

## NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

**1530-06A1 1028-1040 and 1050 WHALLEY AVENUE; 13, 17, 25, 31, 35, 39, 45, 49, 53, AND 59 EMERSON STREET; AND M/B/P 389-1139-03700.**

Administrative Site Plan Review for minor changes to approved site plan for the redevelopment of Chapel Haven. (Owner/Applicant: Chapel Haven, Inc.; Agent: John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC)

**Review Date: May 16, 2018**

**Submission received April 17, 2018:**

- \$100 application fee
- Submission Summary dated April 17, 2018.
- Application drawings. 10 sheets.
  - Cover Sheet
  - L001: General Site Information. Revised 4/18/18.
  - L201: Site Layout Plan. Revised 4/18/18.
  - L202: Site Materials Plan. Revised 4/18/18.
  - L301: Site Grading. Revised 4/18/18.
  - L401: Site Planning. Revised 4/18/18.
  - A101U: Basement and First Floor Plans. Revised 4/18/18.
  - A102U: Second and Third Floor Plans. Revised 4/18/18.
  - A103U: Fourth Floor and Roof Plans. Revised 4/18/18.
  - A301U: Exterior Elevations. Revised 4/18/18.

The approved site plan for the redevelopment of Chapel Haven, Inc includes a site plan and architectural drawings that are in conformance with City regulations. The applicant proposes to enclose the terrace space on the 3<sup>rd</sup> and 4<sup>th</sup> floors of the building, reduce the approved building footprint by 295 SF, increase the total building SF by 787 SF, from 47,301 SF to 48,088 SF, and reduce the total number of residential units by 12, from 54 to 42. The site plan will still comply with the City's requirements after the changes.

### **ACTION**

Plans noted above are approved.

**Date:** May 16, 2018  
Reported to the City Plan Commission

  
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Anne K.E. Hartjen, PLA, ASLA  
Senior Project Manager