

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 841 CHAPEL STREET, Site Plan Review for 4 new Dwelling Units in a BD-1 Zone (Owner: 841 Chapel LLC/Pike International; Applicant: Fernando Pastor).

REPORT: 1469-06

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 after the date of decision, to September 18, 2017. 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 for Building Permit.
3. 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.
4. A Site Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
5. Any proposed work within the City right-of-way will require separate permits.
6. 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.
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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application received 07/19/12, Application fee of \$135; BZA Decision Letters, Existing Conditions Map by Krazert, Jones & Associates 06/18/12, Ground Floor Plan and Open Space Plan, 01/30/12 rev. 9/10/12, Basement & First Floor Plan 08/10/12, 2nd floor Open space Plan 01-30-12, 1st Floor Façade Elevation 01/30/12, 09/10/12, Elevations, Longitudinal Section.

General Notes and Location Plan 01/30/12, Deconstruction Plan, Enlarged Unit Plans,

PROJECT SUMMARY:

Project: Renovation of existing structure for 4 new dwelling units with ground floor commercial space

Project Name: 841 Chapel Lofts

Address: 841 Chapel Street

Site Size: 5,281 SF (.12 ac.)

Zone: BD-1, Chapel Street NRHD

Financing: Private

Project Cost: \$200,000 (Phase I)

Units: 4 DUs
Parking: none provided
Owner: Pike International LLC (Alex Rivera) **Phone:** 203-777-6922
Applicant: same
Agent: Fernando Pastor, owner rep **Phone:** 203-640-7327

Previous City Actions: SE for 0 parking (BZA 12-22-S, 05/08/12), Variance for usable open space (BZA 12-36-V, 07/10/12).

BACKGROUND

Zoning: The site is zoned BD-1, and the site plan as submitted meets the requirements of the New Haven Zoning Ordinance with the zoning relief granted.

Site/Existing Conditions: The long and narrow site is located on the north side of Chapel Street in the block between Orange and Church Streets in the Downtown. The lot abuts the Federal Plaza in the rear, and the site is approximately 98% covered by building and paving. The ground floor extends the full length of the building. The upper floors only extend partially through the block.. There is a vault in the Chapel Street sidewalk which accesses the basement level.

Proposed Activity: The project involves renovation of the existing structure for conversion of the existing second and third floors into 2 dwelling units (Phase I) with the ground floor space to be leased to a commercial tenant. Two additional dwelling units will be constructed in the rear (Phase II) with open space terrace space on the roof of the first floor. The existing brick and wood structure will remain and historical character preserved. The applicant has applied for a façade grant from the City.

Roof drainage will connect into Chapel Street as it does currently. No new runoff is anticipated.

Utilities: New gas, water and electric service will replace existing lines. Any new utility cuts in the roadway will require separate permits.

Trash removal: Trash will be stored in an enclosure on the roof terrace and taken independently to the street for collection by the City.

Lighting: Lighting is not shown but any lighting on the building will be required to be full cutoff fixtures.

Sidewalk: Any damage to existing sidewalk or curb will require repair/replacement at the applicant's expense.

Project Timetable: Phase I Construction (2 apartments) is anticipated to begin fall 2012 to be concluded by spring 2013. The ground floor commercial space will be renovated. Phase II will follow when feasible. The applicant may need access from the rear to complete Phase II if Phase I and the commercial space are occupied.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Disability Services, Building Department and Department of 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 the standard conditions on Page 1.

ADOPTED: September 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director