

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 809 CHAPEL STREET. Site Plan Review for conversion of two floors of existing office space into 11 residential dwelling units in a BD-1 zone. (Owner/Applicant/Agent: Yosheph Mashbir Bapaz LLC)

REPORT: 1546-03

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 July 18, 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
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.
4. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
5. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
6. Any proposed work within City right-of-way will require separate permits.
7. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
8. 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.
9. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

10. Applicant must submit a demolition and materials removal and transportation plan to the Department of Transportation, Traffic, and Parking prior to signoff for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received June 21, 2018.

- Application drawings. 7 sheets received June 21, 2018. Revisions received July 6, 2018 and July 13, 2018.
 - Title Sheet. Received June 21, 2018.
 - A2: Existing. Drawing date June 20, 2018. Received June 21, 2018.
 - A3: Existing. Drawing date June 20, 2018. Received June 21, 2018.
 - A4: Existing Elevations. Drawing date June 20, 2018. Received June 21, 2018.
 - A5: Proposed. Drawing date June 20, 2018. Received June 21, 2018. Revised July 6, 2018. Received July 6, 2018. Revised July 13, 2018. Received July 13, 2018.
 - A6: Proposed. Drawing date June 20, 2018. Received June 21, 2018. Revised July 13, 2018. Received July 13, 2018.
 - Property and Topographic Survey. Drawing date June 11, 2018. Received June 21, 2018.

PROJECT SUMMARY:

Project: Residential conversion of existing office space
Address: 809 Chapel Street
Site Size: 3,766 SF (0.09 acres)
Building size: 17,940 SF
Zone: BD-1
Financing: Private
Parking: No parking spaces proposed (BZA relief granted)
Owner/Applicant/Agent: Yosheph Mashbir Bapaz LLC
Architect: Edward Samuel Architect

Phone: (203) 772-4134 ext. 26
Phone: (203) 782-2234

BACKGROUND

Previous CPC Actions: No previous CPC actions have been taken.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone, with the zoning relief granted. On May 9 2018, the applicant was granted Board of Zoning Appeals Permission for a Special Exception to allow 0 parking spaced where 6 spaces are required for 11 dwelling units in a BD-1 zone.

Site description/existing conditions:

The project site encompasses an area of 3,766 SF (0.09 acres) and consists of an existing 17,940 SF zero-lot line structure comprised of three stories and a basement. The first through third floors of the building consist of vacant office and commercial space. The site is bounded by commercial property in the north, Orange Street in the east, and Chapel Street in the south and west.

Proposed activity:

The applicant proposes to convert 7,154 SF of unoccupied office space on the second and third floors of an existing vacant building into 11 dwelling units.

Motor vehicle circulation/parking/traffic:

No parking spaces are included in the proposed project. The applicant received parking relief in May 2018.

Bicycle parking:

Bicycle storage units will be provided on the first floor of building and will accommodate at least four bicycles.

Trash removal:

The applicant proposes to provide an enclosed trash room for residential waste disposal on the first floor of the building and waste receptacles adjacent to the northeastern entrance of the building for trash removal.

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: Construction is expected to begin in August 2018 and be completed by January 2018.

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.

SITE PLAN ACTION

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

ADOPTED: August 15, 2018
Leslie Radcliffe
Vice Chair

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

