

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 260-266 CROWN STREET. Site Plan Review for the conversion of an existing parking structure into six residential dwelling units in a BD zone. (Owner/Applicant: Metro 260, LLC; Agent: Gregory P. Muccilli of Shipman & Goodwin LLP)

REPORT: 1555-01

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 March 20, 2024. 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. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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).

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$360. Received February 21, 2019.

- Photographs of site. Received February 21, 2019.
- Draft of Ramp and Access Easement dated March 14, 2019. Received March 15, 2019.
- Second modification of easement for ingress/egress to 260 Crown Street. Dated September 4, 2014. Received March 15, 2019.
- Recorded Board of Zoning Appeals Relief Letter dated February 21, 2019. Received March 1, 2019.
- Application drawings. 9 sheets received February 21, 2019. Revisions and additional drawings received March 8, 2019.
 - Cover Sheet. Received February 21, 2019.

- S-1: Survey. Drawing date February 20, 2019. Received February 21, 2019.
- S-2: Survey – Utilities. Drawing date February 20, 2019. Received February 21, 2019.
- E-3: Access Easement Map. Drawing date February 26, 2019. Received March 4, 2019.
- SP1: Site Plan & Zoning Data. Drawing date February 21, 2019. Received February 21, 2019. Revised February 27, 2019. Received March 8, 2019.
- SP2: H.C. Ramp, Landscaping & Lighting. Drawing date February 21, 2019. Received February 21, 2019. Revised February 27, 2019. Received March 8, 2019.
- SD1: Sidewalk Details. Drawing date February 21, 2019. Received March 4, 2019. Revised February 27, 2019. Received March 8, 2019.
- A1: Proposed First Floor Plan. Drawing date February 21, 2019. Received February 21, 2019. Revised February 27, 2019. Received March 8, 2019.
- A2: Second Floor & Lighting Fixtures. Drawing date February 21, 2019. Received February 21, 2019.
- A3: Elevations. Drawing date February 21, 2019. Received February 21, 2019. Revised February 27, 2019. Received March 8, 2019.
- A4: Elevations. Drawing date February 21, 2019. Received February 21, 2019.

PROJECT SUMMARY:

Project: Conversion of first floor to residential lofts and restaurant

Address: 260-266 Crown Street

Site Size: 15,832 SF

Building size: 30,458 SF

Zone: BD (Central Business)

Parking: 0 parking spaces (BZA granted special exception 02/21/19)

Owner/Applicant: Metro 260, LLC

Phone: (203) 878-2193

Agent: Gregory Muccilli of Shipman & Goodwin LLP

Phone: (203) 836-2802

Site Engineer: C.C.G CT Civil Group, LLP

Phone: (203) 874-8316

BACKGROUND

Previous CPC Actions:

- **CPC 1504-02A:** Administrative Site Plan Review for moving trash dumpster into emergency egress area. Approved May 19, 2016.
- **CPC 1504-02:** Site Plan Review for conversion of vacant space to residential units. Approved April 15, 2015.

Note: Companion CPC Report 1555-04 for a Special Permit for residential use on the first floor in a BD zone.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with the zoning relief granted. On February 21, 2019, the applicant was granted Board of Zoning Appeals Permission for a variance to permit 0sf of usable open space where 150sf of usable open space is required and a special exception to permit 0 on-site parking spaces where 3 on-site spaces are required in a BD District.

Site description/existing conditions:

The project site encompasses an area of approximately 15,832 SF and consists of a two-story brick building that is occupied by 12 residential dwelling units, a parking garage, two restaurants, and a café. The site is bounded by Crown Street in the north, and commercial and residential mixed-use property in the east, south, and west.

Proposed activity:

The proposed project consists of the conversion of the existing parking structure on the first floor of the building into a restaurant and six (6) residential dwelling units. The applicant also proposes to provide common amenity

space and a fitness room for use by tenants on the first floor of the building. The proposed project also includes the removal of the existing garage door along Crown Street, the construction of a new restaurant entry on Crown Street, and the install of a stairway and ramp along the south wall of the building.

Motor vehicle circulation/parking/traffic:

No parking spaces are included in the proposed project. The applicant received a special exception to permit 0 on-site parking spaces where three (3) are required.

Bicycle parking:

The applicant proposes to provide bike racks that will accommodate at least six (6) bicycles on the site.

Trash removal:

Garbage will continue to be stored and removed using a rear easement to Crown Street.

Signage:

The applicant proposes to amend the lettering of the existing sign for the proposed restaurant. There will be no change to the housing, structure, location and/or position of the existing sign.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
 Class B (significant impact)
 Class C (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 8.4 CY
Start Date: March 2019 Completion Date: Fall 2019
Responsible Party for Site Monitoring:

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

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 March 2019 and be completed by Fall 2019.

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: March 20, 2019
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Interim Economic Development Administrator