

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 222 SARGENT DRIVE, Site Plan Review and Coastal Site Plan Review for Minor Expansion and Access Ramp for Long Wharf Theater (Owner: New Haven Food Terminal Inc., Applicant: The Connecticut Players Association aka Long Wharf Theater).

REPORT: 1462-14

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 after the date of decision. 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. 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.
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 for Building Permit.
4. Final determination of traffic markings, 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.
5. A Flood Elevation Certificate shall be filed with the Building Official prior to issuance of building permit.
6. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application & Narrative, \$135 fee; Transmittal sheet rec'd 3/20/12 with Plan Set by Gregg & Weis 03/15/12: Plot Plan (existing conditions), Proposed Plot Plan, Proposed Site Plan, Proposed 1st and 2nd floor plans, exterior elevations. Reduced Site Plan (8 ½ x 11).

PROJECT SUMMARY:

Project: Construct up to 950 SF addition to existing theater and associated pedestrian accommodations (i.e. stairs and ramps); adjust parking spaces
Address: 222 Sargent Drive
Site Size: 20.5 acres (overall Food Terminal site)
Floor area (existing): 38,601 SF (theater only)
Floor area (proposed): 39,415 SF (theater only)
Seats: 684 (existing); 600 (proposed)
Parking spaces: 184 (required)
Zone: BE, CAM
Financing: Private
Project Cost: \$2.8 million
Owner: New Haven Food Terminal, Inc. **Phone:** N/A
Applicant: Connecticut Players Foundation **Phone:** 203-787-4284 x254
Agent/Architect: Richard Wies, Gregg Wies & Gardner **Phone:** 203-468-1967 x200

City Lead: City Plan Department

Phone: 203-946-6380

BACKGROUND

Relevant Actions of the Commission: Use Variance for theater expansion and CSPR Advice to BZA (CPC 1456-08, 09/21/11). Zoning relief granted 10/11 11-55-V, 11-06-CAM. Numerous previous use variances granted by BZA.

Zoning: The site is located within the New Haven Food Terminal which is zoned BE. The theater and addition are permitted by variance and the site plans are in conformance with the zoning relief granted.

Proposed Activity: The project includes a one-story steel frame addition of approximately 805 square feet of building plus a 40' long wheelchair ramp to the existing Long Wharf Theatre. The addition which is beneath the existing canopy roof of the building is to the façade of the theater and will improve its entry, access and appearance. Interior renovation work accounts for most of the scope of the renovations which include a reduction of the number of seats in the Main Stage Theater from 486 to 402.

Excavation will require the installation of cast in place concrete foundation walls with conventional spread footings for a combination of slab on grade and crawl space foundations. The exterior construction is very small in scale and will be occurring at and near to grade on the existing bituminous paved parking area. The grades are very flat, access to the work is excellent and there is ample area for staging of the construction and the challenges to prevent erosion and storm water run-off.

Parking spaces are removed from the front of the theater to construct the addition and to create a more inviting open space. 10 parking spaces for employees have been added at the rear of the theater to accommodate the loss. Handicapped spaces have been moved to be directly across the aisle from the front of the theater (6 including 1 van space). These spaces have a direct access route to the new entrance ramp and will be supplied with proper signage at the head of each space.

Stormwater Drainage: Stormwater run-off on the site will be unchanged by the addition and therefore site drainage structures will remain unchanged for the parking area surrounding the proposed addition. The addition is located under the existing canopy roof; existing roof drainage will remain unchanged.

Soil Erosion and Sediment Control Plan: Only a small amount of material will be removed from the project area (27 cubic yards). The overall disturbance is very minor. The construction area will be fenced in, and the disturbed area, stock pile areas and new site fill materials will all be protected by silt fencing, tarps and other measures in accordance with the New Haven Zoning Ordinance and the State of Connecticut Soil Erosion and Sediment Control Standards. The applicant is responsible for monitoring soil erosion and sediment control measures, to assure there is no material entering City catch basins or the storm sewer system and for ensuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the project. All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control 2002*, as amended. The applicant shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: An existing 40' tall sign of undetermined size will be removed and replaced with 103 square feet (41' x 2'-6") of new signage on the roof fascia of the building. Individual 2'6" tall letters spelling out LONG WHARF THEATER will rise from the roof fascia. An existing 160 SF sign will remain at the entrance to the Food Terminal site off Sargent Drive.

Project Timetable: The construction is scheduled to take place over the course of a 6 month duration. Work will start late spring 2012 and be complete by late fall 2012.

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.

COASTAL PLANNING CONSIDERATIONS

Because the site is within 1000' of the New Haven Harbor, a Coastal Site Plan Review is required. No coastal resources exist at or adjacent to this warehouse complex except that it is located within Flood Zone AE, a special flood hazard area subject to inundation by the 1% annual chance flood where the base flood elevation has been determined at 10 on FIRM # 09009C0441H-December 17, 2010. No finished floor elevation information has been supplied with this application but will be required prior to building permit issuance. The Commission anticipates no adverse impacts on coastal resources. (*Note: This is a revision from the CPC Report 1456-08*).

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan Department, City Engineer, Building Department and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comment:

- *Accessible parking spaces and accessible route shall be striped and signed in accordance with standard City details*

ACTION

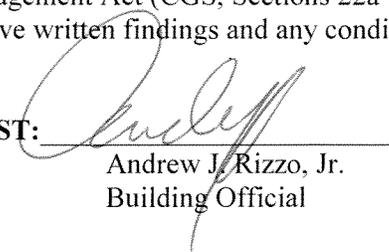
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: March 21, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

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: 3/26/12

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official