



City of Ansonia

253 Main Street
Ansonia Connecticut 06401

PLANNING AND ZONING COMMISSION

APPLICATION FOR APPROVAL OF SITE PLAN MODIFICATION

(To Be Submitted to the Planning and Zoning Commission with copy of application for Zoning Permit)

Date Received: 5/15/2023
Application Fee: 1450.00
Zoning Permit #: _____

This application is hereby submitted as required by Section: 222.06 of the Ansonia Zoning Regulations, entitled: PERMISSIBLE USE CITY CENTER ZONE

A. Identification of Applicant and Property

- Owner: 241 MAIN LLC
Telephone: 203 257 3608 Address: 241 MAIN ST ANSONIA, CT 06401
- Applicant: AEPH INTERNATIONAL LLC
Telephone: 203 308 0028 Address: 241 MAIN ST ANSONIA CT 06401
- Location of Property: 241 MAIN ST ANSONIA CT
Assessor's Map: 044 Block: _____ Lot: 0031
Subdivision (if any) _____ Lot # _____
- Zoning District: C

B. Proposed Use

- Describe (refer to Schedule B) MODIFICATION TO SITE PLAN TO ALLOW
A BREWERY/TAPROOM & RESTAURANT ON THE FIRST FLOOR, SECOND
FLOOR & OUTDOOR SEATING
- Site Plans attached: Yes ☒ No: _____ If no, explain: _____

Attachment #1: Maps and Plans: List titles, dates and preparer of site plans, architectural plans and other plans that are part of the submission:

1. _____
2. _____
3. _____
4. _____
5. _____

Attachment #2: Project Data:

1. Area of Lot:- 10 454 square feet
2. Floor Area (sq. ft.)

| | <u>First</u> | <u>Second</u> | <u>Third</u> | <u>Other</u> |
|-------------|--------------|---------------|--------------|-------------------------------|
| a. Existing | <u>4631</u> | <u>2450</u> | <u>2450</u> | <u>-</u> |
| b. Proposed | <u>5264</u> | <u>2450</u> | <u>2450</u> | <u>375 Ground Floor Patio</u> |
3. Total Building Coverage of Lot (sq. ft.): Exiting 44.3% Proposed 50.4%
4. No. of off-street Parking Spaces Loading Spaces
 - a. Required under section 410.9.1 off-street parking and loading are not
 - b. Existing required for uses permitted in the Commercial "C" district when such
 - c. Additional Proposed uses are on lots located entirely within 300 feet of a municipal
parking facility
5. Outside Storage Area: _____ sq. ft.
6. Total Ground Coverage by Paving: _____ sq. ft.
7. Does any part of the lot involve:
 - a. Special Flood Hazard Area Yes _____ No ✓
 - b. Regulated wetlands or watercourse Yes _____ No ✓
8. Provision to be made for:
 - a. Sewage Disposal EXISTING
 - b. Water Supply: EXISTING
9. Are any toxic or other hazardous substances (as defined in the Federal EPA list of priority pollutants, Sec. 3001 of the R.C. & R. Act or Connecticut Hazardous Waste Regulations) to be store, used or handled on the premises? Yes _____ No ✓
 - a. If yes, attached a list of the substances and maximum quantities and a description of how is to be managed.

Signature: _____

Owner/Applicant

Date: 5-11/23

FOR OFFICE USE ONLY

1. Action by the Planning and Zoning Commission

a. Date of meeting at which received: _____

b. Public Hearing (if any) _____

c. Time extension granted by applicant _____

d. Date of Commission action: _____

☐ Approved

☐ Approved subject to modifications or conditions

☐ Disapproved

e. Notice of Decision

☐ To Applicant _____

☐ Legal Ad _____

Chairman

Recording Secretary

2. Checklist of Action by Other Involved Agencies:

☐ Zoning Board of Appeals _____

☐ City Sewer Connection _____

☐ City Inland Wetland Agency _____

☐ Valley Health Department _____

☐ ConnDOT - Highway Department encroachment _____

☐ State Traffic Commission Sec. 14-311 Permit _____

☐ City Fire Marshal _____

☐ Other _____

APPENDIX A

ACCESSORY OR IN-LAW APARTMENTS

To be submitted as supporting information when the application is for approval of site plan is submitted pursuant to the requirements of Section 720.14 of the Zoning Regulations.

1. Total floor area of existing single family structure: _____
2. Total floor area of proposed accessory or in-law dwelling: _____
3. Are exterior building alterations proposed? ____Yes ____No
4. Number of off-parking spaces proposed: _____
5. Class A-2 Property survey prepared by: _____
6. Sewage disposal:
 - a. Approval by the Valley Health Department granted on: _____
 - OR
 - b. Approval granted by Ansonia's WPCA granted on: _____

(Attach notice of approval granted)
7. Affidavit attesting to proposed occupancy attached.

8. Comments:

Signature

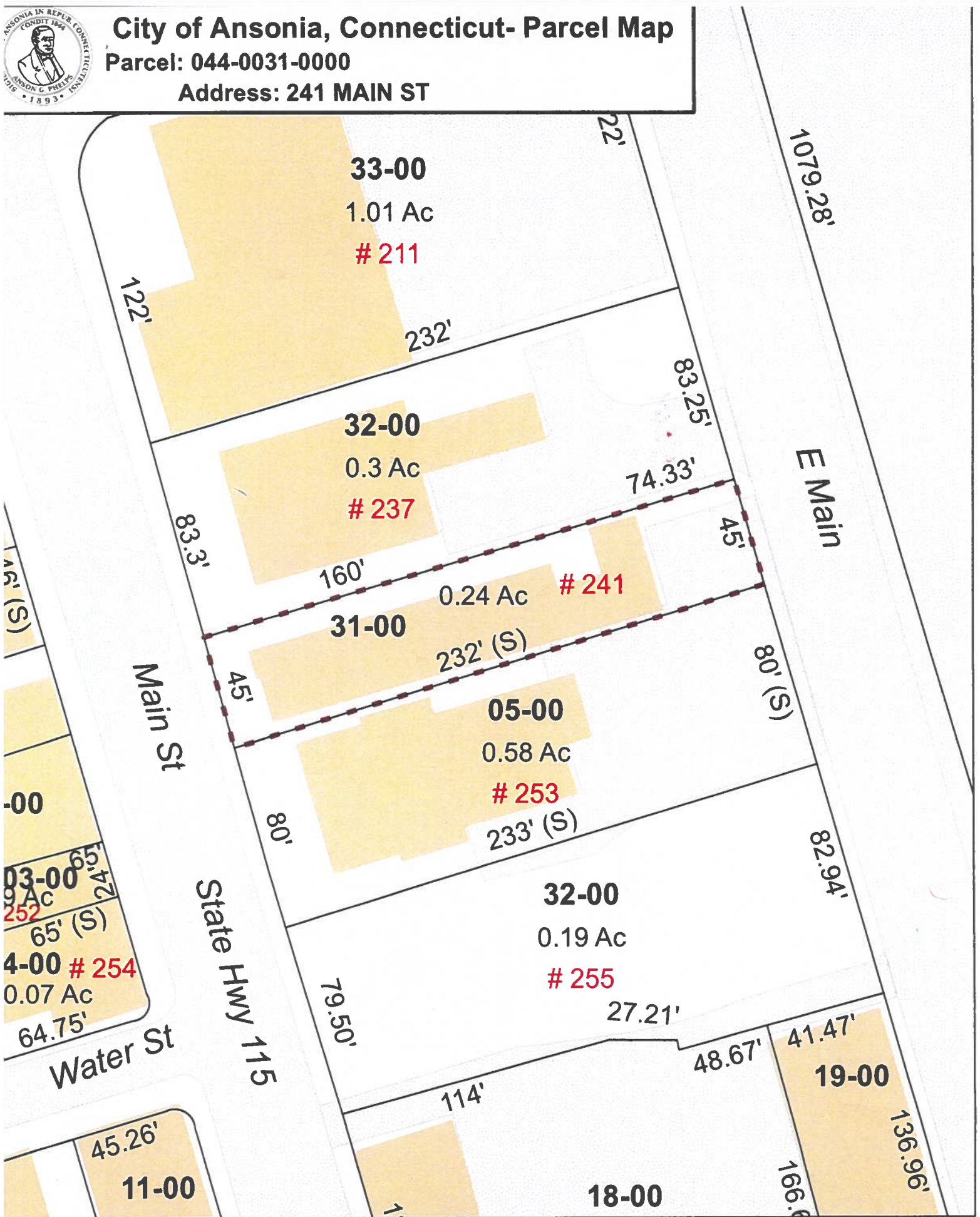
Date: _____ Owner/Applicant: _____



City of Ansonia, Connecticut- Parcel Map

Parcel: 044-0031-0000

Address: 241 MAIN ST



Approximate Scale: 1 inch = 50 feet



Map Produced: February 2022

Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The City of Ansonia and its mapping contractors assume no legal responsibility for the information contained herein.

conditions:

- 410.8.1 The plan(s) shall be for a collective parking facility serving 2 or more uses or buildings developed through voluntary cooperation; and
- 410.8.2 Such collective parking facility shall occupy an area of no less than 20,000 square feet.

410.9 Modification: in the central business district, lots are small, ownership is fragmented, and little private off-street parking facilities have been provided. Public action to treat the problem as a whole has been required because individual action would tend to diminish the range of commercial facilities available, as well as hamper the continuity of concentrated pedestrian flow.

The objective of the following relief from the parking and loading requirements is to serve as one technique in carrying out overall City parking policy. City parking policy involves positive action substantially more than Zoning.

410.9.1 Accordingly, off-street parking and loading resources within the central business district are best provided by central parking facilities. Therefore, off-street parking and loading facilities are not required for uses permitted in the Commercial "C", HI and LI Districts when such uses are on lots located entirely within 300 feet of a municipal parking facility. For uses permitted in the Commercial "C", HI and LI Districts and located on lots within less than 600 feet but more than 300 feet of a municipal parking facility, the Commission may reduce the parking and loading requirements provided that the Commission finds that such reduction will meet the intent of the parking and loading requirements and the following conditions.

- 410.9.1.1 The capacity of the municipal lot is sufficient to meet the intent of the parking requirements;
- 410.9.1.2 That the reduction will not interfere with the proper development of the area or district in which it is located.
- 410.9.1.3 That it is impractical to provide such parking or loading on the same lot as the building.
- 410.9.1.4 In conjunction with the above conditions, the applicant may demonstrate compliance by entering into an appropriate agreement with the Parking Authority or a private party for parking or a transportation provider for service.



Town of Ansonia, CT

Property Listing Report

Map Block Lot

044 0031 0000

Building #

1

Unique Identifier

15450

Property Information

| | |
|-------------------|---------------------------------|
| Property Location | 241 MAIN ST |
| Mailing Address | 241 MAIN ST ANSONIA CT 06401 |
| Land Use | Commercial |
| Zoning Code | C |
| Neighborhood | C70 |

| | |
|--------------|--------------|
| Owner | 241 MAIN LLC |
| Co-Owner | |
| Book / Page | 605/ 070 |
| Land Class | Commercial |
| Census Tract | 1252 |
| Acreage | 0.24 |

Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|-----------|----------|
| Buildings | 378600 | 265020 |
| Outbuildings | 0 | 0 |
| Land | 65800 | 46060 |
| Total | 444400 | 311080 |

Utility Information

| | |
|--------------|-----|
| Electric | No |
| Gas | No |
| Sewer | Yes |
| Public Water | Yes |
| Well | No |



No Photo Available

Primary Construction Details

| | |
|-------------------|---------------|
| Year Built | 2001 |
| Building Desc. | Commercial |
| Building Style | |
| Stories | 3 |
| Exterior Walls | Brick/Masonry |
| Exterior Walls 2 | Concr/Cinder |
| Interior Walls | Drywall |
| Interior Walls 2 | |
| Interior Floors 1 | Minimum/Plywd |
| Interior Floors 2 | |

| | |
|----------------|----------------|
| Heating Fuel | Natural Gas |
| Heating Type | Forced Hot Air |
| AC Type | None |
| Bedrooms | 0 |
| Full Bathrooms | 0 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 0 |
| Bath Style | NA |
| Kitchen Style | |
| Occupancy | 0 |

| | |
|--------------------|-----------------|
| Building Use | Office Building |
| Building Condition | Average |
| Frame Type | C |
| Fireplaces | 0 |
| Bsmt Gar | 0 |
| Fin Bsmt Area | 0 |
| Fin Bsmt Quality | |
| Building Grade | 0 |
| Roof Style | Flat |
| Roof Cover | Tar and Gravel |

Report Created On

5/9/2023

Town of Ansonia, CT

Property Listing Report

Map Block Lot 044 0031 0000 Building # 1 Unique Identifier 15450

Detached Outbuildings

| Type | Description | Area (sq ft) | Condition | Year Built |
|------|-------------|--------------|-----------|------------|
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Attached Extra Features

| Type | Description | Area (sq ft) | Condition | Year Built |
|------|-------------|--------------|-----------|------------|
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Sales History

| Owner of Record | Book/ Page | Sale Date | Sale Price |
|----------------------|------------|-----------|------------|
| 241 MAIN LLC | 605_ 070 | 6/2/2022 | 315000 |
| DALESSIO MICHAEL JR | 0507_ 0179 | 6/11/2012 | 20000 |
| DRAKE PROPERTIES LLC | 0348_ 0787 | 7/19/2001 | 190000 |