

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 4 BROWN STREET. Site Plan Review for conversion of former auto body shop to use as a music recording studio in a BA zone. (Owner/Applicant: Nick Lloyd for Brown Street New Haven, LLC; Agent: James Rotondo for Godfrey Hoffman Associates, LLC)

**REPORT:** 1526-04

**ACTION:** Approval with Conditions

See companion report 1526-09 for Special Permit at the same site.

### 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 January 18, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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 Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building 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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. 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.
9. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

11. Applicant must provide City Plan with recorded easement for stormwater and sanitary sewer connections through property at 6 Brown Street before sign-off for building permits.
12. Change storm sewer connections to either ductile iron (DI) or reinforced concrete pipe (RCP per the City Engineer.
13. Add City standard asphalt patch detail for utility crossings in street per City Engineer.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received December 29, 2016.**

- Special Exception to permit 0 on-site parking spaces where 6 are required, granted December 14, 2016 and recorded December 20, 2016. Received January 3, 2017.
- Application drawings. 7 sheets received November 17, 2016.
  - C-1.0: Site Plan. Drawing date November 17, 2016.
  - C-2.0: Grading, Utility and Erosion & Sedimentation Control Plan Notes & Details. Drawing date November 17, 2016.
  - C-3.0: Details. Drawing date November 17, 2016.
  - A1.0: Ground Floor Plan. Drawing date October 11, 2016.
  - A1.1: Roof Plan. Drawing date October 11, 2016.
  - A2.0-2.1: Elevations. Drawing date October 11, 2016.

**PROJECT SUMMARY:**

**Project:** Conversion of auto body shop to music recording studio

**Address:** 4 Brown Street

**Site Size:** 11,642 SF (0.27 acres)

**Zone:** General Business (BA)

**Financing:** Private

**Parking:** None

**Owner/Applicant:** Nick Lloyd of Brown Street New Haven, LLC

**Phone:** 203-785-0468

**Agent/Site Engineer:** James Rotondo of Godfrey Hoffman Associates, LLC

**Phone:** 203-239-4217

**Architect:** Kyle Bradley of Hopfner Studio

**Phone:** 203-500-1669

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1524-13**, November 16, 2016: BZA referral for Special Exception to permit 0 on-site parking spaces where 6 spaces are required in a BA zone.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with the zoning relief granted to permit 0 on-site parking spaces where 6 are required.

**Site description/existing conditions:**

The property at 4 Brown Street is an existing, vacant building that fills its entire lot, creating a zero lot line condition. The building has previously been used as an auto repair shop.

**Proposed activity:**

The applicant proposes to convert the building for use as a music recording studio. The majority of the work will be interior to the building. The only proposed site work is to construct stormwater and sanitary sewer connections to the existing lines in Brown Street through the neighboring property at 6 Brown Street.

**Motor vehicle circulation/parking/traffic:**

There is no on-site parking on the parcel. On-street parking is available on Brown Street.

**Bicycle parking:**

None proposed.

**Trash removal:**

Bins will be brought to the street for removal.

**Signage:**

None included in application.

**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:** Work will begin immediately upon approval of project.

**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 on Page 1.

**ADOPTED:** February 15, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director