

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

**RE:** 27-31-33 CHURCH STREET. Site Plan Review for conversion of the existing retail use on first floor to Buddhist Center for religious assembly, office, and related activities. (Owner/Applicant: 27-31-33 Church, LLC; Agent: James Perito of Halloran & Sage, LLP)

**REPORT:** 1540-03

**ACTION:** Approval with Conditions

**STANDARD CONDITIONS OF APPROVAL**

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until January 17, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff. *[Include this condition if there are unaddressed site plan review comments in the report]*
4. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
6. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

**ADDITIONAL CONDITIONS OF APPROVAL**

7. Applicant must submit to City Plan staff full details for proposed access ramp at the rear of the building including grading and handrail details. In addition, applicant must change the proposed ADA-compliant handicap space to van-accessible detail prior to submission for Building Permits.

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE forms. Application fee: \$270.  
Received December 21, 2017.

- Application drawings. 2 sheets received December 21, 2017.
  - Property Survey. Drawing date December 16, 2010. Revised December 18, 2017. Received December 21, 2017. Revised January 13, 2018. Received January 15, 2018.
  - Proposed First Floor Plan 27 Church. Received December 21, 2017.

**PROJECT SUMMARY:**

**Project:** Buddhist Center  
**Address:** 27-31-33 Church Street  
**Site Size:** 7,772 SF (0.18 acres)  
**Building size:** 6,600 SF (0.15 acres)  
**Zone:** BD-1 (Central Business/Residential)  
**Financing:** Private  
**Project Cost:** \$410,000

**Parking:** No parking spaces proposed.  
**Owner:** 27-31-33 Church, LLC  
**Agent:** James Perito of Halloran & Sage, LLP  
**Site Engineer:** Godfrey-Hoffman Associates, LLC

**Phone:** Not provided  
**Phone:** (203) 672-5423  
**Phone:** (202) 239-4217

## **BACKGROUND**

### **Previous CPC Actions:**

CPC 1516-02: Site Plan Review for conversion of retail space to first floor restaurant/food court and second floor private club/hookah lounge. Approved March 16, 2016.

### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA-1 zone.

### **Site description/existing conditions:**

The vacant retail space encompasses a lot area of approximately 7,772 SF with a vacant two-story building and a rear outdoor seating area and reserved six car parking lot. The building consists of 6,600 SF of first floor street level space and a 2,324 SF second floor. The property fronts Church Street and is bounded to the northeast by several retail spaces and Crown Street, to the south by George Street Garage and parking lot, and to the west by Church Street and Gateway Community College.

### **Proposed activity:**

The application includes the conversion of the existing 6,600 SF vacant retail space on the first floor of 27 Church Street to a Buddhist Center for religious assembly, office and related activities. Proposed construction and remodeling of the first floor will remain internal and include the installation of several walls and the conversion of the space into three meeting rooms, an office, a conference room, two restrooms, a lounge, and the main Gohonzon Room with a 300 SF stage and 175 seats. The proposal also includes minor exterior construction of exit ramps on the rear of the first floor of the building.

### **Motor vehicle circulation/parking/traffic:**

Vehicular access to the site is through a curb cut on George Street, leading to a refuse area and a parking lot consisting of six parking spaces and no handicapped spaces located at the rear of building. The parking spaces are located on the adjacent property owner's land for which 27-31-33 Church has a legal easement. The applicant has proposed to adjust the six-car parking lot to include an ADA-compliant handicap space.

### **Bicycle parking:**

None proposed.

### **Trash removal:**

The rear parking lot includes a refuse area with a dumpster.

### **Signage:**

None proposed.

**Sec. 58 Soil Erosion and Sedimentation Control:** Not applicable

**Sec. 60 Stormwater Management Plan:** Not applicable

**Sec. 60.1 Exterior Lighting:** Not applicable

**Sec. 60.2 Reflective Heat Impact:** Not applicable

**Project Timetable:**

The applicant is prepared to commence work upon expiration of any applicable appeal periods after CPC approval and complete work four months from start date.

**SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details after satisfying the Conditions of Approval on Page 1.

**SITE PLAN ACTION**

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

**ADOPTED:** January 17, 2018  
Edward Mattison  
Chair

**ATTEST:** MPL  
Michael Piscitelli, AICP  
Deputy Economic Development Administrator

