

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **285 NICOLL STREET.** Site Plan Review and Coastal Site Plan Review for conversion of 44,500 sq.ft of warehouse space to office space. (Owner: Narang New Haven CO., LLC.; Agent: Marjorie Shansky of Marjorie Shansky Attorney at Law.)

REPORT: 1589-04

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 July 21, 2026. 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 reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Sign off on final plans by relevant agencies which may include the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic, and Parking and City Plan Department, 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 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, SITE, CSPR forms and NARRATIVE. Received June 17, 2021

Application fee: \$360. Received. July 2, 2021

Attachments, Received June 17, 2021

- Application Cover Letter from Agent
- Previously approved CPC Action 1512-03 Report
- Application drawings. 3 sheets
 - Site Development Plan, dated June 16, 2021
 - Space Plan SK-1, First Floor, dated June 16, 2021
 - Space Plan SK-2, Second Floor, June 16, 2021

PROJECT SUMMARY

Project: Convert remaining 44,500 sq.ft of warehouse space to office space with office/commercial build-outs for new tenants. Renewal of CPC 1504-01 Approval with Conditions.

Address: 285 Nicoll Street

Site Size: 165,677 SF (3.80 acres)

Zone: Light Industrial (IL)

Financing: Private

Parking: 158 existing parking spaces, 4 ADA compliant, van accessible spaces. 27 rack spaces for bicycles

Owner: Narang New Haven CO., LLC **Phone:** 203-451-5554

Agent: Attorney Marjorie Shansky **Phone:** 203-469-3004

Architect: Javier Ferro **Phone:** 203-843-2274

Site Engineer: Bryan Nesteriak **Phone:** 203-881-8145

City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

1503-02: Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to gym. Approval with Conditions Valid March 18, 2015 – March 18, 2020

1504-01: Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to office. Approval with Conditions Valid April 15, 2015 – April 15, 2020

1512-03: Coastal Site Plan Review and Site Plan Review for adaptive reuse of existing industrial building for use as office space and parking garage. Valid December 16, 2015 – December 16, 2020

1528-02: Coastal Site Plan Review and Site Plan Review for construction of a brewery within an existing building in an IL zone. Approval with Conditions Valid March 23, 2017 – March 23, 2022

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted to permit 81,000 sq.ft. of office use in an existing structure in a Light Industrial (IL) District (15-71-V) granted March 10, 2015.

Site Description/existing conditions: 285 Nicoll Street is an existing 273,158 SF mixed use building in the East Rock neighborhood. The site is bounded by Nicoll Street to the west, Mitchell Drive to the north and east, and an industrial/office property to the south. The Wilbur Cross High School campus and East

Rock Park are across Mitchell Drive and a residential neighborhood lies to the west. A 45-space surface parking lot is also across the street to the west. The site includes two parking/loading dock areas (one concrete, one asphalt and concrete) on the back side of the building that are accessed from Mitchell Drive.

Since being granted zoning relief (March 10, 2015; 15-71-V) and submitting numerous, successful site plan applications in 2015 and 2017, the building currently contains a fitness gym, coffee shop, 36,500 sq.ft. of office space, a brewery and a 98-space parking garage in the basement.

Proposed Activity: The proposed and approved (CPC 1504-01) interior conversions of 81,000 sq.ft. of warehouse space to office space were not completed within five years, the applicant returns before the Commission to seek approval for a remaining 44,500 sq.ft. of warehouse space. The applicant cites a re-emergence of commercial interest. Construction for new tenants will begin immediately upon approval. Construction is to include interior work only with office/commercial build-outs for new tenants within the remaining 44,500 sq.ft.

Circulation/Parking/Traffic: As shown in the submitted Site Plan, the applicant has added one on-site parking space (Lot #4 via re-striping of the lot) in addition to those already approved for prior projects at 285 Nicoll Street. The number of proposed on-site spaces (159) exceeds the parking requirements (153). Customer parking is provided via a 45-space lot across the street at 268 Nicoll Street, a total of 14 spaces in two lots on Mitchell Drive, street parking in the surrounding neighborhood, and a 98-space parking garage below the building. These lots will be shared with other uses in the building.

As noted in past reviews, general shipping and receiving activity for the brewery takes place at an interior loading area off Nicoll Street that can accommodate a semi-trailer truck with a standard 48-53' trailer. Delivery vehicles will have to back over the sidewalk to either enter or leave the site. However, this condition has existed for many years, as the loading docks were constructed in 1956, prior to the 1962 Zoning Ordinance that prohibited backing over the sidewalk. Therefore, the condition is a pre-existing non-conformity and can continue without further zoning relief.

The owner has installed a striped crosswalk across Nicoll Street from the parking lot to the building.

Bicycle Parking: The submitted existing conditions Site Plan demonstrates 27 rack spaces; 14 in front of the Gym, 6 inside the Gym and 7 installed adjacent to the ADA platform.

Trash removal: Trash and recycling disposal and removal will occur inside the building next to the interior loading dock on Nicoll Street. The applicant anticipates that trash and recycling pickup will not occur more than once per day.

Signage: No signage was proposed in the application. Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits.

Sec. 58 Soil Erosion and Sediment Control:

Upon review of the proposed activity, interior building modifications, and the absence of any exterior work in the application, City Plan staff finds the application exempt from Section 58 review and requirements.

Sec. 60 Stormwater Management Plan: No changes to the existing stormwater system are contemplated.

Sec. 60.1 Exterior Lighting: No new exterior lighting proposed.

