

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 924 GRAND AVENUE. Site Plan Review for the construction of one-story addition to the existing Youth Continuum, INC office building and 12-20 rooming units in BA zone. (Owner/Applicant/Agent: Paul Kosowsky for Youth Continuum, Inc.)

REPORT: 1558-03

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 June 19, 2024. 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. Any removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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: \$360. Received May 16, 2019.

- Application drawings. 11 sheets received May 16, 2019. Revisions and 2 additional sheets received May 17, 2019. Revisions submitted June 14, 2019.
 - XL2.0: Existing Site Plan. Drawing date May 15, 2019. Received May 17, 2019.
 - L2.0: Proposed Site Plan. Drawing date May 15, 2019. Received May 16, 2019.
 - L2.1: Landscape Plan. XL2.0: Existing Site Plan. Drawing date May 15, 2019. Received May 17, 2019.
 - L2.2: Zoning Chart. Drawing date May 15, 2019. Received May 16, 2019.
 - A2.0-A2.2: Proposed Floor Plans. Drawing date May 15, 2019. Received May 16, 2019.
 - A3.0: Building Sections. Drawing date May 15, 2019. Received May 16, 2019.
 - A5.0 & A5.1: Proposed Exterior Elevations. Drawing date May 15, 2019. Received May 16, 2019.
 - Level 1 – Existing Plan. Dated February 19, 2018. Received May 16, 2019.
 - Level 0 – Existing Plan – Enlarged. Dated February 19, 2018. Received May 16, 2019.
 - X5.0: As-Built Elevations. Drawing date May 15, 2019. Received May 16, 2019.
 - Plan Consistency Memo. Submitted June 13, 2019.
 - Parking Space Narrative. Submitted June 13, 2019.
 - Parking Space Agreement. Submitted June 14, 2019.

PROJECT SUMMARY:

Project: Y2Y New Haven

Address: 924 Grand Avenue

Site Size: 7,708 SF

Building size: 9,000 SF

Zone: BA

Owner/Applicant/Agent: Paul Kosowsky of Youth Continuum, Inc.

Phone: (203) 867-5888

Architect: Turner Brooks & Duo Dickinson Architect

BACKGROUND

Previous CPC Actions:

No previous actions have been taken.

Zoning:

The project as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. Y2Y's use is categorized as a rooming house under the Zoning Ordinance, which is permitted as-of-right in the zone. The homeless shelters that have been established in New Haven are generally of a first-come-first-service basis and the layout is an open concept where several beds are in one room. Youth Continuum's business model is very different based on the submitted narrative; its programmatic nature and dormitory-style layout distinguish it from a homeless shelter based on this historical usage of that term. The project's physical aspects comply with the other requirements in the zone.

Site description/existing conditions: There is an existing one-story brick building on Grand Avenue close to the intersection with Olive Street. Parking is to the side of the building.

Proposed activity: The applicant proposes a second-floor addition to the existing building to create room to house the participants of their program.

Motor vehicle circulation/parking/traffic: Parking will continue as it has in the past. In addition to the one-site parking spaces available, Y2Y has an existing lease agreement in place with the property across the street. Y2Y is providing 16 parking spaces where 13 are required.

Bicycle parking: Bicycle parking is provided at the rear of the site behind the building.

Trash removal: No change; dumpster is in rear corner of the site.

Signage: None proposed; future signage will require sign-off from City Plan prior to receiving a sign permit.

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: 0 CY

Start Date: January 2020

Completion Date: September 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 construction;
- 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: Not Applicable

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.

The applicant proposes installing small, wall-mounted "step" lights to illuminate areas on the ground for safety purposes as well as recessed LED lights at each entry; no lighting is proposed at the rear property line.

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is expected to begin in January 2020 and be complete by September 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: June 19, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department