

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: 501 LONG WHARF DRIVE. Minor modification to PDD#53, Site Plan Review and Coastal Site Plan Review for new roof deck. (Owner: Fusco Maritime Associates; Applicant: Lenny and Joe's; Agent: Sam Gardner of GWG Architects.)

REPORT: 1489-05

ACTION: Approval with Conditions

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 February 19, 2019. 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 **Site Plan Review** on shall be reviewed with the City Plan Staff and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost shall be provided to the City Plan Department, with a copy to the City Engineer, 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. 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.
11. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission: SPR Application Packet including DATA, CSPR, SITE, and NARRATIVE forms.
Application fee:\$270. Received January 16, 2014.**

- Development Permit Application Drawings dated Jan 16, 2014, full-size sets, received January 16, 2014. 7 sheets in drawing set including site and architectural plans.

PROJECT SUMMARY:

Project: New roof deck (phased)
Address: 501 Long Wharf Drive
Site Size: increase roof deck 690 SF
Zone: PDD #53
Financing: private
Project Cost: TBD
Parking: on site, existing
Owner: Fusco Maritime Associates LLC **Phone:** 203.777.7451
Applicant: Brain Faye (Lenny and Joe's) **Phone:** 203.691.6619
Agent/Architect: Sam Gardner **Phone:** 203.468.1967 x280
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission:

CPC 849-10: Pre. Design Parcel H-1
CPC 850-01: Rezoning (PDD)
CPC 851-05: CSPR - building
CPC 861-09: CSPR docks
CPC 885-03: Final Design
See also CPC 850-06, 914-11, 914-14 and 927-12.
CPC 1411-33: change in tenancy and signage

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the established PDD #53.

Proposed Activity: Applicant proposes the extension of the restaurant/bar use at the second level and roof with a new bar/lounge room and roof deck.

Stormwater Drainage and Compliance with Section 60: not applicable

Compliance with Section 60.1: not applicable

Compliance with Section 60.2: not applicable

Soil Erosion and Sediment Control Review: not applicable

Circulation/Loading/Parking: per existing site, no change

Trash removal: per existing site, no change

Landscaping /Lighting: not applicable

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal

resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: The existing restaurant is located on man-made fill adjacent to the Harbor and the mouth of the Quinnipiac and Mill Rivers. The developed shorefront lies adjacent to navigable waters within the Harbor, and the water and mudflats support both bird and shellfish habitats. Long Wharf Pier lies within the restaurant's viewshed. The site is located in Zone AE (base flood elevations determined) of the FEMA FIRM maps.

Positive Impacts on Coastal Resources: The restaurant has spectacular views of the Harbor and provides improved access to those views.

Potential negative impacts on coastal resources and mitigation of such impacts: none

Project Timetable: The project is expected to begin construction in April 2014 and finish by June 2014.

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:

- The code modification regarding ADA access will need to be approved prior to issuance of Building Permit; and
- Repairs from previous storms and waterfront access will need to be clear prior to Building Permit.

COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: February 19, 2014
Edward Mattison
Chair

ATTEST: 
Anne Hartjen, ASLA, PLA
Senior Project Manager

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: February 19, 2014

ATTEST:



Daniel O'Neill
Building Official