

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 383 WHALLEY AVENUE. Site Plan Review for conversion of a restaurant to a laundromat within the Whalley Avenue Overlay District in a BA zone.  
(Owner/Applicant: Kang Shuen, LLC; Agent: Angelo Reyes)

**REPORT:** 1530-01

**ACTION:** Approval with Conditions

### STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until May 17, 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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. 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.
9. 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

10. Proposed handicapped space must be revised to meet current ADA standard of eight-foot wide parking area with adjacent eight-foot wide loading zone.
11. Parking for at least one bicycle must be installed

**Submission: SPR Application Packet including DATA form. NARRATIVE attached. Application fee: \$270. Received April 7, 2017.**

- Application drawings. 7 sheets received April 7, 2017. Revisions received May 16, 2017.
  - A-101: Site Plan. Drawing date December 12, 2016.
  - Survey. Drawing date April 4, 2017.
  - A-101A: Floor Plan. Drawing date April 5, 2017.
  - A-102: Elevations. Drawing date January 19, 2017.
  - Laundry machine details. 3 sheets. Drawing date February 27, 2017.

**PROJECT SUMMARY:**

**Project:** Joy Laundromat

**Address:** 383 Whalley Avenue

**Site Size:** 7,015 SF (0.16 acres)

**Zone:** Whalley Avenue Overlay Zone within BA (General Business)

**Financing:** Private

**Parking:** 2 spaces (including 1 HC van-accessible)

**Owner/Applicant:** Kang Shuen, LLC

**Agent:** Angelo Reyes

**City Lead:** City Plan Department

**Phone:** 203-823-6356

**Phone:** 203-215-3003

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

None.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Whalley Avenue Overlay and BA zones.

**Site description/existing conditions:**

The property occupies about half of a parcel at the northeastern corner of Whalley Avenue and Norton Street. The ground floor of the property is currently vacant, having last been occupied by a restaurant, while the second and third floors are residential. Nearby properties on Whalley Avenue also have ground-floor retail, some with residential above, while multi-family homes are found in the surrounding neighborhoods north and south of Whalley Avenue.

**Proposed activity:**

The applicant proposes to convert the vacant ground-floor retail space for use as a laundromat.

**Motor vehicle circulation/parking/traffic:**

The only on-site parking lot is in rear of the lot behind 383 and 385 Whalley Avenue. The lot is accessed from a curb cut on Norton Street. Additional on-street parking is available on both sides of Whalley Avenue and Norton Street. A CT Transit B line bus stop is immediately in front of the property.

**Bicycle parking:**

None proposed.

**Trash removal:**

A dumpster in the rear parking lot will be emptied by a private hauler on a regular basis.

**Signage:**

Signage is not included in the application, but will be reviewed for zoning compliance prior to issuance of building permits.

**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:**

Not applicable.

**Project Timetable:**

**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:** May 17, 2017  
Edward Mattison  
Chair

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