

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **203 WALLACE STREET** Coastal Site Plan Review for a new use (adult cabaret) in an existing structure. Zone: IL. (Owner: Jiao Hongchu. Applicant: Peter Forchetti.)
REPORT: **1557-20**
ADVICE: **Coastal Site Plan: Approve**

PRINCIPAL APPLICABLE REGULATIONS

Section 55:

A written Coastal Site Plan Review (CSPR) shall be conducted for all buildings, uses, or activities located within the Coastal Management District. The review shall determine that potential adverse impacts of the proposed use on both coastal resources and future water-dependent development activities are acceptable within the meaning of the Connecticut Coastal Management Act (CCMA), as amended.

BACKGROUND

The applicant is seeking to permit an Adult Cabaret with Liquor service operating between the hours of 11pm and 6am and a variance to locate 1100ft from an existing Adult Cabaret where a minimum distance of 1,500ft is required in a Light Industry Zoning District. The property contains a 1-story, 6,000sf structure on a 18,330sf parcel. The proposed establishment consists of 32 seats with parking located in the rear of the lot.

MAY 14 PUBLIC HEARING

The applicant along with Attorney Rozich and the architect Sam Gardner explained the nature of the site and the proposed renovations which are kept within the interior of the structure with the exception of entranceways. They stated that nothing is changing to the site overall other than the use and that the Coastal Area Management requirements have been reviewed by city staff and meet city standards.

Six members of the public spoke in support of this application.

PLANNING CONSIDERATIONS:

COASTAL SITE PLAN REVIEW

The Board's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area (Flood Zone): The property is within Flood Zone X Areas determined to be outside of the 0.2% annual chance (100-year) floodplain. Map# 09009C0441J (July 8, 2013).

Nearshore Waters: The site is approximately 730ft to the west of the Mill River.

Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lot and a single building.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None

2. Potential beneficial impacts	The project plans to not only decrease the stormwater runoff but it will also treat and filter the water using floguard catch basin inserts. The only main areas of impact are within the interior of the structure.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Not waterfront
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront
6. Is public access provided to the adjacent waterbody or watercourse?	Not waterfront
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

Sec. 60 Stormwater Management Plan:

The applicant submitted a Stormwater Management Plan as part of this application. This plan indicates that the proposal will result in no change to the impervious surface on the .42-acre property. The report shows that the post construction flows leaving the site will be less than or the same as existing conditions flows for all storm events up to and including the 100-year design storm.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception to be essentially in harmony with the general purpose and intent of the ordinance and that the public health, safety and general welfare will be served, and substantial justice done by its approval.

ADOPTED: May 15, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
City Plan Deputy Director