

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 33 CHESTNUT STREET. Site Plan Review for renovation of industrial building to commercial kitchen in an IL zone. (Owner: John P. Candelora; Applicant: Parillo Food Group Inc.; Agent: Daniel Parillo)

REPORT: 1526-08

ACTION: Approval with Conditions

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 March 23, 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 City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
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. 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.
9. 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

10. Per CGS Sec. 47-47, prior to receiving building permits existing barbed wire must be removed from fencing surrounding site OR applicant must receive written permission from all property owners within 25 rods (412.5 feet) of property to keep the barbed wire; and
11. Applicant must include details for proposed bike rack, including space for at least two bikes, in plans submitted for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received December 22, 2016.

- Application drawings. 5 sheets received December 22, 2016. Revisions received January 25, February 3, February 22, and February 28, 2017.
 - G-0.0: Cover Sheet & Code. Drawing date February 23, 2017.
 - G-0.1: Code Information. Drawing date February 23, 2017.
 - A-1.0: Floor Plans. Drawing date February 23, 2017.
 - S-1.0: A2 Zoning Survey. Drawing date February 23, 2017.
 - S-1.1: A2 Parking Overlay. Drawing date February 23, 2017.

PROJECT SUMMARY:

Project: DaLegna Commercial Kitchen
Address: 33 Chestnut Street
Site Size: 6,212 SF (0.14 acres)
Zone: IL (light industrial)
Financing: Private
Parking: 4 spaces (including 1 HC van-accessible)
Owner: John Candelora
Applicant: Parillo Food Group
Agent: Daniel Parillo
Architect: Elizabeth Gray for Gray Organschi Architecture
City Lead: City Plan Department

Phone: 203-804-8948
Phone: 203-495-9999
Phone: 203-833-2140
Phone: 203-777-7794
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 IL zone.

Site description/existing conditions:

The property at the intersection of Chestnut and Franklin Street, across the street from an embankment of the I-91 southbound exit ramp to I-95 SB, contains an approximately 12,000 SF one-story warehouse-style building and a paved parking lot. The parking lot is entirely fenced with a chain link fence that is topped with barbed wire and covered with a privacy screen. The parking lot contains a large pole, seven-feet in diameter, that supports a billboard well above the building's roof that is oriented towards the nearby highway interchange.

Proposed activity:

The existing building will be outfitted and utilized as a central kitchen, office, and store space for a restaurant operating on State Street approximately 1.25 miles from the site. The primary functions will include food preparation and storage, and there will be four employees on site Monday through Friday 8 AM to 5 PM. The location will be closed to the public. Most improvements will be interior to the building, with exterior improvements limited to re-striping the parking lot and installation of a bike rack and bollards.

Motor vehicle circulation/parking/traffic:

The existing lot is accessed via a curb cut on Franklin Street, just northeast of its intersection with Chestnut Street. This lot and curb cut will be maintained. The lot, currently unmarked, will be restriped to add four designated parking spaces, one of which will be handicapped van-accessible. Four bollards will be added around the base of the billboard support structure, and an additional two will be added to the front of the handicapped space in front of the building. An existing depression in the parking area will be maintained to be used as a loading dock.

Bicycle parking:

The applicant proposes to add a bike rack near the building's entrance. The details and number of spaces are not included.

Trash removal:

Garbage is stored in a rolling cart within a fenced area along the Franklin Street side of the building and is rolled to the street for emptying via private contractor when needed.

Signage:

No new signage is proposed.

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:

Construction is expected to begin as soon as approval is granted, with the entire project taking less than one month to complete.

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: March 23, 2017
Edward Mattison
Chair

ATTEST:

Karyn M. Gilvarg, AIA
Executive Director