

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 276 (a.k.a. 282) YORK STREET, Authorization for Sign over Public Sidewalk (Blue State Coffee).
REPORT: 1441-09
ADVICE: Approval with Conditions

BACKGROUND

Blue State Coffee has petitioned the Board of Aldermen for a projecting sign at their business at 276 York Street. The proposed sign will replace the banner sign of the prior owner, The Publick Cup. The new sign will maintain the exact measurements and location of the old sign. The sign will be a carved and painted two-sided sign to be mounted on the outside wall of the building as it faces York Street. The sign itself is 36" long and 18" high and will be installed at a height of 10' above the sidewalk. It will project 4' over the sidewalk. The sign will be made of high-density urethane sign board hung on the existing sign bracket with new hardware.

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 9-2 of the Code or Ordinances. 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. In cases where the location is within a Historic District or the building is historic in nature, the Commission looks further at whether the appurtenance is complimentary to the architecture of the building.

The sign appears to be constructed of durable materials at an adequate height above the sidewalk. The building at 276 (a.k.a. 282) York Street is listed on the City's Historic Resources Inventory, and the bracket and sign design appear to keep with the style and nature of the building.

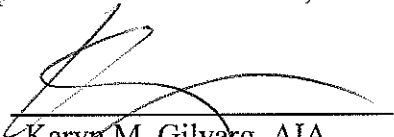
The City requires an indemnity agreement where the City is held harmless from damages. A public liability insurance certificate acceptable to the City's Corporation Counsel is required. The Commission notes that the submitted insurance certificate is current, and is in an amount acceptable to the City's Corporation Counsel.

ADVICE

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

1. Total signage on the building frontage shall be in accord with the New Haven Zoning Ordinance.
2. The applicant shall maintain a current and continuous public liability certificate of insurance, in an amount acceptable to the City's Corporation Counsel.
3. 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: June 16, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director