

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 770 CHAPEL STREET. Site Plan Review for interior renovations on the first floor of an existing building for use as an axe throwing venue and bar in a BD-1 zone. (Owner: Julie Bernblum of 770 Chapel Street LLC; Applicant/Agent: Joshua Krosocen of The New Haven Experience Co. LLC (dba Pine & Iron Axe Throwing))

**REPORT:** 1560-01

**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 August 21, 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. 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. 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).

### ADDITIONAL CONDITIONS OF APPROVAL

11. Proof supplied to the City Plan Department of recording the long-term Parking Lease Agreement on the land records with the City Clerk.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Application fee: \$270. Received July 12, 2019.**

- Pine and Iron Axe Throwing Floor Plan. Received July 12, 2019.
- Parking Lease Agreement between Express Parking, LLC and The New Haven Experience Co. LLC. Received July 12, 2019.
- File-stamped letter of zoning relief for Special Exceptions to permit indoor amusement and a café liquor license, dated July 11, 2019. Received July 12, 2019.

## PROJECT SUMMARY:

**Project:** Pine & Iron Axe Throwing Facility Interior Build-Out  
**Address:** 770 Chapel Street  
**Site Size:** 22,637 sq. ft.  
**Building size:** 93,794 sq. ft. of which 5,870 sq. ft. will be leased and renovated for this use.  
**Zone:** BD-1  
**Parking:** Parking is required at a ratio of 1:4 seats in the establishment; 5 are required. The applicant has provided a lease with a parking garage within 300 feet for the required parking spaces.  
**Owner:** Julie, Bernblum, 770 Chapel Street LLC **Phone:** 203-988-3317 (h);  
203-988-3318 (c)  
**Applicant:** Joshua Kroschen, The New Haven Experience Co. LLC **Phone:** 860-578-4567  
**Agent:** Same. **Phone:**  
**Site Engineer:** None. **Phone:**

## BACKGROUND

### Previous CPC Actions:

**CPC 1545-02:** Site Plan Review for interior building renovations for the expansion of an existing makerspace. Approved June 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. The applicant received approval for Special Exceptions to allow for the use of indoor amusement and a café liquor license in a BD-1 District. It was considered and approved on July 9, 2019.

**Site description/existing conditions:** This is a nearly zero-lot line building. The first floor space is currently vacant.

**Proposed activity:** The first-floor space is being renovated for use as an axe throwing venue and bar. The space will have 10 targets in the main area, and an event room with an additional target and small bar. The renovations include erecting the walls for the event room, removing two small non-load bearing walls, and creating the target lanes.

**Trash removal:** The applicant discards untreated lumber targets. They are exploring more creative ways to use the discarded wooden targets. The applicant will use the dumpster/trash services provided by the landlord for the site as a whole.

**Signage:** Proposed signage must be zoning compliant.

**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:** Start 9/11/19 and complete 10/21/19.

## 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 Pages 1 and 2.

**ADOPTED:** August 21, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department