

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **238-254 COLLEGE STREET.** Site Plan Review for conversion of space to residential units. (Owner/Applicant: 238 College Street LLC, Agent: Christopher McKeon of Bershtein Volpe & McKeon).

REPORT: 1487-08

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 January 15, 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 site restoration bond in an amount of \$15,000 will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on 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. 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, SITE plus project narrative. Application fee: \$270 (2 checks received November 21, 2013).

- Development Permit Application Drawings dated November 20, 2013 received November 22, 2013. (3 full size sheets).

PROJECT SUMMARY:

Project: New Residential Units
Address: 238-254 College Street
Site Size: 27,231 SF (0.63 acres)
Building size: 23,000 SF +/-
Zone: BD-1
Financing: private
Project Cost: TBD
Parking: remote in private lots (within 1000 ft of project)
Owner: 238 College Street LLC **Phone:** 215.241.0200
Applicant: 238 College Street LLC **Phone:** 215.241.0200
Agent: Christopher McKeon **Phone:** 203.777.5800
Site Engineer: Varenhorst **Phone:** 215.940.0855
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: none relevant

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone.

Site Description/existing conditions: The subject property is a five story building in which the ground floor is used exclusively for retail, the second floor is leased office space, and floors three through five are residential. The building straddles the old Palace Theatre.

Proposed Activity: Applicant proposes converting the second floor to eight residential units with one parking space per unit provided in private lots within 1000 feet of the building. In addition, open space is provided to the rear of the property in an alley in conjunction with public open space (the Green) within 1000 feet of the property. Common space is provided within the building, and two bike spaces are provided in an interior bicycle storage room.

Circulation/Parking/Traffic: Parking will be provided within private lots within 1000 feet of the building.

Trash removal: private service

Stormwater Management Plan: not applicable

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: not applicable

Signage: not applicable

Project Timetable: Construction is expected to commence upon approval and issuance of permits and is expected to last 10 weeks.

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:


None

ACTION

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

ADOPTED: January 15, 2014
Edward Mattison
Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director