**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**
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**RE:** **1455 STATE STREET.** Site Plan and Coastal Site Plan Review for the construction of 3 residential dwelling units in an existing building in a BA zone. (Owner/Applicant: Shmuel Aizenberg for Adama Real Estate LLC; Agent: A. Brooks Fischer of Newman Architects, PC)
**REPORT:** 1548-09
**ACTION:** Approval with Conditions

**STANDARD 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 September 20, 2023. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
6. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
7. Any proposed work within City right-of-way will require separate permits.
8. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. 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 mylar and digital form (.pdf).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: $360. Received August 16, 2018.**

- Stormwater Management Analysis dated May 28, 2017. Received August 16, 2018.
- Application drawings. 29 sheets received August 16, 2018. Revisions received September 17, 2018.
  - T0.00: Cover Sheet. Drawing date June 9, 2018. Received August 16, 2018.
  - EX-1: Existing Conditions Survey. Drawing date August 13, 2015. Received August 16, 2018.
  - EX-1: Existing Conditions Survey. Drawing date March 20, 2017. Received August 16, 2018.
  - VB101: Lot Consolidation Plan. Drawing date August 16, 2017. Received August 16, 2018.
  - C101: Site Plan. Drawing date May 18, 2017. Received August 16, 2018.
  - C102-C105: Site Details. Drawing date May 18, 2017. Received August 16, 2018.

- C201: Grading, Drainage & Utility Plan. Drawing date May 18, 2017. Received August 16, 2018.
- C202: Grading & Drainage Details. Drawing date May 18, 2017. Received August 16, 2018.
- C203 & C204: Utility Details. Drawing date May 18, 2017. Received August 16, 2018.
- C301 & C302: Soil Erosion & Sediment Control Plan and Details. Drawing date May 18, 2017. Received August 16, 2018.
- C401: Reflective Heat Index Study. Drawing date May 18, 2017. Received August 16, 2018.
- L101: Landscape Plan. Drawing date May 18, 2017. Received August 16, 2018.
- L102: Landscape Notes and Details. Drawing date May 18, 2017. Received August 16, 2018.
- L201 & L202: Lighting Plan, Notes and Details. Drawing date May 18, 2017. Received August 16, 2018.
- D1.01-D1.03: Demo Plans. Drawing date May 18, 2017. Received August 16, 2018.
- A1.01-A1.04: Floor Plans. Drawing date May 18, 2017. Received August 16, 2018.
- A2.01-A2.02: Exterior Elevations. Drawing date May 18, 2017. Received August 16, 2018.

**PROJECT SUMMARY:**
**Project:** Residential conversion
**Address:** 1455 State Street
**Site Size:** 75,358 SF (1.73 acres)
**Zone:** BA (General Business)
**Financing:** Private
**Parking:** 40 car spaces (including 1 HC and 2 HC van-accessible), including adjacent previously approved project at 1439 State Street under same ownership)
**Owner/Applicant:** Shmuel Aizenburg for Ocean Management **Phone:** 203-903-4667
**Agent/Architect:** A. Brooks Fischer of Newman Architects, PC **Phone:** 475-441-7250
**Site Engineer:** Brian Phillips of Langan Engineering **Phone:** 203-784-3026

BACKGROUND
**Previous CPC Actions:**
**CPC 1512-02:** Site Plan Review and Coastal Site Plan Review for adaptive reuse of existing building for residential use. Approved on November 18, 2015.
**CPC 1532-05:** Site Plan Review and Coastal Site Plan Review for conversion of existing vacant building into 14 dwelling units in a BA zone. Approved June 21, 2017.

**Zoning**:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone.

**Site description/existing conditions:**
The project site is located at 1435-1455 State Street and the parcels encompass an area of approximately 75,358 SF (1.73 acres). The site is currently developed with two multi-story residential buildings and associated parking. The 1435 State Street parcel is currently under construction and proposed improvements were previously approved in a separate application. The site is bounded by commercial use in the north and south, State Street in the west, and a railroad in the east.

**Proposed activity:**
The applicant proposes to construct three residential dwelling units in the lower and upper levels of the existing 22,950 SF 2-story building. Additional site improvements, that remain unchanged from the previously approved site plan (1532-05), include landscaping, the installation of stormwater management infrastructure, and the construction of a parking lot.

**Motor vehicle circulation/parking/traffic:**
Per previously approved plans, the consolidated parcel has two existing curb cuts from State Street that each lead to a parking lot that will be connected via a driveway in the rear of the building at 1437 State Street. The portions of the parking lot and driveway on the southernmost parcels (20 total parking spaces) will remain as approved in CPC report 1512-02. The parking lot in between the two buildings will be have a total of 20 spaces, including two handicapped van-accessible spaces.

**Bicycle parking:**
The applicant proposed to install bike racks that will accommodate 6 bicycles in the parking lot.

**Trash removal:**
A dumpster enclosure will be constructed within the parking lot and emptied by a private hauler.

**Signage:**
None proposed.

**Sec. 58 Soil Erosion and Sediment Control:**
☒ **Class A** (minimal impact)
☐ **Class B** (significant impact)
☐ **Class C** (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 222 CY
Start Date: Fall 2018 Completion Date: Fall 2019
Responsible Party for Site Monitoring: Brian Phillips of Langan Engineering

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control.*

**Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS**
REQUIRED DOCUMENTATION
☒ Soil characteristics of site;
☒ Location of closest surface water bodies and depth to groundwater;
☒ DEEP ground and surface water classification of water bodies;

☒ Identification of water bodies that do not meet DEEP water quality standards;
☒ Proposed operations and maintenance manual and schedule;
☒ Location and description of all proposed BMPs;
☒ Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
☒ Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS
☒ Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
☒No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
☒Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
☒Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
☒Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
☒Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
☒On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
☒Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
☒Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
☒Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS**
REQUIRED DOCUMENTATION
☒Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
☒Manufacturer specifications or cut-sheet for each fixture;
☒Photometrics.

STANDARDS
☒Prevent or minimize direct glare and light trespass;
☒All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
☒Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
☒All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
☒Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
☒High pressure sodium and flickering or flashing lights are prohibited.

**Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS**
STANDARDS
☒ 50% of all on-site non-roof hardscape or paved areas will be either:
- ☒ shaded AND/OR
- ☒ constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape (for all four parcels): 32,463 SF
50% of non-roof hardscape: 16,232 SF

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|---|---|
| **Shaded (average)** | **4,253 SF** |
| **SRI > 29** | **12,656 SF** |
| **TOTAL PROPOSED SHADED/HIGH SRI AREA** | **16,909 SF** |
| **% SHADED/HIGH SRI PROPOSED** | **52.1%** |

**COASTAL SITE PLAN REVIEW**
The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

*Shorelands*: The site is located within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of two multi-story residential buildings. The site is located approximately 700 feet away from the Mill River.

| Coastal Program Criteria | Comments |
|---|---|
| 1. Potential adverse impacts on coastal resources and mitigation of such impacts | *None.* |
| 2. Potential beneficial impacts | *The project includes the installation of stormwater management infrastructure, including catch basins and a sedimentation chamber, that is designed to maximize on-site detention and infiltration capacity and reduce run-off.* |
| 3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA) | *None.* |
| 4. Will the project preclude development of water dependent uses on or adjacent to this site in the future? | *No. The site is not appropriate for water-dependent uses.* |
| 5. Have efforts been made to preserve opportunities for future water-dependent development? | *The site is not appropriate for water-dependent uses.* |
| 6. Is public access provided to the adjacent waterbody or watercourse? | *No. The site is not directly adjacent to a waterbody or watercourse.* |
| 7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)? | *No.* |

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|---|---|
| 8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'. | *No.* |

**Project Timetable:** Construction is expected to begin in Fall 2018 and be completed by Fall 2019.

**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.

**COASTAL FINDING:**
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

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

**ADOPTED:** September 20, 2018
Edward Mattison
Chair

**ATTEST:** MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

**ADOPTED:** September 20, 2018

**ATTEST:**
James Turcio
Building Official