

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 742-750 & 754 CHAPEL STREET. Site Plan Review for conversion of office space to 29 dwelling units in a BD-1 zone. (Owner/Applicant: East River Partners LLC; Agent: Timothy Onderko of Langan Engineering.)

REPORT: 1551-02

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 November 14, 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. 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.
4. 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.
5. 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.
6. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. 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.
12. 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

13. Applicant must provide copies of recorded easements for emergency egress staircase and use of dumpster in the adjacent parking lot prior to City Plan sign-off for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
Application fee: \$360. Received October 18, 2018.

- Stormwater Management letter dated October 18, 2018. Received October 18, 2018.
- Application drawings. 24 sheets received October 18, 2018. Revisions received November 9, 2018.
 - Cover Sheet dated October 18, 2018. Received October 18, 2018.
 - AL-01: ALTA/NSPS Land Title Survey. Drawing date August 29, 2016. Received October 18, 2018.
 - 01: Easement Map. Drawing date August 8, 2018. Received November 9, 2018.
 - CS101: Site and Reflective Heat Plans. Drawing date October 18, 2018. Received October 18, 2018. Revised November 9, 2018. Received November 9, 2018.
 - EX.1 – EX.9: 746 Chapel Street Floor Plans. Drawing dates December 14, 2016, March 26, 2018, and October 16, 2018. Received October 18, 2018.
 - EX.1 – EX.4: 754 Chapel Street Floor Plans. Drawing dates February 13, 2017, and October 10, 11, and 16 2018.
 - SD.0 – SD.4: 746 Chapel Street. Drawing dates March 26, 2018, and October 16, 2018. Received October 18, 2018.
 - SD.1 – SD.4: 754 Chapel Street. Drawing dates June 13, 2018, August 10, 2018, October 11, 13 and 16, 2018. Received October 18, 2018.

PROJECT SUMMARY:

Project: Residential conversion of existing office space

Address: 742-750 and 754 Chapel Street

Site Size: 9,081 SF (0.21 acres)

742 Chapel Street building size: 24,137 SF

754 Chapel Street building size: 5,633 SF

Size of converted space: 20,443 SF

Zone: BD-1 (Central Business/Residential)

Parking: 0 parking spaces (variances granted)

Owner: Joseph Cohen for East River Partners, LLC

Agent: Timothy Onderko of Langan CT, Inc.

Site Engineer: Langan CT, Inc.

Phone: (917) 733-9385

Phone: (203) 562-5771

Phone: (203) 562-5771

BACKGROUND

Previous CPC Actions:

- **CPC 1548-20:** Variance to allow 0 SF of open space where 600 SF of open space is required and 0 on-site parking spaces where 12 spaces are required in association with 24 new dwelling units. Recommended approval September 20, 2018.
- **CPC 1548-21:** Variance to allow 0 SF of open space where 125 SF open space is required and 0 on-site parking spaces where 3 spaces are required in association with 5 new dwelling units. Recommended approval September 20, 2018.

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 October 12, 2018, the applicant was granted Board of Zoning Appeals Permission/Approval for variances to allow 0 SF of open space where 125 SF of open space is required for 754 Chapel Street and 0 SF of open space where 600 SF of open space is required for 742 Chapel Street. The applicant was also granted Special Exceptions to permit 0 on-site parking spaces where 3 spaces are required for 754 Chapel Street (5 new dwelling units) and 0 on-site parking spaces where 12 spaces are required for 742 Chapel Street (24 new dwelling units).

Site description/existing conditions:

The project site encompasses an area of approximately 9,081 SF (0.21 acres) and consists of a 24,137 SF four-story building and a 5,633 SF 3.5-story zero-lot line building. The first floors of the buildings are occupied by various commercial uses and the second through fourth floors consist of vacant office space. The site is bounded by Chapel Street in the north, State Street in the east, a parking lot in the north, and commercial space in the west.

Proposed activity:

The proposed project includes converting 20,443 SF of existing office space into 29 dwelling units on the second through fourth floors of the existing buildings. Proposed exterior alterations are limited to the addition of an emergency stairwell and covered bicycle parking.

Bicycle parking:

The applicant proposes to provide 12 covered bicycle spaces along the rear entrance to the building.

Trash removal:

The applicant proposes to continue to utilize the existing dumpster on the adjacent 300 State Street parcel that currently serves tenants of both parcels. The applicant has indicated that the shared dumpster will remain, with an easement for the shared space shown on the site plan, and a second dumpster will be added in the future if needed.

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 Spring 2019 and be completed by Spring 2020.

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: November 14, 2018
Edward Mattison
Chair

ATTEST: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator