

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 45 HOWE STREET aka 414 and 416 CROWN STREET, Site Plan Review for 3 new Dwelling units including 7-Bedroom Rooming House in a BD-1 Zone (Owner: Pike International; Applicant: Fernando Pastor).

REPORT: 1469-07

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 after the date of decision, to September 18, 2017. 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 for Building Permit.
3. 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.
4. A Site Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, 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.
5. Any proposed work within the 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 shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of final 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 received 07/19/12, Application fee of \$135; BZA Decision Letter, Existing Conditions Map by Krazert, Jones & Associates 05/16/12, General Notes and Location Plan 07/16/12, Site Plan showing Open Space 7/16/12, Site Plan rev. 09/10/12, Overall Site Plan 09/19/12, Main Floor Plan, 2nd Floor Plan, Roof Plan & Building exterior elevations.

PROJECT SUMMARY:

Project: Renovation of existing structure for 2 new dwelling units & 7-BR Rooming House
Project Name: The Rugby House
Address: 45 Howe Street, 414-416 Crown Street
Site Size: 6,350 SF
Zone: BD-1
Financing: Private

Project Cost: \$250,000 (Phase I)
Units: 2 dwelling units, 7 BR rooming house
Parking: 5 spaces including 1 HC van space
Owner: Pike International LLC (Alex Rivera) **Phone:** 203-777-6922
Applicant: same
Agent: Fernando Pastor, owner rep **Phone:** 203-640-7327
Previous City Actions: Use Variance for rooming house (BZA 12-37-V, 07/10/12)

BACKGROUND

Zoning: The site is zoned BD-1, and the site plan as submitted meets the requirements of the New Haven Zoning Ordinance with the zoning relief granted. Each dwelling unit is provided with at least 250 SF open space.

Site: The site is located at the southeast corner of Howe Street and Crown Street in the Downtown. Across Howe Street to the west is the YMCA. To its east is a lot also owned by Pike International leased and occupied by Enterprise Rent a Car. Across Crown Street on the opposite corner is a gasoline station/convenience store. The site is approximately 95% covered by building and paving.

Proposed Activity: The project involves renovation of the existing 3 vacant structures for 2 new residential units and a rooming house with parking provided on the adjacent lot for the residential units. Two new tree pits with 3" caliper street trees will be placed on Crown Street where currently there are no trees, and parking meters will be adjusted accordingly. Sidewalks will be repaired in accord with City standard details. Fencing along the adjacent lot will be painted and barbed wire removed. A new pedestrian gate will be added.

Utilities: There are water connections to the building in both Howe and Crown Streets. Any new utility connections in the roadway will require separate permits.

Circulation/Parking: Vehicular access to the adjacent lot is through a remote control chain link sliding gate which can be operated by the tenants 24/7. (During the hours when Enterprise Rent-a-Car is not open, the gate will be in the closed position.) Pedestrian access to the lot will be through a new gate adjacent to the building.

Trash removal: Trash collection will be privately collected from the small exterior utility court off Howe Street.

Lighting: Lighting is not shown but any lighting on the building will be required to be full cutoff fixtures.

Project Timetable: Construction is anticipated to begin fall 2012 to be concluded by spring 2013.

SITE PLAN REVIEW


Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Disability Services, Building Department and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *2 new street trees must be chosen from City's approved list of street trees.*

SITE PLAN ACTION

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

ADOPTED: September 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director