

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 124-132 TEMPLE STREET. Site Plan review for conversion of office space to ten dwelling units in a BD zone. (Owner/Applicant: First Bank of Greenwich; Agent: Neil DeLuca for Westchester Electrical Systems Corp.)

REPORT: 1528-01

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 March 23, 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. 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.
8. 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.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received February 14, 2017.

- Reflective Heat Impact calculations. Received February 22, 2017.
- Application drawings. 10 sheets received February 14, 2017.
 - Cover Sheet. Drawing date February 3, 2017.
 - AG-002: Drawing List, Set Approvals, Building Code Analysis. Drawing date February 3, 2017.
 - AD-102-AD-103: Demolition Plans. Revision date February 3, 2017.
 - A-101-A-103: Construction Plans. Drawing date February 3, 2017.
 - AD-102-AD-103: Demolition Plans. Revision date February 3, 2017.
 - A-402-A-403: Furniture, Finish, & Equipment Plans. Drawing date February 3, 2017.
 - Property survey. Drawing date December 22, 2016. Received February 16, 2017.

PROJECT SUMMARY:

Project: 2nd and 3rd floor residential conversion

Address: 124-132 Temple Street

Site Size: 5,413 SF (0.12 acres)

Zone: BD (Central Business)

Financing: Private

Parking: None

Owner/Applicant: First Bank of Greenwich

Agent: Neil DeLuca for Westchester Electrical Systems Corp.

Site Engineer: Esmat Mekael for Mekael Engineering & Consulting, LLC

City Lead: City Plan Department

Phone: 203-629-8400

Phone: 203-422-6700 x1

Phone: 203-684-8134

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1227-02, May 21, 1997: Authorization for signage over City sidewalk.

CPC 1322-06, July 17, 2002: Authorization for awning over City sidewalk.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site description/existing conditions:

The subject parcel at 124-132 Temple Street is located in downtown New Haven, at the northwest corner of Temple and Crown Streets. The site is completely developed, with a three-story mixed-use building occupying most of the site. A fenced alleyway that houses a garbage dumpster, utilities, and stairs for emergency egress opens to Crown Street on the western edge of the site. The ground floor contains commercial space currently occupied by Olives & Oil restaurant, as well as a vestibule to access the second and third floors. The second and third floors are currently unoccupied, but most recently served as office space.

Proposed activity:

The applicant proposes to make interior renovations to the second and third floors to convert the space from office to residential use. A total of ten studio, one-, and two-bedroom apartments would be added. No exterior work is proposed.

Motor vehicle circulation/parking/traffic:

According to Section 16(a)(i) of the New Haven Zoning Ordinance, no parking is required for residential uses in BD zones when a structure existing prior to 1964 is converted to no more than 24 dwelling units and street frontage within the structure is maintained for commercial or office use. Due to this and the downtown, densely developed nature of the surrounding area that is oriented for pedestrian and transit use, no on-site parking is provided. For residents and guests who do own cars, metered parallel spaces are available in front of the site on Temple Street and the Crown Street and Temple Street garages are both within one block.

Bicycle parking:

No bicycle parking is provided on site, but there is a public three-spot bike rack in front of the building within the City's sidewalk right-of-way.

Trash removal:

A garbage dumpster is stored in the fenced alleyway on the western edge of the site and is rolled to the street for emptying on an as-needed basis.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment Control:

Not applicable.

Sec. 60 Stormwater Management Plan:

Not applicable.

Sec. 60.1 Exterior Lighting:

Not applicable.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
- shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

The only non-roof hardscape within the parcel is the alleyway on the west side of the parcel. The entire alley is fully shaded due to the height of the buildings surrounding it.

Project Timetable:

Selective interior demolition began in November 2016. Once the full permit is granted, the remainder of construction will take approximately six months to complete.

SITE PLAN REVIEW

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: March 23, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director