

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 702 STATE STREET, Site Plan Review for conversion of former Professional Office to Restaurant Use in a BA Zone (Owner/Applicant: Andrea Coppola/Goodfella's Café).

**REPORT:** 1450-02

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by March 16, 2016.
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** on page 2 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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 Greater New Haven Water Pollution Control Authority, Health Department and Fire Marshall shall also review 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 site and 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 in accord with City requirements shall be filed with City Plan Department, 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, Application fee of \$270, Letters from Attorney Jerome Lacobelle 02/08/11, 3/11/11, copy of deed proving ownership, declaration of easements, Lease for parking at 687-691 State St. Plans: Property Survey by URS Corp. 3/10 with zoning districts, parcel areas, easements, and zoning decision letter; Site Plan revised 3/12/11 showing truck turning movements with details; restaurant seating plan with kitchen equipment layout, basement plan, floor plan, exterior elevations.

### PROJECT SUMMARY:

**Project:** Addition to 702 State St for new restaurant location  
**Address:** 702 State Street  
**Site Size:** 4,316 SF  
**Zone:** BA  
**Financing:** Private  
**Project Cost:** \$150,000  
**Parking:** per BZA approval  
**Owner:** Andrea Coppola **Phone:** 203-785-8722  
**Applicant:** same  
**Agent:** Jerome Lacobelle Esq. **Phone:** 203-934-6651  
**Architect:** WMA/RPA Pozzi Associates, 76 Front St.  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

### BACKGROUND

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone with the zoning relief granted (10-67-V, 10-68-S, October 21, 2010). The Commission notes a special exception for liquor permit will be required.

**Proposed Activity:** Goodfella's Café proposes to relocate in a former law office at 702 State Street at the corner of Trumbull Street and to construct an addition on the north side of the building which will be a new kitchen for the restaurant. Pedestrian access to the restaurant is from State Street; access for loading deliveries and trash pickup is through a vehicular access easement over the adjacent property at 714 State Street. The restaurant will have 110 seats per the BZA approval, and non-exclusive use of parking is available through a lease at 687-691 State Street (Jet Cleaners).

**Stormwater Drainage:** The lot is 100% impervious surface now. Drainage will be collected from existing roof and new addition and dispersed through down spouts to side and rear yards.

**Utilities:** Existing utilities will be reutilized. Sanitary sewerage will go to separated sewer in Trumbull Street.

**Soil Erosion and Sediment Control Review.** A silt fence and haybales will be placed at State Street between #702 and 714. Genarro Iannaccone is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation or tracking off site by controlling dust generated by vehicles and equipment during the construction phase. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Mr. Iannaccone 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Circulation/Loading/Parking/Trash removal:** Delivery trucks make deliveries and trash collection occurs from the rear of the building via an easement over #714 State Street. Turning movements allow circulation without backing over the sidewalk. Parking is available in a lot across State Street adjacent to the Jet Cleaners at 687 State Street.

**Project Timetable:** Construction starts April 2011 to be concluded by mid summer 2011.

#### **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:

#### **Engineering:**

- *Show any new utility connections out to street (if applicable). If there are any, provide details for sidewalk restoration and temporary and permanent pavement restoration in street (from standard City details)*
- *Any damaged sidewalk panels on the street frontage shall be replaced in conformance with standard City details*
- *Replace HC ramp(s) at corner of State and Trumbull St. in accord with standard City details, in consultation with the Engineering Department.*

#### **Transportation:**

- *Loading and trash pickup will be required to use easement over adjacent property at 714 State St.*
- *No backing over sidewalk permitted unless zoning relief is applied for and granted*

#### **City Plan:**

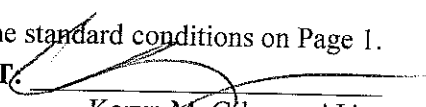
- *Replace one missing street tree with 2 ½-3" caliper Acer Platanoides "Emerald Green" (Norway Maple).*
- *Work with Dept. of Transportation, Traffic and Parking towards development of a safe crossing to leased parking area at 687-691 State Street.*

#### **ACTION**

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

**ADOPTED:** March 16, 2011  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director