

## NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW (add if PDD)

**RE:** 351 LONG WHARF DRIVE. Detailed Plan Review (PDD #53) for renovations to New Haven Visitors Center to include addition of prepared food service. (Owner: City of New Haven; Applicant: Valerio Capobianco; Agent: Paul Morin of Landmark Architects, P.C.)  
**REPORT:** 1520-02  
**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. 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.
2. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.

**Submission: SPR Application Packet including DATA and SITE forms. NARRATIVE attached.**  
**Application fee: \$280. Received June 16, 2016.**

- Application drawings. 4 sheets received June 16, 2016.
  - Site plan. Drawing date June 2016.
  - Property survey, proposed lease parcel. Drawing date December 2015.
  - A-1.1: Proposed design. Drawing date June 16, 2016.
  - A-9.0: Exterior rendering. Drawing date June 16, 2016.

### PROJECT SUMMARY:

**Project:** Renovations to Long Wharf Information Center

**Address:** 351 Long Wharf Drive

**Site Size:** 6,606 SF (0.15 acres)

**Zone:** PDD #53 (Maritime Center)

**Financing:** Private

**Parking:** The lease parcel does not include parking, but parking is available within the existing surface lot at Long Wharf Park

**Owner:** City of New Haven

**Applicant:** Valerio Capobianco

**Agent:** Paul Morin of Landmark Architects, P.C.

**Architect:** Landmark Architects, P.C.

**City Lead:** City Plan Department

**Phone:** 203-623-3800

**Phone:** 860-346-1333

**Phone:** 860-346-1333

**Phone:** 203-946-6379

## **BACKGROUND**

### **Previous CPC Actions:**

**CPC 960-01**, May 2, 1984: Application and general plans for a Planned Development District designation of a 58.8-acre tract for mixed use development.

**CPC 960-02**, May 2, 1984: Coastal site plan review for mixed use development on a 61-acre waterfront site.

**CPC 1097-07**, September 20, 1989: Coastal site plan review for placement of erosion control adjacent to Long Wharf Visitors Center.

**CPC 1185-06**, February 15, 1995: Coastal site plan review and SESC review for park improvements.

**CPC 1185-09**, February 15, 1995: Coastal site plan review for expansion of and improvements to Long Wharf Visitors Center and Liberty Belle building.

**CPC 1229-01**, June 18, 1997: Authorization to apply for and accept \$100,000 state grant for improvements

**CPC 1503-03**, March 18, 2015: Coastal site plan review and site plan review for repairing damages to Long Wharf Park from Tropical Storm Irene and Hurricane Sandy.

**CPC 1517-05**, April 20, 2016. Order of the Board of Alders approving a lease of the Long Wharf Visitor Information Center at 351 Long Wharf Drive by the City of New Haven to Snack Shack, LLC.

The application is seeking City Plan Commission approval for the proposed project, which is in Planned Development District #53. Commission approval is needed for the proposed modification to the Detailed Plans for the PDD plans that were approved. The City is leasing the building to the applicant, the lease includes the building, the outside deck and the paved areas surrounding the building. It does not include the parking area.

### **Zoning:**

Not applicable, the information center and minimal food service uses were previously permitted at this location. The renovations are largely interior, with exterior changes limited to paint and awning color changes to the and renovation of the surface and the railings of existing exterior deck. No additions to the building or deck will be made.

### **Site Description/existing conditions:**

Site is on the waterward side of Long Wharf Drive, south of the Long Wharf Pier; the building was built by the City to house an information center several decades ago and has been used occasionally.

### **Proposed Activity:**

The proposed renovations will allow the Visitors Center to be used as an information center, including prepared food service. Interior renovations will include minor alterations to casework to provide a serving and checkout counter and an informational center. All finishes will be cleaned and restored, and the floor will be replaced with a new ceramic tile floor. No food will be prepared within the building.

Exterior renovations include the restoration of existing exterior surfaces. This includes power washing and painting the exterior finishes of the building. Gutters will be cleaned out and repaired as needed. The roof will be inspected and cleaned. The exterior deck surface will be replaced and the railing will be repainted. The awning over the rear door and the canvass of the large awning will be replaced. The site will be cleaned and landscaped with additional plants and mulch. Bollards will be painted to match the awnings. Existing wood benches within the lease parcel will be removed from the site.

All mechanical, electrical, and plumbing systems will be inspected and repaired as needed. An emergency light for the pump will be installed as originally required. The sewer line will be inspected to ensure there are no breaks or clogs. Exterior and interior lighting fixtures will be replaced as needed. There will be an uplight added to illuminate the adjacent flag.

**Circulation/Parking/Traffic:**

Not applicable. The leased premises does not include paved parking area.

**Trash removal:**

Unclear. (See condition below.)

**Signage:**

Signage indicating the presence of the Visitor's Center and food service will be added to the awning.

**Project Timetable:**

Applicant will commence work as soon as permits can be obtained.

**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 with the following comments:

- Details for any proposed lighting fixtures have not been included; and
- Applicant has stated that all benches will be removed, but only one of five existing benches is designated for removal on site plans.

**ACTION**

The City Plan Commission approves the submitted modification of the Detailed Site Plan for the renovations to the exterior and the interior of this City-owned building, located in PDD #53. The approval is subject to standard conditions on Page 1 and the following conditions below:

- Submit set of signed and sealed drawings that includes lighting details and clearly delineates which benches are to be removed; and
- Location and servicing of any exterior dumpster or trash container must be reviewed and approved by the City Plan Department.

**ADOPTED:** July 20, 2016  
Adam Marchand  
Acting Chair

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