

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1255 CHAPEL AMENDMENT SITE PLAN REVIEW for relocated house (from 1249 Chapel). (Original Owner/Applicant: RMS 1255 Chapel LLC, Agent: Carolyn Kone of Brenner, Saltzman and Wallman, owner as of May 2015 Joel Schiavone).

REPORT: 1487-06A

ACTION: Approval of amended Conditions

PROJECT SUMMARY (from original application 1487-06):

Project:	House Relocation	Owner:	RMS 1255 Chapel LLC
Address:	1255 Chapel Street	Phone:	203.968.2313
Site Size:	7339 SF (.17 acres)	Agent:	Carolyn Kone (B,S,&W)
Building size:	3670 SF	Phone:	203.772.2600
Zone:	BD-1	Site Engineer:	Tighe & Bond
Financing:	private	Phone:	860.704.4760
Project Cost:	\$80,000	City Lead:	City Plan Dept.
Parking:	off street (2 spaces)	Phone:	203-946-6379

BACKGROUND

Previous CPC Actions: Approval of Site plan Review 1487-06

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

Site Description/existing conditions:

In response to concerns of neighbors expressed in connection with the proposed Chapel/Howe Project about the demolition of a two-family house located at 1249 Chapel Street, which is a contributing structure to the Dwight Street National Register District, RMS 1255 Chapel Street acquired the vacant lot to the west of the 1249 Chapel Street site (1255 Chapel Street) in a tax foreclosure sale and relocated the house to this new site. Subsequent to the move the property was purchased by Joel Schiavone who took over responsibility for finishing the site work.

The Site Plan was approved with standard conditions and the following comments:

- Add one bioswale with one tree per City standards at the curblin in lieu of 2 street trees;
- Change street tree to a City standard species other than Chanticleer Pear;
- Add complete sidewalk and curb replacement at the front of the property.

The current owner states that the existing street tree is in good health and need not be removed, and that in lieu of the bioswale he will keep the driveway gravel, allowing infiltration of run-off. He further states that though the western side of the driveway is slightly beyond the new drive, the cost and disruption of rebuilding a new driveway apron and sidewalk are not warranted. Staff have checked with the abutting owner, Randy Salvatore of RMS who obtained the original approvals and offers no objection.

ACTION

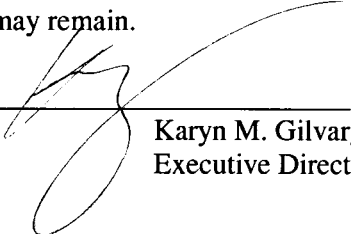
The City Plan Commission amends the conditions of the approved Site Plan subject as follows:

No bioswale at curb line, no sidewalk or curb cut replacement needed at this time.

Existing street tree to remain, no additional street trees needed.

Driveway may be gravel, existing curb cut may remain.

ADOPTED: May 20, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director