash Basis		
Ordinary Income/Expense		
Income		
Sales		
Mechanical service		
Mechanical service	100,217.83	89,457.05
Parts	79,727.62	70,277.30
Total Mechanical service	179,945.45	159,734.35
Yard Service		
Waste	7,729.88	6,047.81
Shrink wrap	5,816.08	11,659.97
Fiberglass & Gelcoat repairs	8,900.00	8,050.00
Hauling & Launching	23,990.83	24,046.50
Power washings bottom	14,543.64	23,331.65
Sterndrive & Outboard painting	14,917.87	15,510.00
Bottom Painting	42,129.55	39,835.00
Boat detailing	33,609.20	26,772.00
Total Yard Service	151,637.05	155,252.93
Marina sales		
Canvas work	3,510.00	3,777.51
Boat Sales	0.00	24,900.00
Boat Commissions	5,300.00	500.00
Freight	267.51	382.76
Bait Sales	14,438.52	19,024.72
Dead Storage	2,658.00	2,770.00
Gas Sales	106,332.71	138,027.32
Parts & Equipment Sales	13,594.95	41,850.80
Snacks, Soda, Ice	1,668.42	2,294.59
Tackle Sales	5,615.34	7,004.74
Trailer Storage	3,677.35	3,517.13
Water Storage	55,627.38	43,826.00
Winter Storage	150,673.76	154,382.95
Marina sales - Other	4,546.19	2,171.38
Total Marina sales	367,910.53	444,429.90
Sales - Other	0.00	4,993.06
Total Sales	699,493.03	764,410.24
Total Income	699,493.03	764,410.24
Cost of Goods Sold		
Compensation of Officers		
Tav	42,792.30	42,921.29
Total Compensation of Officers	42,792.30	42,921.29
Labor		
Bruce	17,034.83	11,885.96
Cynthia	7,613.88	18,035.27
Rosemarie	22,863.37	22,861.88
Sonya	29,250.65	29,248.77
Total Labor	76,762.73	82,031.88
Payroll Expenses		
FICA Expense	9,146.35	9,559.29
Federal Unemployment Insurance	210.08	315.00
CT Unemployment Insurance	1,284.69	1,365.72
Disability Insurance	0.00	0.00
Total Payroll Expenses	10,641.12	11,240.01

Ebb Tide Boat Rentals, Inc.		
Profit & Loss Prev Year Comparison		
January through December 2023		
	Jan - Dec 23	Jan - Dec 22
11:18 AM		
10/01/24		
Cash Basis		
Purchases		
Bait	13,113.36	15,035.00
Beverages, Snacks & Ice	1,742.67	2,476.38
Gas Purchases	89,145.91	102,873.88
Parts & Equipment Purchases	105,879.45	98,041.96
Tackle	5,545.63	4,196.83
Total Purchases	215,427.02	222,624.05
Subcontractors		
Subcontractors-TJ(ANTHONY)DUDAS	1,400.00	0.00
Subcontractor-MICHAEL ACEVEDO	930.00	0.00
Subcontractors-MARCOS TAFFUR	24,363.48	30,989.42
Subcontractors - Other	1,200.00	0.00
Total Subcontractors	27,893.48	30,989.42
Supplies		
Yard & Equipment Supplies	80.18	184.89
Total Supplies	80.18	184.89
Total COGS	373,596.83	389,991.54
Gross Profit	325,896.20	374,418.70
Expense		
Automobile Expense		
Fuel	421.21	345.87
Registration	0.00	354.00
Total Automobile Expense	421.21	699.87
Bank Service Charges		
Monthly Charges	44.76	81.90
Periodic Charges	150.00	150.00
Total Bank Service Charges	194.76	231.90
Boat Expenses & Services		
Canvas	2,830.00	780.00
Fiberglass Repairs	7,500.00	6,700.00
Crane Service & Launching	4,416.00	3,774.00
Boat Expenses & Services - Other	0.00	19,150.00
Total Boat Expenses & Services	14,746.00	30,404.00
Depreciation Expense	2,909.41	2,909.41
Dues & Subscriptions	1,293.49	1,322.31
Dumpster	1,975.03	1,831.48
Insurance		
Automobile Insurance	540.76	822.94
Flood Insurance	4,741.00	4,064.00
Health Insurance	64,734.12	61,264.86
Life Insurance	3,237.30	3,237.30
Property Insurance	15,327.35	9,333.44
Workers Compensation	2,175.17	-17.23
Total Insurance	90,755.70	78,705.31
Interest Expense		
BoA Loan Interest	1,622.84	59.58
Federal/State Interest	44.53	0.00
Finance Charges	591.86	543.23
Total Interest Expense	2,259.23	602.81
Leases	708.33	1,057.15
Licenses, Permits, & Fees	263.00	261.00

11:18 AM
10/01/24
Cash Basis

Ebb Tide Boat Rentals, Inc.
Profit & Loss Prev Year Comparison
January through December 2023

	Jan - Dec 23	Jan - Dec 22
Merchant Fees		
Mastercard/Visa	7,174.74	7,209.80
Total Merchant Fees	7,174.74	7,209.80
Miscellaneous	0.00	0.00
Office		
Printing and Reproduction	686.70	516.04
Office Meals	0.00	117.84
Office Supplies	1,054.34	1,210.20
Office - Other	220.21	0.00
Total Office	1,961.25	1,844.08
Payroll Service Fees	1,059.99	1,176.19
Postage and Delivery	522.39	618.43
Professional Fees		
Accounting	5,875.00	4,900.00
Consultants	3,100.00	700.00
Total Professional Fees	8,975.00	5,600.00
Rent	118,616.62	128,936.00
Repairs & Maintenance		
Yard Repairs	705.00	323.36
Building Repairs	292.99	0.00
Dock Repairs	206.86	2,927.82
Equipment Repairs	2,364.40	2,127.08
Total Repairs & Maintenance	3,569.25	5,378.36
Storage container rentals	2,900.46	2,892.28
Taxes		
Federal Corporate Taxes	18,380.00	10,330.00
CT Corporate Income Tax	7,385.00	4,438.00
NYS Corporate Income Tax	33.00	33.00
Penalties	0.00	1.00
Personal Property Taxes	291.43	288.54
Total Taxes	26,089.43	15,090.54
Travel & Entertainment		
Travel	1,000.00	0.00
Total Travel & Entertainment	1,000.00	0.00
Uniforms	1,396.37	1,510.01
Utilities		
Telephone	2,753.70	2,366.77
Gas and Electric	6,910.31	6,237.44
Water	1,276.01	943.45
Total Utilities	10,940.02	9,547.66
Waste		
Waste-water disposal in tank	0.00	2,475.30
Waste(Gas/Oil/Wat Disposal)	4,861.75	158.20
Total Waste	4,861.75	2,633.50
Total Expense	304,593.43	300,462.09
Net Ordinary Income	21,302.77	73,956.61
Net Income	21,302.77	73,956.61

2023 Total Income	\$325,896.70
2023 Total Expenses	\$304,593.43
2023 Net Income	\$21,302.77

3 | LOCATION OVERVIEW



112 S Water Street is located in Byram, a vibrant section of Greenwich in Fairfield County. Located just a block from Mill Street, this downtown area enjoys excellent access to local streets, Route 1, and the I-95 corridor, making commuting throughout Fairfield County and into New York City straightforward and efficient. The Port Chester Metro-North train station is just 0.8 miles away and the Greenwich Metro-North station is 2.7 miles from the area, offering direct routes to Manhattan and surrounding regions. This accessibility, combined with Byram's position near major thoroughfares, makes it an appealing locale for professionals and families alike who want suburban tranquility without sacrificing city connectivity.

Nestled along the Byram River, the heart of Byram is a thriving community within easy walking distance to an array of dining and shopping options and the dynamic energy of Port Chester, NY, just across the river. The neighborhood's demographic is diverse and active, with a mix of families, young professionals, and retirees who appreciate the walkable lifestyle, local parks, and waterfront recreational options. Residents are drawn to the area not only for its quality schools and community programs but also for the close proximity to restaurants, boutiques, and cultural venues. Byram offers an ideal living environment for those who seek a blend of career access, community spirit, and a balanced lifestyle in a well-connected suburban setting.

ABOUT GREENWICH

Greenwich, Connecticut, offers an exceptional quality of life, making it a highly desirable area to live for professionals and families alike. Known for its picturesque setting along the Long Island Sound, Greenwich combines the charm of New England with the convenience of proximity to New York City. The town's well-kept neighborhoods, abundant green spaces, and pristine beaches provide an idyllic environment for outdoor enthusiasts, while a variety of upscale shopping, dining, and cultural attractions ensure residents have access to metropolitan amenities without leaving town. Greenwich also boasts some of the best public and private schools in the country, making it an appealing choice for families seeking top-tier educational opportunities.

The town's strong sense of community and safety further enhance its appeal. Greenwich residents benefit from excellent healthcare facilities and responsive emergency services, and the town has a robust local economy supported by a mix of finance, real estate, and service industries, making it an attractive location for career-minded professionals.

Greenwich strikes a rare balance between sophistication and small-town charm, offering residents an environment that is both peaceful and enriched with opportunities for personal and professional growth.



DEMOGRAPHICS

GREENWICH

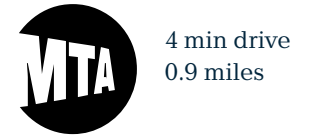
Estimated Population (2024)	65,279
Projected Population (2029)	65,575
Average Household Size	2.7
Female / Male Ratio (2024)	51.6% / 48.4%
Median Age	43.7
Age 19 Years or Less	16,188 (24.8%)
Age 20 to 64 Years	36,229 (55.5%)
Age 65 Years or Over	12,848 (19.7%)
High School/GED Graduate Only	13.5%
College Graduate Only	35.7%
College + Profesional Degree	68.9%
Average Household Income (2024)	\$378,067
Median Household Income (2024)	\$199,256
Median Home Value	\$1.81 M
HH Income 100K +	69.6%
HH Income 200K +	48.3%



AREA MAP



TRANSPORTATION



SITE

4 | APPENDIX

CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 112 South Water Street Greenwich, CT (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) has been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances.

Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s) nor RMF make any representation as to the physical condition of the Property.

Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bonafides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

PERMITTED USES (WATERFRONT BUSINESS)

(40.1) Public Waterfront Access shall mean a safe and unobstructed access along and/or to the dry, nontidal or nonsubmerged shore areas for all members of the public in order to provide a continuous public access system to and along the waterfront and/or public rights-of-way. Such access shall be in the form of a permanent easement or other form of conveyance acceptable to the Town of Greenwich. Public Waterfront Access shall not preclude other types of in-water access, such as car-top boat launches or fishing piers.

(40.1) (40.2) Rear Lot shall mean a lot whose frontage on a street is as defined in Sec. 6-131. (5/4/2005)

(40.2) (40.3) Recreational Facility: shall mean a commercial establishment or use where indoor or outdoor passive or active recreation activity is conducted including but not limited to batting cages, miniature golf, skate parks, ice-skating rinks, swimming pools, golf courses, bowling alleys, tennis and other sports facilities. (9/28/2010, 9/20/2013)

Sec. 6-100. USE GROUPS FOR BUSINESS ZONES.

USE GROUP 7A WATER DEPENDENT USES (5/11/87)

Boat and marine engine rental and sales (5/11/87)

Boat yards and/or buildings devoted to boat building, repairs, service and dry storage on both the ground and in boat storage racks*; engine repairs, service and storage; the retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel. Assembling, processing or any light mechanical operation clearly accessory and related to the conduct of a water dependent use shall be permitted provided that such accessory use is not larger than 750 square feet gross floor area; and, in the opinion of the Zoning Enforcement Officer, is not offensive or obnoxious or detrimental to the neighborhood by reason of emission of odor, dust, smoke, fumes, or noise. (7/19/2006) Recreational and commercial fishing and boating facilities. (5/11/87)

Public Waterfront Access

Processing of seafood provided that such use is not larger than 750 square feet gross floor area, and in the opinion of the Zoning Enforcement Officer is not offensive or obnoxious or detrimental to the neighborhood by reason of emission of odor, dust, smoke, fumes or noise. (5/11/87)

Public or private marinas (5/11/87) Water-based recreation uses (5/11/87) Dock and port facilities.

*Boat storage racks along with the boats placed on them are limited in aggregate height to a maximum 30 feet above the grade and must meet accessory setbacks. Height shall be measured from the grade beneath the rack to the highest point of the uppermost boat stored on the rack.

USE GROUP 7B SPECIAL PERMIT REQUIRED.

Prior to the approval of an application for a Special Permit the Planning and Zoning Commission shall find that the proposed activities are accessory or subordinate or provide supportive services to a water-dependent use. (5/11/87) Beach Clubs, including pools, cabanas and lockers. (5/11/87) Outdoor dining facilities, ancillary and contiguous to an eating establishment (restaurant, or retail food establishment), operating on a seasonal (seven month) basis starting on April 1st and concluding on November 1st in any calendar year and subject to the standards and conditions listed (1) through (8) under Section 6-100 Use Group 1. (11/25/2008, 3/25/2014)

Public or private yacht clubs (5/11/87)

Streets, parks and playgrounds (5/11/87)

Sale of marine and fishing supplies and provisions such as bait, marine parts and supplies, anchoring supplies, marine electrical, electronics, navigation, and the like (5/11/87)

Food service, other than drive-ins, having no more than 750 square feet gross floor area, when subordinate and clearly incidental to a water dependent use and as subject to Sec. 6-194 to Sec. 6-199 inclusive of the Building Zone Regulations. (5/11/87)

PERMITTED USES (CONTINUED)

Marine-related retail and service establishments. (5/11/87)

Marine research laboratories for the study of oceanography, marine environment, ecology and coastal resources. (5/11/87)

USE GROUP 7C WATER ENHANCED USES

Special Permit Required. Prior to the approval of an application for a Special Permit the Planning and Zoning

Commission shall find that the proposed activities maximize the opportunity for public access to and enjoyment of waterfront areas without conflicting with other Use Group 7a and 7b water-dependent uses.

Restaurants greater than 750 square feet, other than drive-ins

Retail Food Establishments

Seasonal Farm Stands

Office Uses, not related to any 7a or 7b use

Multi Family Dwellings

Sec. 6-107. USE REGULATIONS AND SPECIAL REQUIREMENTS FOR WATERFRONT BUSINESS ZONE ZONES.

(a) Statement of Policy and Purposes (5/11/87)

Waterfront properties in the Town of Greenwich are an extraordinary and limited resource. It is therefore the policy of the Planning and Zoning Commission to control the uses and intensity of development in the Waterfront Business Zone Zonesso as to enhance the value of waterfront land for the intended purpose of retaining and encouraging commercial uses which depend on a waterfront location and encourage land uses that maximize opportunities for public access, while protecting natural resources.

The purpose of these zoning regulations is to regulate the type and size of development in business zoned waterfront properties in order to: (5/11/87)

(1) Implement the goals of the Connecticut Coastal Area Management Act and Sec. 6-111 of the Building Zone Regulations – The Coastal Overlay Zone; (5/11/87)

(2) Preserve scenic vistas by permitting development of a height and mass which will be compatible with the public enjoyment of waterfront views; (5/11/87)

(3) Give the highest priority and preference to uses and facilities that are dependent upon their proximity to the water or the shorelands immediately adjacent to marine and tidal waters; (5/11/87)

(4) Capitalize on the waterfront's unique attributes as a recreational resource accessible either through publicly owned land or commercial water dependent establishments; and to assure that these limited waterfront areas are reserved for the uses they are uniquely suited for and are not pre-empted by uses which can be more appropriately located elsewhere.

(5) Create and enhance public access to and enjoyment of the water

(b) Permitted Uses:

Use Group 7

Use Group 7a and 7b

The following Use Group 7c uses are permitted in the WB-1 (Byram) subject to the special permit conditions specified in Section Sec. 6-107(d):

Restaurants greater than 750 square feet, other than drive-ins

Retail Food Establishments

Seasonal Farm Stands

Multi-Family Dwellings, permitted on upper stories only

The following Use Group 7c uses are permitted in the WB-2 (Steamboat Road) subject to the special permit conditions specified in Section Sec. 6-107(d):

Restaurants greater than 750 square feet, other than drive-ins

Office Uses, not related to any 7a or 7b use

Multi-Family Dwellings, permitted on upper stories only

The following Use Group 7c uses are permitted in the WB-3 (River Road / Sound Shore Drive) subject to the special permit conditions specified in Sec. 6-107(d):

Restaurants greater than 750 square feet, other than drive-ins

Retail Food Establishments

Seasonal Farm Stands

PERMITTED USES (CONTINUED)

Office Uses, not related to any 7a or 7b use, permitted on upper stories only Multi-Family Dwellings, permitted on upper stories only

(c) Special Requirements:

(1) No change in use of existing structures exceeding 40,000 cubic feet in volume above established grade from one Use Group 7B use to another use from that category shall be permitted without a special permit. (5/11/87)

(2) No new construction for any use or uses which would result in a structure or group of structures which individually or together would total in excess of 40,000 cubic feet in volume above established grade shall be permitted except when authorized by special permit by the Commission pursuant to Sec. 6-17 of these regulations. (5/11/87)

(3) All applications in the WB Zone shall be reviewed for compliance with the Building Zone Regulations including but not limited to Sec. 6-111, Sec. 6-15 and Sec. 6-17. (5/11/87)

(4) No construction or change of use of land or water shall adversely impact existing or potential water-dependent activities or development opportunities. (5/11/87)

(5) In addition to the standards and requirements of Sec. 6-141(b)(1) conversion of a non-conforming use of land or buildings to another non-conforming use, shall be permitted only upon a finding by the Planning and Zoning Commission that, in consideration of the nature of the waterfront property, including the land, the water immediately adjacent and the existing structures, the purposes and requirements of the WB Zone are met. (5/11/87)

(6) No land in the WB Zone shall be divided so as to create lots without a common boundary with the water. Any division shall be consistent with the standards and requirements in (7) below. (5/11/87)

(7) Lot shape, size and location, the location and size of the buildings, and the arrangement of parking and drives shall be consistent with maximum utilization of the property for the purposes of the zone. The mix of slip space, upland storage, support facilities and parking shall be such that it assures the viability of water-dependent uses. (5/11/87)

(8) No building shall be located less than 30' from mean high water unless the Commission finds that the special function, use or design of the structure or its relationship to the lot makes placement closer to the waterfront more consistent with the purposes of the zone. (5/11/87)

(9) Illuminated signs, as regulated in Sec. 6-168 shall not be visible from the water. (5/11/87)

(10) Sites shall be designed in a manner that preserves the visual quality of vistas and view sheds from both the water and public right-of-way. See diagram 11. When assessing impacts to vistas and view sheds, the Commission shall take into consideration the following:

(a) Presence of and locations of public access easements

(b) The size and height of buildings

(c) Locations and orientation of buildings, surface parking areas, and site landscape features relative to the water

(d) Coastal resources within the view shed, including tidal rivers, streams and creeks, wetlands and marshes, intertidal mudflats, beaches and dunes, bluffs and headlands, islands, rocky shorefronts, and adjacent shoreland areas

(11) Special Conditions for Multi-Family Dwellings

(a) All multi-family residential developments shall have a minimum lot size of 20,000 square feet

(b) Multi-family development in a flood hazard zone (A-zone) shall provide access from the proposed building to the street, both of which must be at an elevation equal to or greater than the corresponding flood zone elevation. No residential uses are allowed within FEMA-designated V-zones. All residential development must be constructed according to FEMA standards

(c) Multi-family residential developments shall use the parking standards from Sec. 6-155

(d) The net density for a multi-family residential development in the WB zone shall not exceed 1 dwelling unit per 4,200 square feet of lot area.

(e) The maximum permitted floor-area-ratio (FAR) for residential developments may be increased from 0.5 to 0.7, as determined by the Commission.

(f) The maximum number of stories for residential buildings may be in-

PERMITTED USES (CONTINUED)

creased from 2.5 stories to 3 stories and the maximum height may be increased from 30 feet to 35 feet, as determined by the Commission

(g) Boat slips associated with a marina on a property improved with residential uses shall be made available to the public at large and shall not be restricted for the sole use of the residences.

(d) Special Permit Requirements for Use Group 7c uses only:

The following requirements shall apply to any site with a Use Group 7c use:

(1) Public waterfront access shall be provided in addition to any other Use Group 7a use. Therefore, any property improved with a Use Group 7c use, shall also be improved with a public waterfront access and any other Use Group 7a use.

(2) The public waterfront access shall be ensured through the dedication of a permanent public waterfront access easement or other acceptable instrument. The easement shall encompass the area of land extending from the mean high water mark to a point at least fifteen feet inland, subject to the discretion of the Commission.

(a) The easement shall be wide enough to accommodate a ten foot wide walkway as well as necessary screening and fencing so as to ensure public safety and security for upland uses. See Diagram 12.

(b) The public waterfront access easement shall connect to all public waterfront access easements on adjacent properties. See Diagram 12.

(c) The public waterfront access easement shall extend along the entire waterfront of the site. See Diagram 12.

(3) The Commission, in its discretion, may modify the size or layout of a public waterfront access easement under the following conditions:

(a) If safe, unobstructed waterfront improvements cannot be reasonably built within a fifteen foot easement due to physical, site, or environmental conditions including but not limited to presence of steep terrain, exposed bedrock, coastal wetlands, or utilities. See Diagram 13.

(b) If, due to the nature of the upland use, a wider buffer is needed between the public waterfront access and upland areas in order to protect the health, safety, and welfare of the public and ensure tenant security. See Diagram 13.

(c) If, due to the nature of a Use Group 7a use, a reduction or elimination of a portion of the Public Waterfront Access is needed such as in the area of a crane-operated boat lift.

(4) The Commission shall require the dedication of a ten foot permanent public accessway easement or other acceptable instrument that connects the public waterfront access easement to the public right-of-way. The easement shall be wide enough to accommodate an eight foot wide walkway. The Commission, in its discretion, may waive the public accessway easement requirement for a walkway if it finds that there is another accessway within a reasonable distance. See Diagram 12. In determining whether to waive the public accessway easement requirement, the Commission shall consider the following:

(a) Distance to other public accessways

(b) Connectivity to other public accessways and waterfront walkways

(c) Presence of and locations of dedicated public access parking spaces

(d) Sidewalk connectivity

(e) Physical, site, or environmental conditions including but not limited to presence of steep terrain, exposed bedrock, coastal wetlands, or utilities

(5) A Declaration of Restrictions for the public waterfront access easement shall be provided to the Commission. The restrictions shall include but not be limited to maintenance obligations of the waterfront public access improvement and associated landscaping.

(6) In order to ensure public safety and tenant security, property owners shall be permitted to establish reasonable rules that must be approved by the Planning and Zoning Commission, which will govern permitted and prohibited recreational uses on their property, inclusive of all easements, as well as reasonable time-of-day restrictions (e.g. open dawn to dusk) as established in the Town of Greenwich Park Rules

(7) All public waterfront access points shall contain uniform signage indicating the area is open to the public. Public waterfront access signage shall meet the following criteria:

(a) All Public Access signs shall abide by the design criteria as shown in the CT DEEP Coastal Public Access Sign Catalog. These signs are avail-

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able from the CT DEEP for a nominal production fee. See Diagram 14.

(b) All signs shall be placed in an area that is clearly visible from the public right-of-way

(6) Public waterfront access signage may also include the following items:

(a) Hours of operation (e.g. dawn to dusk)

(b) Directional arrows

(c) Types of recreation permitted

(d) Prohibited activities

(7) Public Access Parking Requirement. Since many residents do not live within walking distance to the water, public parking is necessary for maximizing the utility of public waterfront access points.

(a) One public access parking space shall be required if the total minimum parking requirement for a site is 30 spaces or less. Two public access parking spaces shall be required if the total minimum parking requirement for a site is greater than 30 spaces.

(b) Each dedicated public access parking space shall be clearly signed and demarcated as reserved for public access use

(c) Public access parking spaces shall not count towards the minimum parking requirement

(8) Up to 25 percent of the minimum parking requirement can be satisfied by off-site parking under the following conditions:

(a) The off-site parking area must have adequate entrances and exits and be on property under the same ownership as the site, with the nearest entrance within one-thousand feet of the main entrance of the building.

(b) Employees of the building's occupants shall be required to use such available parking, leaving on-site parking for patron and customer use.

Residential uses are not eligible for the off-site parking allowance.

(e) Design Standards for Waterfront Public Access Improvements

The purpose of this section is to establish design standards for public waterfront access improvements in order to ensure that these areas are cohesive across many development sites.

(1) Waterfront improvements shall be accessible to the public and shall be located within a public access easement.

(2) A waterfront walkway at least ten feet in width shall be provided. See Diagram 15. The walkway:

(a) Shall extend along the entirety of the public waterfront access easement. See Diagram 15.

(b) Shall be constructed of high-quality materials that are cohesive with public waterfront improvements on abutting properties so as to create a unified waterfront. See Diagram 15.

(c) Shall provide unobstructed access to public waterfront improvements on abutting properties. See Diagram 15.

(d) A vegetative buffer, fencing, or screening may be provided between the waterfront walkway and upland land uses in a manner necessary to ensure public safety and tenant security. See Diagram 15.

(e) The walkway extending to a public street or right-of-way in a manner providing safe and convenient public access to the waterfront shall be made of the same materials as the waterfront walkway.

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