

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 66 YORK STREET, Air Rights Garage, Authorization for exterior storefront banners over City Property (SIGN Lite, Inc.).
REPORT: 1431-09
ADVICE: Approval with Conditions

BACKGROUND

In behalf of Yale New Haven Hospital, SIGN Lite, Inc. has petitioned the Board of Aldermen for authorization to place five banners at two locations (total of ten banners) on the so-called Air Rights Garage. The Hospital has received permission from the New Haven Parking Authority to apply to the Board of Aldermen to hang the banners on its property. The banners are proposed to be mounted on the north and south sides of the garage, over North and South Frontage Road underneath the overhang of the garage deck above. The intent of the banners is to bring attention and visibility to the commercial enterprises on York Street in the space beneath the garage. They may also direct drivers to appropriate parking spaces. The banners are a traditional design mounted from brackets attached to the parking structure above and also to the garage piers at the side. The banners are 12'-0" x 3'-0" and will extend out from the garage a total of 3'-10" at a height of 12'-0" from the pavement below.

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 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 banners appear in good taste and will be constructed of durable materials, at an adequate height above the pavement below so that tall vehicles such as trucks and busses will not hit them. There are not legitimate sidewalks along the garage in the two locations.

The Commission questions whether Aldermanic permission is necessary as the original garage structure constructed in the 1970's extends over the City right of way. It also notes this portion of the garage is located within PDD 28, and that the banners appear to be in keeping with the approved Detailed Plans.

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.

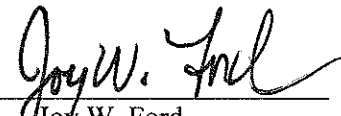
ADVICE

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

1. The applicant shall maintain a **current** and continuous public liability certificate of insurance, acceptable to the City's Corporation Counsel.
2. The City reserves the right to revoke the privilege for the banners if hazardous conditions develop or if they are not maintained in good repair and clean condition, or the Certificate of Liability Insurance lapses.

ADOPTED: August 19, 2009
Edward Mattison
Chair

ATTEST:


Joy W. Ford
Planner