

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 418 STATE STREET (AKA 105 COURT STREET). Site Plan Review for conversion of commercial space to 18 residential dwelling units on the third and fourth floor of an existing building in a BD1 zone. (Owner/Applicant: 105 Court St, LLC; Agent: Gregory Muccilli of Shipman & Goodwin, LLP)

REPORT: 1529-09

ACTION: Approval with Conditions

STANDARD 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 April 20, 2022. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. Any proposed work within City right-of-way will require separate permits.
5. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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 site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
8. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270.

- Zoning relief dated April 12, 2016. Recorded 05/23/2016.
- Zoning Relief extension dated March 21, 2017. Recorded 04/05/2017.
- Drawing Set dated 15 March 2017
 - Title Sheet
 - Survey
 - C-1 Site Plan
 - C-2 Site Details
 - A-0.0 Site Development Plan
 - A-1.0 Existing Basement Floor Plan
 - A-1.1 Existing First Floor Plan
 - A-1.2 Existing Second Floor Plan
 - A-1.3 Existing/Demo Third Floor Plan
 - A-1.4 Existing/Demo Fourth Floor Plan
 - A-1.5 Existing Roof Plan

- A-2.0 Proposed Basement Floor Plan
- A-2.1 Proposed First Floor Plan
- A-2.2 Proposed Second Floor Plan
- A-2.3 Proposed Thrid Floor Plan
- A-2.4 Proposed Fourth Floor Plan
- A-2.5 Proposed Fourth Floor Loft Plan
- A-2.6 Proposed Roof Plan
- A-4.0 State Street Elevation Facing East
- A-4.1 Court Street Elevation Facing South
- A-4.2 North Elevation Facing Side
- A-4.3 West Elevation Facing Rear
- A-6.0 Building Section North South

PROJECT SUMMARY:

Project: Conversion of existing commercial space to 18 residential units on 3rd and 4th floors

Address: 418 State Street

Site Size: 9,741 square feet (0.22 acres)

Zone: BD-1

Financing: Private

Parking: None

Owner/Applicant: 105 Court Street, LLC

Phone: 203-624-0642

Agent: Gregory Muccilli of Shipman & Goodwin

Phone: 203-836-2806

Architect: Samuel Gardner of GWG Architects

Phone: 203-468-1967

Site Engineer: Harry Rocheville of ACE Engineers

Phone: 203-336-1769

BACKGROUND

Previous CPC Actions:

CPC 951-5: Sale and Lease Agreement between Development Group II and NHLAA.

CPC 987-4: Permission for NHLAA to sell property to Court/State Associates.

CPC 1005-1: Authorization to install electrical conduit under the sidewalk.

CPC 1516-10: Special Exception to allow 0 parking spaces where 13 are required.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone, with the zoning relief of 0 parking spaces where 13 are required granted April 12, 2016, extended March 21, 2017.

Site description/existing conditions: The property at 418 State Street is a 4-story commercial building located in downtown across State Street from the State Street train station. Ground floor use has historically been commercial/retail, while the upper three stories are currently in office use.

Proposed activity: The upper floors two floors will be converted from office space to residential use.

Motor vehicle circulation/parking/traffic:

No parking is required or provided. Local lots and surface parking may be used by residents.

Bicycle parking:

A locked bicycle storage area for 12 bicycles has been proposed.

Trash removal:

Trash removal is conducted via movable bins which are brought to the street by building staff for weekly pick-up.

Signage:

No change to exterior signage has been proposed.

Sec. 58 Soil Erosion and Sediment Control: not applicable

Sec. 60 Stormwater Management Plan: not applicable

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

Project Timetable: not available

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions stated in the beginning of the report.

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director