

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 123 CHURCH STREET. Site Plan review for new retail use in a BD-1 zone. (Owner: 123 Church Street Associates LLC; Applicant/Agent: Chris Vigilante.)  
**REPORT:** 1521-04  
**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 August 24, 2021. 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. 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.
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

**Submission: SPR Application Packet including DATA and SITE forms. NARRATIVE attached.**  
**Application fee: \$270. Received August 8, 2016.**

- Application drawings. 39 sheets received August 8, 2016.

### PROJECT SUMMARY:

**Project:** CVS

**Address:** 123 Church Street

**Site Size:** 11,934 SF (.27 acres)

**Zone:** Central Business/Residential (BD-1)

**Financing:** Private

**Parking:** None

**Owner:** 123 Church Street Associates, LLC

**Applicant/Agent:** Chris Vigilante

**Architect:** Neves Architecture & Design

**Site Engineer:** Bipin Associates

**City Lead:** City Plan Department

**Phone:** 203-497-8833

**Phone:** 203-497-8833

**Phone:** 201-246-7979

**Phone:** 609-213-4265

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

None.

**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 at the corner of Chapel and Church streets in New Haven's central business district. The site is nearly fully occupied by an existing 1843 brick four-story building, with a small alleyway along Chapel Street providing emergency egress. The top three floors are utilized as office space, while the ground floor serves as pedestrian-oriented retail. The space is currently vacant, but was last utilized by a bank.

**Proposed Activity:**

The applicant proposes to renovate the existing ground floor retail space for use a CVS retail store and pharmacy. No changes are proposed to the site or the upper three floors.

**Circulation/Parking/Traffic:**

The site is nearly a zero-lot line site, with only a narrow alleyway on the southeast portion of the site not built out. The site is bounded by sidewalks along its Chapel Street and Church Street frontages. Loading will be conducted from Chapel Street via tractor trailer between the hours of 5 AM and 7 AM or after 9 PM.

**Trash removal:**

Dumpsters will be brought to the curb from the alley for trash removal between 6AM and 8 AM, as is the current practice.

**Signage:**

No exterior signage is proposed.

**Sec. 58 Soil Erosion and Sediment Control: NOT APPLICABLE**

**Sec. 60 Stormwater Management Plan: NOT APPLICABLE**

**Sec. 60.1 Exterior Lighting: NOT APPLICABLE**

**Sec. 60.2 Reflective Heat Impact: NOT APPLICABLE**

**Project Timetable:**

Construction will begin in September and be completed before the end of the year.

**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.

**ACTION**

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

**ADOPTED:** August 24, 2016  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director