

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 110 FOOD TERMINAL PLAZA AKA 240 SARGENT DRIVE, Site Plan Review including Coastal Site Plan Review for Change of Use to Restaurant in an IL Zone (Owner: LLDCP, Inc.; Applicant: Keys to the City, LLC).

REPORT: 1436-08

ACTION: Approval with Conditions

COASTAL SITE PLAN REVIEW: No impact

1. CONDITIONS OF APPROVAL

2. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by January 20, 2016.
3. 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.
4. Site Plan comments on page 3 shall be resolved and evidence shown on final plans prior to City Plan signoff for building permit.
5. Signoff on final plans by the 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
6. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permit.
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. 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: Development Permit application inc. Coastal Site Plan Review component; application fee of \$230, Location Map 01/12/10, Site Plan rev. 01/25/10 w/ zoning and site info, Floor plans, Building elevations, Site Plan Enlargement rev. 04/08/09, Grading and Utility Info, Erosion Control Plan and Details.

PROJECT SUMMARY:

Project: New Restaurant Use in existing industrial space
Address: 110 Food Terminal Plaza (AKA 240 Sargent Drive)
M/B/P: 227/1304/01300
Site Size: 38,850 SF
Zone: IL, CAM, FEMA Flood Zone
Financing: Private (City has awarded a façade grant)
Project Cost: \$200,000
Parking: 64 spaces required, 66 provided inc. 13 off site
(30 additional remote spaces not included in this count)
Owner: LLDCP, Inc. **Phone:** 203-497-9366
Applicant: Keys to the City LLC **Phone:** 203-619-1935
Agent/Designer: Max Ruggiero **Phone:** 203-530-9984
Engineer: Anthony V. Giordano
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: The property is zoned IL where eating establishments are permitted by right. However this is a new use where Site Plan Review is required. Applicant states restaurant will serve 231 patrons on 2 floors. Parking calculations are based on the restaurant seating plus warehouse use in rear.

Proposed Activity: Keys to the City LLC proposes to renovate and use an existing industrial space at 110 Food Terminal Plaza (formerly a warehouse for LISA Foods) as a new restaurant. (The restaurant was located downtown at the corner of Chapel and Temple Streets but closed during the summer of 2009). The site is in a Light Industrial zone, located west of Sargent Drive between Church Street Extension and Brewery Street in the Long Wharf area.

Plans show the rectangular building which abuts Food Terminal Plaza in the rear (the front of the building faces east towards Sargent Drive.)

Floor Plans show a bar, restaurant and kitchen on the first floor (980 SF of restaurant space) and 1,565 additional SF of restaurant patron area and bar on the second floor. There is an additional 1,560 SF of exterior patio space on two floors where the use is unspecified, although the applicant states it will be part of the restaurant. Additionally, a manufacturing facility for gelato and warehousing are shown in the rear of the building. The second level is accessed by two stairways either side of the front entry. There is a proposed HC ramp on the front of the building, and HC parking spaces will be provided in the front of the building.

Lighting/landscaping: There are three islands in the parking area in front of the building where new landscaping is proposed to be added. Light fixtures in these planters are broken and will be required to be replaced. Exterior lighting will be added on the building in the rear.

Stormwater Drainage/Utilities: No drainage improvements are proposed. An existing catch basin in the rear connects with a manhole to an existing storm sewer line. The site has nearly 100% impervious surface coverage. Roof drainage is not shown. The sanitary connection will continue to be into an existing connection which extends from the front of the building and likely goes out to Sargent Drive.

Circulation/Loading/Parking: A total of 53 on site spaces plus 12 off site spaces are shown for a total of 65 spaces where 64 are required. There are 11 parking spaces shown in the front of the building including 3 HC spaces and 3 off site. A proposed handicapped ramp encroaches on the sidewalk. Additionally in the rear of the building there are 53 spaces plus 12 off site. The applicant states all the rear spaces will be valet served. The applicant has presented a letter from Maurice Scialis of Napoli Meat and Sausage Co, 240 Sargent Drive, agreeing to rent the necessary off site spaces.

Currently there is no accessway from the restaurant through the rear warehouse space which the applicant envisions as a gelato manufacturing facility at some point in the future. The applicant states she may construct a corridor for employees to access the rear parking area. There is one loading space shown in the rear.

Trash removal: will be from the rear of the building.

Project Timetable: Spring 2009 – Fall 2009.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

The site is removed from the New Haven Harbor and separated from it by I-95.

Coastal Flood Hazard area: The building however is located within Flood Zone B on FIRM 090084-0005D, revised by a letter of Map Amendment 04/17/08, as an area of 100 to 500 year flood. Finished floor elevation is shown as 13'. A Flood Development Permit will be required at the time of building permit.

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:

Transportation:

- Provide plan for traffic controlling signs (signs to show where parking is permitted)
- Maintain ROW through rear and front yards.

City Plan:

- Replace broken light fixtures in front of the building & show lighting locations on rear of building.
- Signage proposal shall be in accord with zoning ordinance requirements.

COASTAL FINDING:

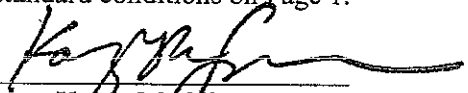
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: January 20, 2010
Edward Mattison
Chair

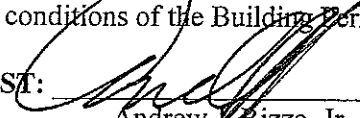
ATTEST:


Kayn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: 1/22/10

ATTEST:


Andrew Rizzo, Jr.
Building Official

