

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 61, 70 POND LILY AVENUE, Site Plan Review for Change in Use from Banquet Hall (The Belvedere) to Religious Use (Temple) in a BA Zone (Owner/Applicant: Gujarati Samaj of Connecticut, Inc.)

REPORT: 1446-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Revised site plan reflecting resolution of comments on Page 2 under **SITE PLAN REVIEW** shall be presented to the City Plan Department for review and approval prior to City Plan signoff on final plans.
2. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by November 17, 2015.
3. 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.
4. Signoff on final plans by the 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. The Fire Marshall shall also approve the plans.
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 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 both mylar and digital format [DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 10/21/10, Schedule A, Existing Site Plan 8/27/02 for The Belvedere by Barry Steinberg, Site Plan 10/21/10, rev. 11/11/10 with parking requirements, Existing Conditions Lower Floor Plan and Main Floor Plan 10/21/10 by Russell & Dawson. Supplemental photos, Application fee of \$270.00.

BACKGROUND

Previous Actions by CPC: Amended Site Plan (CPC 1336-32, 05/21/03) Site Plan Review for Change of Use (CPC 1325-20, 10/16/02), Land Disposition (CPC 1316-10, 02/20/02), LDA for restaurant expansion (CPC 1301-18, 03/21/01), Property exchange with CT DOT (CPC 1296-13, 11/15/00), City acquisition (CPC 1279-17, 10/20/99), Special exception to convert restaurant to nightclub (CPC 1259-10, 11/18/98).

PROJECT SUMMARY

Project: Convert banquet catering facility to temple
Address: 61, 70 Pond Lily Avenue
Site Size: 73,037 SF (#70), 36,991 SF (#61)
Zone: BA (#70), RM-1 (#61)
Parking: 159 spaces inc. 8 HC spaces
Owner/App: Gujarati Samaj of Connecticut Inc. **Phone:** 203-606-0985
Site Engineer: Barry Steinberg **Phone:** 203-281-0567
Architect: Russell & Dawson **Phone:** 860-289-1100
City Lead: City Plan Dept. **Phone:** 203-946-6379

Site description: The Belvedere, a banquet and catering facility, is located on a roughly triangular 2.53-acre site just east of the Whalley Avenue eastbound on-ramp to Route 15 (Wilbur Cross Parkway). To the east are an inn and conference center and single family homes, and to the south are multi-family residences.

Zoning: The site is at the juncture of BA (General Business), RM-1 (Low-Middle Density Residential) and RS-2 (General Single-Family) zones. The site itself is zoned BA. The applicant also owns a parking lot across the street at #61 Pond Lily Avenue at the corner of Valley Street, which is in the RM-2 zone. The site plan appears to be in zoning compliance with the parking spaces provided.

Proposed activity: The new owner/applicant Gujarati Samaj of Connecticut Inc. proposes to convert the former banquet catering facility to a Hindu temple for religious use only. The change in use requires site plan review by the City Plan Commission.

The applicant does not intend to alter site conditions aside from some required changes to the entry/exit to the site opposite Valley Street. The site plan team has required that the applicant have a single entry/exit drive at least 24' wide which aligns with Valley Street. A new standard commercial driveway apron will be required. An existing 20' drive to the east will remain as access that serves the adjacent motel/conference center just east of the site. There also remains an entry/exit at the west end of the site which will not be altered. There are 88 parking spaces on site including 8 HC spaces and 77 spaces in the lot across the street. There will be a pedestrian crosswalk to the additional parking.

Main Level: The main floor consisting of 10,885 SF will be used for a Hindu temple and religious services only. Services will be held twice daily seven days a week. Services will be held from 7:00 to 8:00 AM and from 7:00 to 8:00 PM. The anticipated congregation Monday through Friday is 50-75 people, and on Saturdays and Sundays, both morning and evening 100-150- people. The floor plan shows existing and proposed conditions to be one in the same with an area of worship, a raised stage/storage area, a raised seating area, a large kitchen, bathroom facilities and private quarters. While the floor plan shows no seating, the site plan states there is a maximum of 300 members and 6 employees.

Lower Level: The lower level consisting of 9,685 SF will be used for children's classes in Indian dancing as well as computer classes and English classes for senior members of the congregation. Enrollment in these classes is for congregation members only and not for the general public. The floor plan shows existing conditions with a multi-function area, a raised seating area, kitchen and storage areas, bathroom facilities. Entrance is at grade on the lower level. Neither level has a sprinkler system.

Signage. No signage is indicated, and if it is intended, a plan and locations are subject to zoning review.

Trash pickup: Trash will be collected from a dumpster at the northwest corner of building.

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:

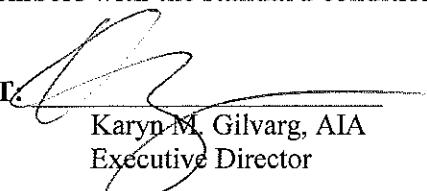
- **No signage indicated, and is subject to zoning review, if signage is proposed**
- **Provide revised site plan reflecting changes per Traffic Dept. regarding stop signs, stop bar, stop legend, center line.**
- **Provide latest standard city details for commercial driveway apron and sidewalk (submitted details are not the latest), stop bar and stop sign**
- **Provide bike parking facilities**

ACTION

The Site Plan is approved for religious use with a maximum of 300 members with the standard conditions as stated on page 1.

ADOPTED: November 17, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director