

NEW HAVEN CITY PLAN COMMISSION REVISION TO APPROVED SITE PLAN

1487-03R 40 SARGENT DRIVE. Revision to approved Site Plan requesting waiver to Reflective Heat Impact standards. (Owner/Applicant: 40 Sargent Drive, LLC; Agent: Stanley Novak of BL Companies, Inc.)

Site Plan Review Date: October 27, 2015

On December 18, 2013, the City Plan Commission approved CPC report 1487-03, for the conversion of the former New Haven Register building at 40 Sargent Drive to a furniture store, including entertainment components. In order to meet the Reflective Heat Impact (RHI) standards contained within Section 60.2 of the City Zoning Ordinance, the owners proposed to paint the building's existing black roof white. However, the owners are now requesting a waiver to the RHI standards for up to 10 years due to the monetary costs of painting the roof, combined with its limited lifespan and eventual need for replacement.

The owner states that the existing roof has approximately 50 percent of its useful life remaining, and the roof's existing warranty will expire in approximately 10 years. Rather than painting approximately 80,000 SF (slightly less than half of the total roof area) prior to building occupancy, the owner proposes to replace all portions of the 166,000 SF roof that require replacement with a white, highly reflective (SRI >29) roofing material. This replacement would occur in seven to ten years, according to the owner's estimate, however the City would have no mechanism to enforce compliance at that time.

Submission: SPR Application Packet including DATA form. Application fee: \$270. Received November 10, 2015.

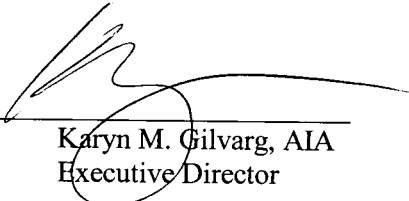
- Letter from Jordan's Furniture requesting waiver to temporarily defer the requirement to paint a portion of the existing black roof white in order to comply with Section 60.2 (Reflective Heat Impact) of City Zoning Ordinance, dated November 9, 2015.
- Application drawings. 1 sheet received November 9, 2015.
 - RH-1: Reflective Heat Impact/Shading Plan. Revision date November 5, 2015.

ACTION

The City Plan Commission grants the requested RHI waiver to previously approved CPC report 1487-03 for a 10-year period, through November 18, 2025. The waiver can be extended by applying to the City Plan Commission before the expiration date.

ADOPTED: November 18, 2015
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director