

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 27, 31, 33 CHURCH STREET. Site Plan Review for conversion of retail space to first floor restaurant/food court and second floor private club/hookah lounge. (Owner: 27-31-33 Church, LLC; Applicant: Hala, Inc.; Agent: James Perito for Halloran & Sage, LLP)

REPORT: 1516-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until March 16, 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. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to and 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. A 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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.
11. 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 format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received February 18, 2016.

- Recorded property deed, including easement from 116-120 Crown Street dated April 2, 1965. Received February 23, 2016.
- Reciprocal easement agreement with 1 Church Street, dated February 4, 2015. Received March 2, 2016.
- Easement map, revised February 2, 2016. Received March 2, 2016.
- Application drawings, 12 sheets received February 18, 2016.
 - Floor plans for basement, first, and second floors. Drawing date December 11, 2015.

PROJECT SUMMARY:

Project: Food court and hookah lounge
Address: 27, 31, 33 Church Street
Site Size: 7,772 SF (0.18 acres)
Zone: BD-1 (Central Business/Residential)
Financing: Private
Parking: 6 spaces
Owner: 27-31-33 Church, LLC
Applicant: Hala, Inc.
Agent: James Perito of Halloran & Sage LLP **Phone:** 203-672-5432
City Lead: City Plan Department **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:

Both floors of the two-story building are currently vacant. In the past they served retail uses.

Proposed Activity:

The first floor of the building will be converted to a restaurant/food court. The second floor will be converted to a private club/hookah lounge, with a roof deck. All construction will be internal, with the exception of minor construction on the roof for safety measures and exit stairwells.

Circulation/Parking/Traffic:

Customer access to the building will be provided via the entrance along Church Street. The proposed use has no parking requirement in the BD-1 zone; customers will park at available downtown parking facilities, walk, or take transit. All vehicular access to the site is through the neighboring site, 1 Church Street, which the applicant has an easement over for access and use of three parking spaces. Three additional vehicle spaces are on the applicant's property. These spaces are for use by employees. The property has an additional easement over the neighboring 116 Crown lot for an emergency egress route.

Trash removal:

A dumpster will be located in the rear of the building. The owners will have a contract with a private hauler for disposal, who will use the easement over the 1 Church Street property to empty the dumpsters in early morning hours before the parking lot is in use.

Signage:

All signage will comply with the New Haven Zoning Ordinance.

Sec. 58 Soil Erosion and Sedimentation Control:

Not required.

Sec. 60 Stormwater Management Plan:
Not required.

Sec. 60.1 Exterior Lighting:
Not applicable, no new lighting proposed.

Sec. 60.2 Reflective Heat Impact:
Not required.

Project Timetable:
The applicant plans to complete construction and open for business in spring 2016.

SITE PLAN REVIEW

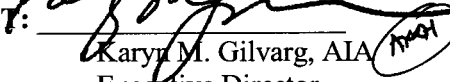
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan; City Engineer; Building; Disabilities Services; and Transportation, Traffic, and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Provide City Plan with recorded copy of reciprocal easement agreement with 1 Church Street, dated February 4, 2015.

ACTION

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

ADOPTED: March 16, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director