

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE: 280 CROWN STREET.** Site Plan Review for renovation of existing garage into residential units. (Owner: DaVinci Associates LLC; Applicant/Agent: James Segaloff of Susman, Duffy & Segaloff).

**REPORT:** 1490-03

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until March 19, 2019. 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. Comments under Site Plan Review shall be addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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. (City Plan Department is the last signatory prior to permit.)
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. Any proposed work within the City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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:** SPR Application Packet including DATA, WORKSHEET, and SITE forms.

Narrative included. Application fee: \$270 paid. Received February 20, 2014.

- Development Permit Application Drawings dated February 20, 2014, full-size sets, received February 20, 2014, updated March 6, 2014. 15 full sized sheets

**PROJECT SUMMARY:**

**Project:** 280 Metro Garage

**Address:** 280 Crown Street

**Site Size:** 7789 SF (0.179 acres)

**Building size:** 7,789 SF

**Zone:** BD

**Financing:** Private

**Project Cost:** TBD

**Parking:** 15 parking spaces

**Owner:** Davinci Associates LLC

**Applicant:** James H. Segaloff

**Agent:** James H. Segaloff

**Site Engineer:** Stanley R. Golebiewski

**City Lead:** City Plan Dept.

**Phone:**

**Phone:** 203-624-9830

**Phone:** 203-624-9830

**Phone:** 203-495-9951

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:** none

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with zoning relief granted. (14-2-V): Variances granted to allow side and rear yard wall height of 65 ft where 9.5 ft is permitted, rear yard of 7.5 ft where 20 ft is required and floor area ration of 4.56 where a maximum 2.0 is permitted for a building addition in a BD-district.

**Site Description/existing conditions:** The site consists of an existing, three-story 1920s era parking garage structure with ground floor level commercial units.

**Proposed Activity:** The purpose of the project is to renovate, construct and convert the existing building into a mixed-use building consisting of 24 residential units and accessory resident amenities, one commercial unit and 15 parking spaces which will be made available to the residential tenants. Two stories will be added to the current structure in order to accommodate an additional 12 residential units which will be set back slightly from the existing structure.

**Circulation/Parking/Traffic:** Vehicles will enter the building off Crown Street to Park in the interior garage. Exiting movements will occur from the same drive. Appropriate signage, stop bars, and curb cuts have been coordinated with representatives from TT&P.

**Trash removal:** Trash removal will be via private service from the trash room located in the lower basement of the garage.

**Stormwater Management Plan:** As the building occupies the entirety of the site, Stormwater management is limited to separating the roof leaders from the sewer system.

**Exterior Lighting :** No additional exterior lighting besides City standard streetlights is indicated on the plans.

**Reflective Heat Impact from hardscape or paved surfaces:** n/a

**Soil Erosion and Sediment Control Review:** n/a

**Signage:** No signage is indicated in the plan set. Should signage be required, a complete review by zoning will be required.

**Project Timetable:** Construction is expected to commence upon site plan approval and closing, with construction expected to be completed in the Spring 2015.

#### **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:

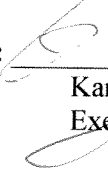
- Should signage be included in the project, it will need to be reviewed by zoning for compliance prior to sign-off for building permits.

#### **ACTION**

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

**ADOPTED:** March 19, 2014  
Edward Mattison  
Chair

**ATTEST:**

  
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Karyn M. Gilvarg, AIA  
Executive Director