

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 29-33 CROWN STREET. Site Plan Review for the construction of a two-story addition and residential dwelling units in a BD-1 zone. (Owner/Applicant: Jeff Spiritos for Acme Timber LLC)

REPORT: 1575-04

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 November 4, 2025. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
6. 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.
7. Any proposed work within 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

12. The applicant shall confirm via CCTV that the existing drain connection to the storm system is in good condition with the Engineering Department prior to sign off on building permits.

Submission: SPR Application Packet including DATA, WORKSHEET and SITE forms. NARRATIVE attached. Application fee: \$360. Received September 18, 2020.

- Development Permit Application Received September 18, 2020
- Zoning review, Plans and elevations set received September 18, 2020.
- Application drawings. 14 sheets received September 18, 2020. Revisions and additional sheets received September 30, October 15, 2020.

- Project Narrative received September 18, 2020.
- 3-D application illustration (Structural) dated January 11, 2019. Received September 18, 2020.
- Roof Plan dated October 1, 2019. Received September 30, 2020.
- Parking Space Agreement dated August 28, 2020. Received September 28, 2020.

PROJECT SUMMARY:

Project: Residential addition
Address: 29-33 Crown Street
Site Size: 4,261 sf, 0.099 ac
Building size: Existing 17,200 sf, another 8,214 sf proposed
Zone: BD-1 zone (Central Business/Residential)
Parking: 9 parking spaces
Owner: Acme Timber LLC **Phone: 917-453-2288**
Applicant: Same as above
Agent: Same as above
Site Engineer: Odeh Engineers **Phone: 401-724-1771**

BACKGROUND

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 project site encompasses an area of approximately 4,261 SF (0.099 acres) and is occupied by a three-story building, built in 1877. The site is bounded by a mixed-use property in the north, a parking lot in the east, Crown Street in the south and a mixed-use property in the west.

Proposed activity: The applicant proposes to redevelop the three-story Acme Furniture Building at 29-33 Crown Street, built in 1877, into 18 rental apartments (studio, one and two-bedroom units) and ground floor retail, by adding two stories of mass timber. The proposed building will consist of 5 stories of apartments above one level of mixed use (residential and retail) floor. The existing building is a zero-lot line building and there will be no changes to the ground floor structure or streetscape. The rooftop will have the same footprint as the existing building.

Motor vehicle circulation/parking/traffic: The applicant, Acme Timber LLC, has leased 9 parking spaces at the LAZ parking lot located at 300 State Street per Parking Space Agreement dated August 28, 2020.

Bicycle parking: No bicycle parking required.

Trash removal: A trash/recycling room (116 SF) is placed in the basement (Level 00).

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Pursuant to Section 60 of the Ordinance, approval of this application will constitute a waiver of the requirements of Section 60. The building is an approximately zero-lot line building and, therefore, the applicant cannot meet retention requirements. The applicant has proposed to install a pervious courtyard that would potentially reduce flow volumes from the site.

Sec. 60.1 Exterior Lighting: Not applicable. The applicant has not proposed any additional lighting on site. Should the applicant decide to install exterior lighting fixtures, they must submit an Exterior Lighting Plan to staff for review and approval.

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is scheduled to begin later this year or early 2021 and to take about one year.

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.

SITE PLAN ACTION

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

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department