

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 96 ORANGE, 824-832 CHAPEL STREET. Site Plan Review for retrofit of building. (Owner: Mid Block Development LLC; Applicant/Agent: Chris Vigilante.)

REPORT: 1489-06

ACTION: Approval with Conditions

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 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 shall be addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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. Any proposed work within the 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 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, WORKSHEET, SITE, and NARRATIVE forms. Application fee:\$270. Received February 7, 2014.

- Development Permit Application Drawings dated 12/11/13, full-size sets, received February 7, 2014. 15 sheets in drawing set including site, civil, architectural, structural and mechanical plans.

PROJECT SUMMARY:

Project: Retrofit of existing building fro new dialysis center
Address: 96 Orange Street, 824-832 Chapel Street
Site Size: 22,055 SF (0.51 acres)
Building size: 18,000 SF of renovation
Zone: BD-1, Ninth Square National Register Historic District
Financing: private
Project Cost: TBD
Parking: on street and within building in existing parking
Owner/Applicant/Agent: Chris Vigilante for Mid Block Development Inc
Phone: 203.787.7740
Site Architect: John A. Matthews Architecture and Planning
Phone: 203.245.0110
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: (CPC 1338-05) Site Plan Review for original re-development of building.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone. The building is the former WT Grant Company within the Ninth Square National Register Historic District. Any demolition requires an application for Intent to Demolish (Section 9-29).

Site Description/existing conditions: The existing site is occupied by the former WT Grant Company Building which was renovated in 2003.

Proposed Activity: Applicant proposes to renovate existing space within the building to provide for a new dialysis center. The second floor space will be renovated to provide worker office space and out-patient facilities. The existing first floor loading area will be renovated to include a replacement loading dock door as well as a new lobby. On the exterior of the building, one parking meter will be removed and a pre-existing curb cut replaced.

Circulation/Parking/Traffic: Access to the interior parking and loading areas is via the curb cuts on Orange and Center Streets.

Stormwater Management Plan: not required

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: not applicable

Signage: Any new signage must be reviewed with City Plan staff for compliance prior to signoff.

Project Timetable: Construction start upon approval by Commission.

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:

- Only glass block windows shall be shown on the plans submitted for building permits;
- Any new signage shall be reviewed with City Plan staff for compliance with regulations prior to signoff for permits; and
- If the sewers are currently combined, the roof leaders will be separated as part of this project.

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