

## NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

**RE:** 76 HARBOUR CLOSE. Detailed Plan Review for reconstruction of Harbour Landing Building C in PDD #38. (Owner: Robert Heinimann for Harbour Landing Condo Association, Inc.; Applicant/Agent: Scott Farquharson of Baybrook Remodelers)

**REPORT:** 1535-03

**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 September 19, 2022. 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 on final plans.
3. 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.
4. 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.
5. 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.
6. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
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. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

11. Prior to issuance of a Certificate of Occupancy, the applicant must restore full access to the coastal access public walkway running along the edge of the condominium property, including connections to the adjacent parcels.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$280. Received August 17, 2017.**

- Application drawings. 25 sheets received August 17, 2017.
  - A-0.5: Title Sheet. Drawing date August 11, 2017.
  - A-1.0–A-1.5: Floor Plans. Drawing date August 11, 2017.
  - A-2.0–A-2.1: Elevations. Drawing date August 11, 2017.
  - A-2.2–A-2.3: Views. Drawing date August 11, 2017.

- o A-3.0–A-3.2: Building Sections. Drawing date August 11, 2017.
- o A-5.0–A-5.4: Details. Drawing date August 11, 2017.
- o A-6.0–A-6.3: Schedules. Drawing date August 11, 2017.
- o C-1.0–C-1.1: Site Plan, partial. Drawing date August 11, 2017.

**PROJECT SUMMARY:**

**Project:** Rebuilding of Harbor Landing Building C

**Address:** 76 Harbour Close

**Site Size:** 189,645 SF (4.35 acres)

**Building size:** 22,301 SF

**Zone:** PDD #38 (Harbor Landing)

**Financing:** Private

**Parking:** No changes to the existing parking garage are proposed

**Owner:** Robert Heinimann for Harbour Landing Condo Association, Inc.

**Phone:** 516-672-8308

**Applicant/Agent:** Scott Farquharson of Baybrook Remodelers, Inc.

**Phone:** 203-937-6400

**Architect:** William Thompson, AIA

**Phone:** 203-453-0066

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

Harbour Landing is a condominium community that comprises Planned Development District #38, which was approved in 1980 and constructed in the following years. The PDD is in the City Point area, which is in the southern portion of the Hill neighborhood, surrounded by I-95 to the north, New Haven Harbor to the east and south, and the West River and the City of West Haven to the west. The community consists of four multi-unit residential buildings, and a clubhouse/amenities building. In December 2016 thirteen units in a portion of one of the residential buildings, Building C, were damaged or destroyed.

The proposed project will reconstruct the portion of the building that was destroyed, matching the architectural style of the original construction and the surrounding buildings in the condo community. Construction will consist of wood frame reconstruction on top of the existing parking garage base, which will serve as a plinth. Since the existing garage will serve as the base, the building's footprint will remain unchanged. Three accessible ramps will be added to the plinth and one stair assembly will be adjusted in order to meet updated code requirements.

Work is planned to begin in fall 2017, with substantial completion expected in 12 months, by fall of 2018.

**SITE PLAN REVIEW**

No additional Coastal Site Plan Review is required as the current construction will be built on the existing garage/platform. All previous PDD, Site Plan Review, and Coastal Site Plan Review conditions remain in effect.

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 Page 1.

**ADOPTED:** September 19, 2017  
Edward Mattison  
Chair

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