

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 1390 STATE STREET, Authorization for Projecting Sign over City Sidewalk (Shlomi Leon for State Street Bistro and Pizza).

**REPORT:** 1452-08

**ADVICE:** Approval with Conditions

### BACKGROUND

Shlomi Leon of State Street Bistro and Pizza at 1390 State Street at the corner of Rock Street has petitioned the Board of Aldermen to suspend a sign over the City sidewalk. The owner of Gallo's, a business nearby at 1362 State Street, has contributed its former metal sign frame to this owner as a good will gesture to assist him in getting his business underway. Gallo's recently received permission from the Board of Aldermen to install a new sign (CPC 1344-10, 2010) at its establishment.

The sign to be manufactured by ServicePoint will be rectangular and will fit into the existing frame, measuring approximately 48" in height and 68" in length. The total extension over the sidewalk including the frame will be approximately 76". The business owner will be responsible for hiring a licensed contractor to hang the sign frame on the building and insert the new sign within the frame. No details have been provided as to how the sign will be mounted except that it will resemble the previous mounting at 1362 State Street. The sign is proposed to be mounted on the State Street building façade to the north of the entry at a height of 9'-9.5' above the sidewalk. There is an existing awning over the entry already. The sign will be internally illuminated.

### PLANNING CONSIDERATIONS

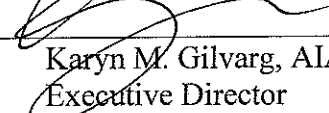
The Board of Aldermen controls encroachments on the public right-of-way under the general authority of Section 49 of the Charter and Section 15-2 of the Code or Ordinances. The façade grant review committee has approved plans for the new signage provided the Board grants permission for the overhanging sign. The Commission advises the Board in considering proposals for appurtenances over City sidewalks, and looks at suitability of design, scale, durability of product and its supports, quality of construction materials, and height above the sidewalk in the light of potential vandalism. The sign appears in good taste and will be constructed of durable materials, at an adequate height above the sidewalk. 1390 State Street is in a general business (BA) zone and is listed (as 1384-94 State Street) on the City's Historic Resources Inventory (Form # 2721) as having been constructed in 1921 as the James Orsi Building. The wrought iron frame is in keeping with the historic nature of the structure. The City requires an indemnity agreement where the City is held harmless from damages. A public liability insurance certificate is provided with the application.

### ADVICE

The City Plan Commission recommends approval of the proposed sign as shown in the submitted plans with the following conditions:

1. Applicant shall engage a licensed professional contractor to mount the sign frame on the building so that the bottom of the sign is at least 8.5 feet above the sidewalk.
2. Total signage on the building frontage shall be in accord with the New Haven Zoning Ordinance.
3. The applicant shall maintain a **current** and continuous public liability certificate of insurance, acceptable to the City's Corporation Counsel.
4. The City reserves the right to revoke the privilege for the sign if hazardous to pedestrians using the sidewalk or not maintained in good repair and clean condition, or the Certificate of Liability Insurance lapses.

**ADOPTED:** May 18, 2011  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director