

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** 110 FOOD TERMINAL PLAZA aka 240 SARGENT DRIVE, Site Plan Review including Coastal Site Plan Review for additional off site parking Lot (50 Spaces) for expanded restaurant use at "Terminal 110" in an IL Zone (Property Owner: LLDCP; Applicant: Keys to the City LLC).

**REPORT:** 1452-02

**ACTION:** Approval with Conditions

**COASTAL SITE PLAN REVIEW: No impact**

**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 May 18, 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. Site Plan comments on page 3 shall be resolved and evidence shown on final plans prior to City Plan signoff for building permit.
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 and Fire Marshall shall also review the plans.
5. If the pergola is to remain, structural plans shall be filed with the Building Department, prior to issuance of building permit.
6. 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.
7. As-built site plan shall be filed with City Plan Department, prior to occupancy of the expanded restaurant area. 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:** Letter from Attorney Carolyn Kone, 04/21/11, Development Permit application inc. Coastal Site Plan Review component; site plan narrative, application fee of \$270, Vehicle Parking Lease Agreement with New Haven Food Terminal 06/10, Building elevation, Area Map 4/21/11, by Anthony Giordano PE, Terminal 110 Site Plan inc. zoning table (rev. 05/09/11), First floor Plan., Second Floor Plan rev/ 5/10/11.

**PROJECT SUMMARY:**

**Project:** Restaurant Expansion and related off Site parking  
**Address:** 110 Food Terminal Plaza (AKA 240 Sargent Drive); Terminal 110  
**M/B/P:** 227/1304/01300  
**Site Size:** 38,850 SF  
**Zone:** IL, CAM, FEMA Flood Zone; BB off site parking area  
**Financing:** Private (City has awarded a façade grant)  
**Project Cost:** \$80-85,000  
**Parking:** 64 spaces required, 66 provided inc. 13 off site; incl. 3 HC spaces (50 additional remote spaces + 2 HC spaces proposed to be added)  
**Property Owner:** LLDCP, Inc. **Phone:** 203-497-9366  
**Applicant:** Keys to the City LLC **Phone:** 203-619-1935  
Giuliana Maravalle  
**Agent:** Carolyn Kone **Phone:** 203-772-2600  
**Engineer:** Anthony V. Giordano **Phone:** 203-933-5444  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

## **BACKGROUND**

**Zoning:** The property is zoned IL where eating establishments with accessory entertainment are permitted by right. A Site Plan for the new use in the industrial zone was previously approved by the Commission (CPC 1436-08, January 20, 2010). Off site parking in the BB zone is also a permitted use. Parking calculations are based on the restaurant seating plus the Italian ice manufacturing facility and warehousing (Gelato Giuliana) in the rear.

In addition to the restaurant use, the Italian ice manufacturing facility, Gelato Giuliana in the rear of the building has 15 employees who use the parking to the rear of the building during the day. (The restaurant bar is open Friday and Saturday evenings 6:00 PM to 2:00 AM. and is also available for rental for special events).

**Proposed Activity:** Keys to the City LLC proposes to expand the existing restaurant use to a portion of the building formerly slated for warehouse use for Gelato Giuliana. The site is in a Light Industrial zone, located west of Sargent Drive between Church Street Extension and Brewery Street in the Long Wharf area. Plans show the rectangular building which abuts Food Terminal Plaza in the rear (the front of the building faces east towards Sargent Drive.)

The approved floor plans showed a bar, restaurant and kitchen on the first floor (980 SF of restaurant space) and 1,565 additional SF of restaurant patron area and bar on the second floor. There was an additional 1,560 SF of exterior patio space on two floors where the use was unspecified, although the applicant stated it would be part of the restaurant.

Submitted floor plans show 133 seats in the existing restaurant with bar and piano platform, and a 2,853 SF restaurant expansion into the warehouse area showing 192 additional seats on the first floor, a band platform, DJ booth, dance floor and bar, and new bathrooms, all intended for private party use. The second floor plan has been revised to show 128 seats, bar, offices, and lounge.

**Lighting/landscaping:** There are two landscaped islands with standing globe light fixtures in the front parking area plus two wooden planter boxes in front of the building. At the time of staff site visit, there was a wooden pergola constructed in the front parking area with removable bollards and roped off so that no parking was possible. The Commission understands the pergola has since been demolished to make room for 5 HC parking spaces as shown on the site plan. There is additional exterior lighting on the building in the rear.

**Stormwater Drainage/Utilities:** An existing catch basin in the rear connects with a manhole to an existing storm sewer line. The site has nearly 100% impervious surface coverage. Roof drainage is not shown. The sanitary connection will continue to be into an existing connection which extends from the front of the building and likely goes out to Sargent Drive there is one catch basin in the new leased 50-space parking lot. There is no increase in impervious surface with the use of the 50 parking spaces.

**Circulation/Loading/Parking:** The restaurant is accessed from Brewery Street to the 30' ROW in front of the building. 66 spaces were shown on the approved site plan including 50 valet served spaces in the rear and 13 on adjacent property. An additional 50 spaces are being provided to serve the 192 new seated patron capacity within 300 feet of the building on property leased from New Haven Food Terminal. A lease agreement is provided with the submitted application. The 50 spaces will be striped at 9' x 20' on a gravel surface which has a guide rail at the head of the spaces along the 30' ROW which passes in front of the building. The entry to the parking lot is across the ROW from Terminal 110. There is a HC ramp on the south front of the building, and 5 HC parking spaces will be provided in the front of the building closest to the entry point. Proper HC signage will be required.

**Trash removal:** is from the rear of the building.

**Project Timetable:** July 2011-September 2011.

## **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.

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

The site is removed from the New Haven Harbor and separated from it by I-95.

*Coastal Flood Hazard area:* The building however is located within Flood Zone AE (Special Flood Hazard Area on FIRM 09009C0441H, dated December 17, 2010, where the base elevation has been determined at 10. Finished floor elevation is not shown on the plans was previously shown at 13' in the original application.

**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:*

- *Add bumper stops at each parking place in off site lot*

*Transportation:*

- *5 HC spaces (inc. 1 van space) shall be located in front of the building and shall be striped appropriately with signage in conformance with State code.*

*City Plan:*

- *Building signage shall be in accord with zoning ordinance requirements.*
- *Add a bike rack to serve 5 bikes.*

*Building:*

- *Provide Flood elevation certificate (on FEMA form) to building inspector, if required.*

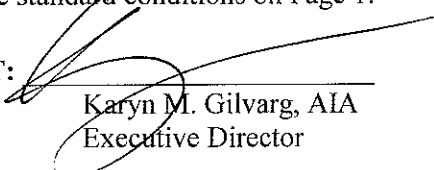
**COASTAL FINDING:**

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

**ACTION**

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

**ADOPTED:** May 18, 2011  
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:** 5/23/11

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official