

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 418 STATE STREET. Site Plan Review for the conversion of an existing four-story building into 38 residential dwelling units in a BD-1 zone. (Owner/Applicant: 105 Court St. LLC; Agent: Gregory Muccilli of Shipman & Goodwin LLP)

REPORT: 1563-05

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 December 18, 2024. 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 sign-off on final plans for building permit.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. 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.
12. 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).

Submission: SPR Application Packet including DATA, WORKSHEET and SITE forms. NARRATIVE attached. Application fee: \$360. Received October 17, 2019.

- Site Photo of Existing Use. Received October 17, 2019.
- Atlantic Consulting & Engineering Structural Report dated November 13, 2019. Received November 21, 2019.
- Cirrus Structural Engineering Report dated June 20, 2019. Received November 21, 2019.
- Letter from New Haven Parking Authority dated November 18, 2019. Received November 21, 2019.

- Letter from John's Refuse & Recycling, LLC dated November 19, 2019. Received November 21, 2019.
- Application drawings. 18 sheets received October 17, 2019. Revisions received November 21 and December 16, 2019.
 - Z-001: Zoning Sheet & Project Information.
 - Z-002: Site Survey.
 - Z-003: Bioswale Details.
 - A-101.00: Site Development Plan.
 - A-100 – A-104: Existing Floor Plans.
 - A-105 – A-109: Proposed Floor Plans.
 - A-200 – A-203: Proposed North Elevations.
 - A-204: Proposed Building Section.

PROJECT SUMMARY:

Project: Residential conversion
Address: 418 State Street AKA 105 Court Street
Site Size: 9,741 SF
Building size: 38,304 SF
Zone: BD-1
Parking: 18 parking spaces leased in 270 State Street Garage (per NHPA letter dated November 18, 2019)
Owner: 105 Court St LLC **Phone:** (203) 507-2456
Applicant: Same as above
Agent: Gregory P. Muccilli of Shipman & Goodwin LLP **Phone:** (203) 836-2806

BACKGROUND

Previous CPC Actions:

- **CPC 1529-09:** Site Plan Review for conversion of commercial space to 18 residential dwelling units on the third and fourth floor of an existing building in a BD-1 zone. Approved April 20, 2017.

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 site is currently occupied by a zero lot-line building. The building is a historic 4-story structure with commercial space on the first floor and residential space above.

Proposed activity: The proposed activity consists of approximately 34,192 SF of building renovation. The building will be comprised of 38 one- and two-bedroom units. The building will also feature 975 SF of open space and 1,950 SF of common amenity space—the basement includes recreation space, bicycle storage, and restrooms, and the rooftop includes an amenity space.

Motor vehicle circulation/parking/traffic: The New Haven Parking Authority a/k/a Park New Haven will provide up to eighteen (18) parking permits at the 270 State Street Garage for tenants of the proposed 38 residential dwelling units in this application. The permits will be provided for up to a then-year period subject to NHPA rules and regulations.

Bicycle parking: Bike storage for at least 12 bicycles will be provided inside the building.

Trash removal: A private trash hauler will retrieve waste from the trash room in the basement of the building.

Signage: None proposed. All signage must meet the requirements of the zoning ordinance.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable.

Sec. 60 Stormwater Management Plan: Not applicable. The site is occupied by a zero lot-line building.

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

Sec. 60.2 Reflective Heat Impact: Not applicable. The site is occupied by a zero lot-line building.

Project Timetable: Construction is expected to begin upon site plan approval and be completed by Spring 2020.


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: December 18, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

