



July 21, 2022

Via email and overnight delivery

Planning & Zoning Commission
Town Hall Annex
283 Danbury Rd
Wilton CT 06897
Attn: Mr. Michael Wrinn - Director of Planning and Land Use Management

Re: Pre-Application for Planning and Zoning Review for a proposed project, Located at 331 Danbury Road

Dear Mr. Chairman and Members of the Commission:

Terwilliger & Bartone Properties and Janc Associates respectfully request the opportunity come before the commission to present a proposal to construct 126-Units of luxury multifamily flats at 331 Danbury Rd.

The subject property is 3.63+/- acres along Route 7, currently site conditions include a vacant small home formally utilized as a headquarters for a transportation business, a parking lot, and undisturbed land surrounding the structure.

It is our professional opinion that the site is currently underutilized in its present form. Given its walkable proximity to both the Wilton Metro North Station and the Village Center, we feel a reimagination of the use to allow for luxury multifamily housing, fits well with the town's goal of thoughtful and pragmatic growth. There is demonstrated demand in the market for a true luxury rental product, that allows town residents the flexibility to continue to plant a flag in the village without the burden of home ownership and maintenance. We believe our project will provide an alternative luxury housing solution to an affluent renter by choice, who perhaps owns a home in Wilton and has the desire to stay local after they sell their home and move to a retirement location such as South Florida. In our experience, developing similar projects in similar towns across the country, many of the residents will be local to Wilton who are retired with out of state residency who wish to continue to have a place near friend and family.

Each proposed unit will have at least one indoor parking space. The building will feature condo grade finishes throughout its interior and units, as well as an amenity package like those found in boutique hotels. These facilities include a gym/spa, club room, and rooftop patio space. Perhaps more importantly, the exterior of the building will be thoughtfully designed to seamlessly integrate with the current building stock of Wilton as not to contrast with the town's New England charm. To this point, we will welcome the Commission's and greater community's input throughout our design process.

This project will be a joint venture between Terwilliger & Bartone Properties and Janc Associates. Terwilliger Bartone Properties is a Long Island based residential developer, with deep national development experience. Lead by Ron and Fran Terwilliger and Anthony Bartone, the company holds an ethos of creating smart, sustainable, luxury through the projects they build.



It is of note, the development of this project will require significant grading of steep slopes and removal of rock formations. This limits the other potential uses for the site as grading efforts of this nature are often highly cost prohibitive to development. It is our believe given the site's proximity to the Wilton Center it makes economic sense for the Town of Wilton to create more buildable land at this location that will contribute to the tax base in a meaningful and architecturally pleasing manner.

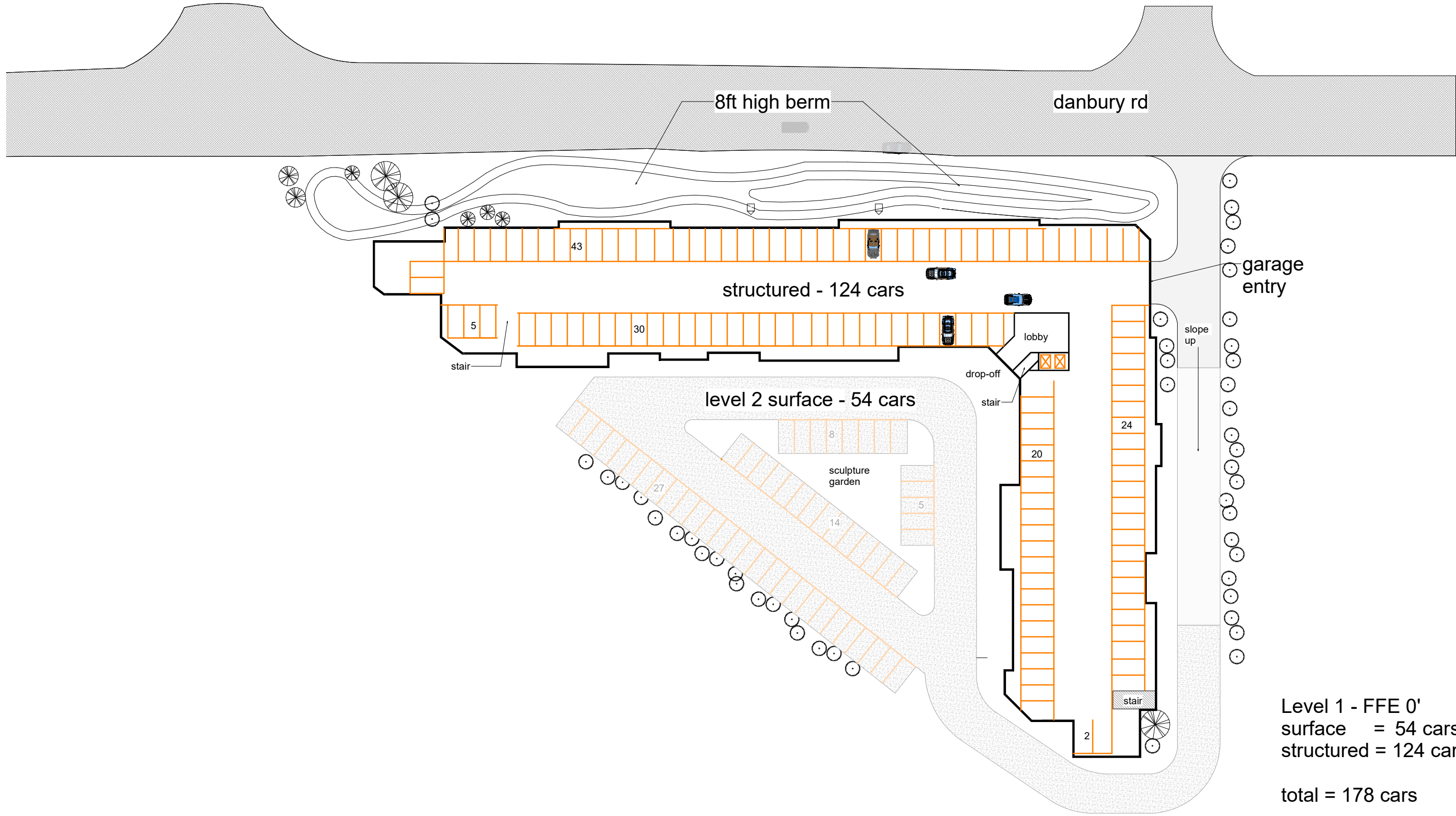
We are happy to discuss our design and how we planned around a difficult site. This includes aligning the entrance across from Powder Horn Hill Rd. Additionally, we are proposing a berm that will appear as a natural hill with large rock outcroppings and tree plantings to shield the building from Danbury Rd. The limited surface parking will be intentionally hidden in the rear of the building and will be further hidden with indigenous plantings, sculptures and the like.

We appreciate your consideration into the matter and look forward to discussing it further.

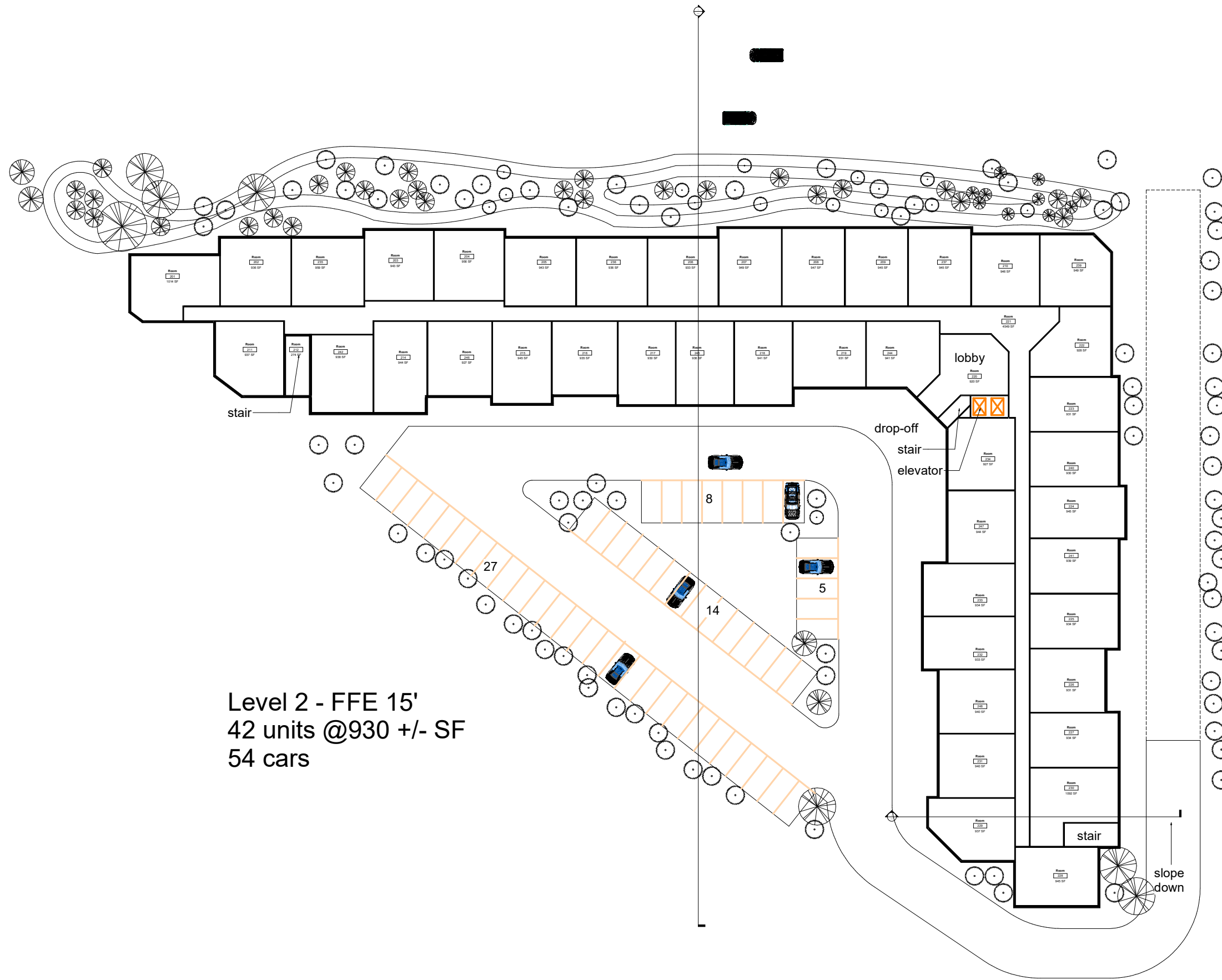
Regards,

A handwritten signature in blue ink, appearing to read 'Christopher Lynch', with a stylized flourish at the end.

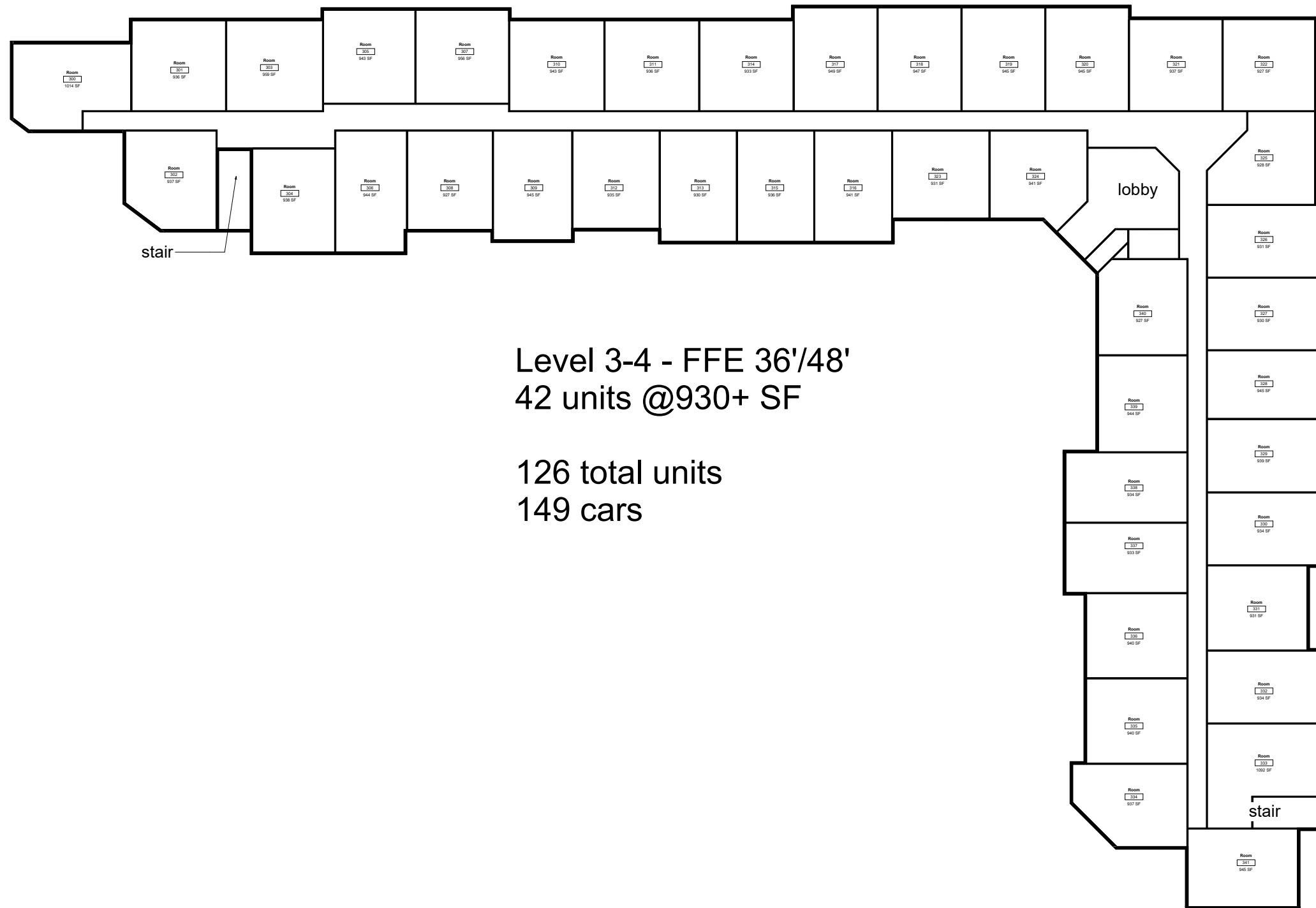
Christopher Lynch, Partner, Janc Associates



Level 1 - FFE 0'
 surface = 54 cars
 structured = 124 cars
 total = 178 cars

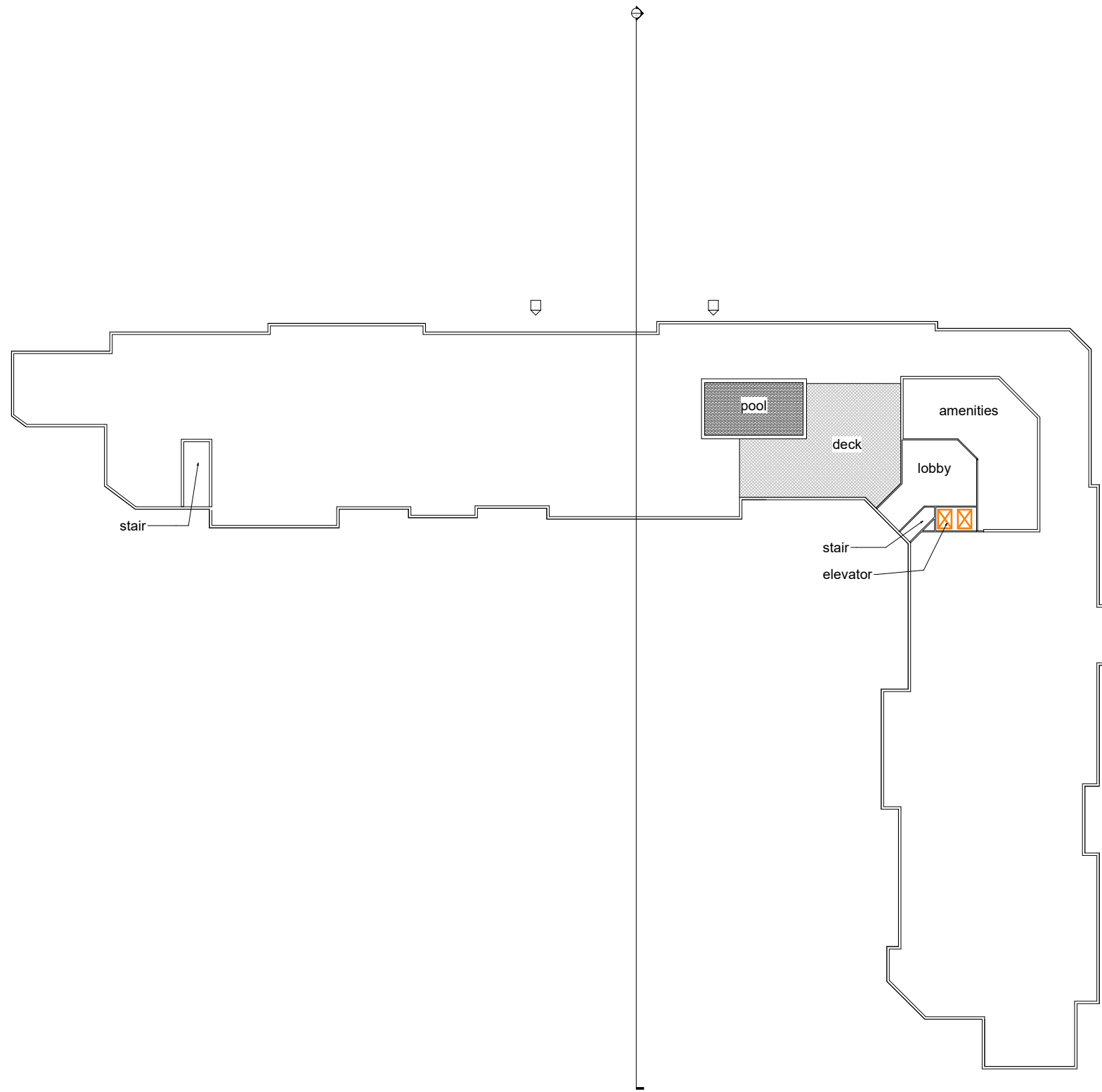


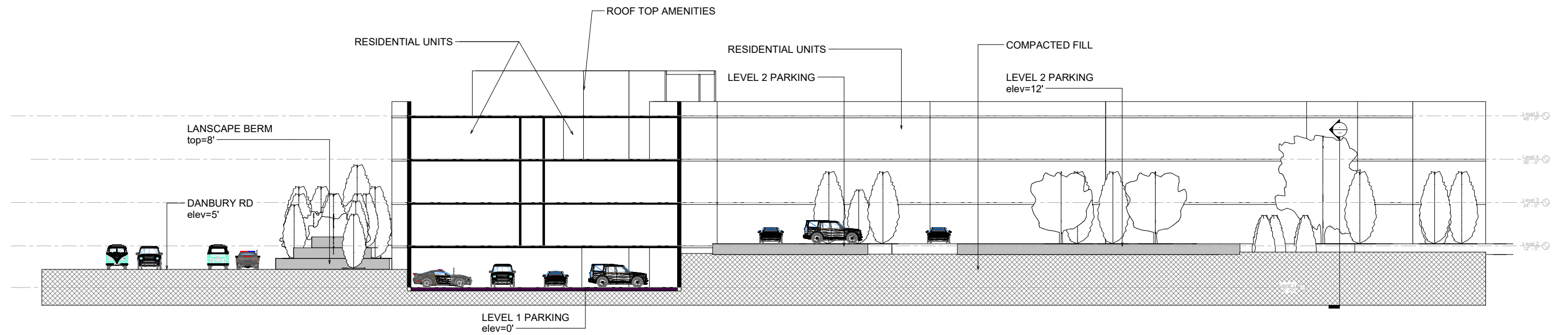
Level 2 - FFE 15'
42 units @930 +/- SF
54 cars

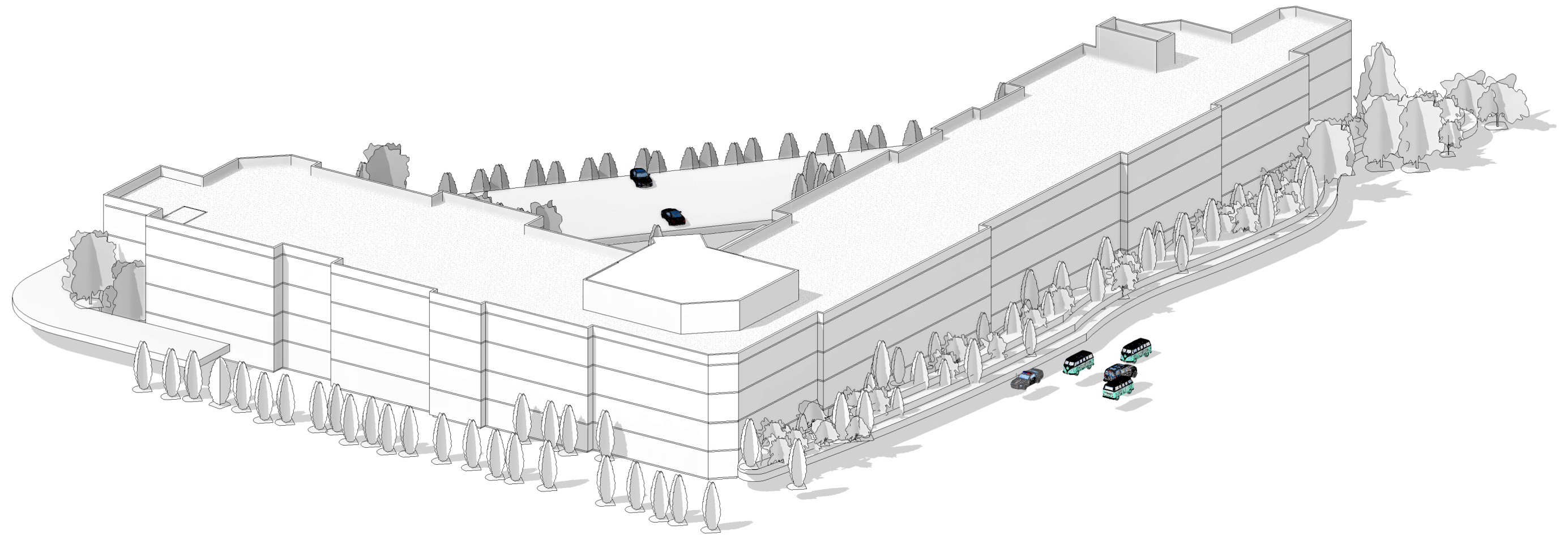


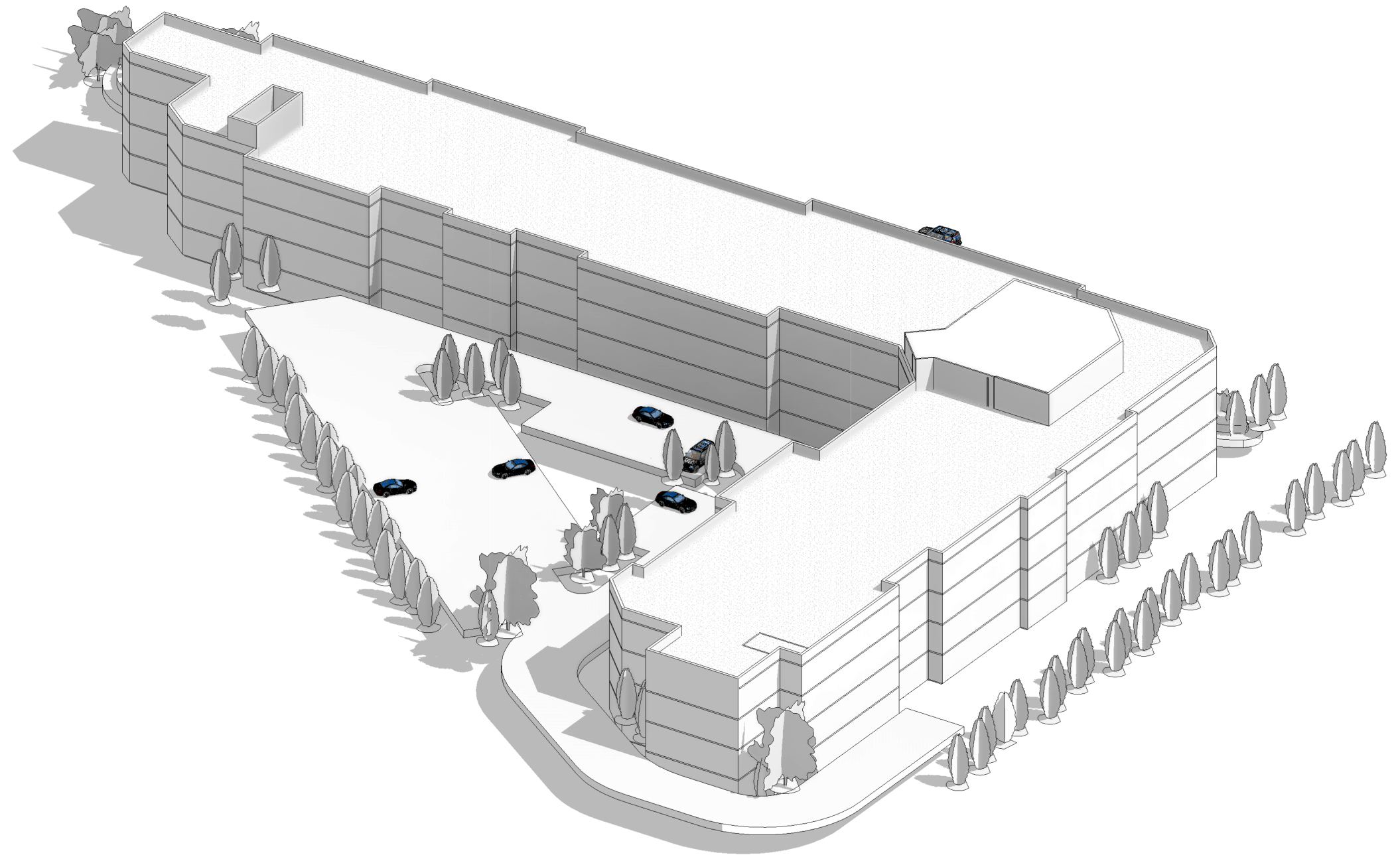
Level 3-4 - FFE 36'/48'
42 units @930+ SF

126 total units
149 cars











Cornerstone Yorkshire-80 Units- 2021- Lynbrook NY



Cornerstone Yorkshire-80 Units- 2021- Lynbrook NY



Cornerstone Yorkshire-80 Units- 2021- Lynbrook NY



Cornerstone Happauge-98 Units- 2020- Hauppauge NY



Cornerstone Farmingdale- 198 Units- 2016- Farmingdale NY



Cornerstone Westbury-130 Units- 2023- Westbury NY

Interiors

