

NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 206 DAY STREET. Detailed Plan Review for a Planned Development Unit for 31 residential units in a RM-2 zone. (Owner/Applicant: Antillean Estates, LLC; Agent: James H. Segaloff of Susman, Duffy & Segaloff, PC)

REPORT: 1552-02

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 December 19, 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. 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.
6. 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.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. 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.
12. 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, and SESC forms.

NARRATIVE attached. Application fee: \$540. Received November 15, 2018.

- Traffic Evaluation dated October 5, 2018. Received November 15, 2018.
- Pledge Agreement dated November 2018. Received November 15, 2018.
- Drainage Study dated September 21, 2018. Received November 15, 2018.

- Application drawings. 21 sheets received November 15, 2018. Revisions received December 6, 2018 and December 13, 2018.
 - A000: Title Sheet. Drawing date April 12, 2016. Received November 15, 2018.
 - A00.1: Code Sheet. Drawing date April 12, 2016. Received November 15, 2018.
 - Existing Conditions Sheet. Drawing date June 15, 2018. Received November 15, 2018.
 - C-1: Site Plan. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C-2: Grading and Utility Plan. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C-3: Soil Erosion and Sediment Control Plan Details and Notes. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C-4: Typical Site Details. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C-5: Typical Drainage Utility and Misc. Details. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C-6: Typical City Details. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - L-1: Landscaping Plan. Drawing date September 21, 2018. Received November 15, 2018. Revised November 28, 2018. Received December 6, 2018.
 - SHPO-01 – SHPO-03: Elevations. Drawing date April 12, 2016. November 15, 2018.
 - A101 – A105: Floor Plans. Drawing date April 12, 2016. November 15, 2018.
 - A110: Unit Plans. Drawing date April 12, 2016. November 15, 2018.
 - A201 – A203: Exterior Elevations and Details. Drawing date April 12, 2016. November 15, 2018.

PROJECT SUMMARY:

Project: Residential construction

Address: 206 Day Street

Site Size: 42,751 SF (0.98 acres)

Zone: PDU

Parking: 35 parking spaces (including 2 accessible spaces)

Owner/Applicant: Antillean Manor Cooperative

Agent: James Segaloff of Susman, Duffy & Segaloff, PC

Site Engineer: Cabezas DeAngelis

Phone: (203) 624-9830

Phone: (203) 330-8700

BACKGROUND

Previous CPC Actions:

CPC 1550-06: Special Exception for a Planned Development Unit for a 31-unit Planned Development Unit in a RM-2 zone. Approved October 23, 2018.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Planned Development unit, with the zoning relief granted. On November 13, 2018, the applicant was granted Board of Zoning Appeals Permission for a Special Exception to permit a 31-unit residential Planned Development Unit in a RM-2 District.

Site description/existing conditions:

The project site encompasses a lot area of approximately 42,751 SF (0.98 acres) and consists of a four-story residential building and a parking lot. The site is bounded by Day Street and Amistad Academy Middle School in the east, Kensington Playground in the west, and residential property in the north and south.

Proposed activity:

The applicant proposes to demolish the existing structure and construct a new four-story building with 31 residential units and an accessible balcony. Site work will include stormwater drainage improvements, new on-site sidewalks, landscaping, lighting, fencing, and the construction of an at-grade patio.

Motor vehicle circulation/parking/traffic:

A concrete parking lot will be constructed around the north, south, and west sides of the proposed building. The parking lot will consist of thirty-five (35) parking spaces, including 2 accessible spaces. Traffic will enter and exit the site via two curb cuts on Day Street.

Bicycle parking:

The applicant proposes to install bike racks along near the rear entrance of the building. The bike racks will accommodate at least 9 bicycles.

Trash removal:

A dumpster pad and enclosure area will be installed in the northwestern corner of the parking lot.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation 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: 370 CY

Start Date: March 2019

Completion Date: March 2020

Responsible Party for Site Monitoring:

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 during both 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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS per GNHWPCA standards and thus does not fall under CNH jurisdiction.

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: 19,320 SF
50% of non-roof hardscape: 9,660 SF

SRI > 29	
StreetBond coating	19,320 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	19,320 SF
% SHADED/HIGH SRI PROPOSED	100%

Project Timetable: Construction is expected to begin in March 2019 and be completed in March 2020.

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.

SITE PLAN ACTION

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

ADOPTED: December 19, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Acting Economic Development Administrator