

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 260 YORK STREET. Site Plan Review for the construction of a four-story building for retail and office use in a BA zone. (Applicant/Owner: J Press Inc.; Agent: Mark Sklarz of Green & Sklarz)

REPORT: 1558-04

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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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.
7. 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.
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. The applicant is to coordinate with the City Engineer regarding the installation of a bioswale with a storm water chamber below in the public right-of-way prior to sign-off on plans for building permit.
10. Any proposed 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).

ADDITIONAL CONDITIONS OF APPROVAL

13. Applicant shall provide a copy of the recorded BZA decision letter to the City Plan Department prior to sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$360. Received May 16, 2019.

- Application drawings. 9 sheets received May 16, 2019.
 - A000: Cover Sheet. Drawing date May 16, 2019. Received May 16, 2019.
 - C-1: Site Plan. Drawing date May 16, 2019. Received May 16, 2019.
 - C-2: Legend & Site Details. Drawing date May 16, 2019. Received May 16, 2019.
 - A101: Basement & Ground Floor Plans. Drawing date May 16, 2019. Received May 16, 2019.
 - A102 & A103: Floor Plans. Drawing date May 16, 2019. Received May 16, 2019.
 - A201: Exterior Elevations. Drawing date May 16, 2019. Received May 16, 2019.
 - A202: Building Renderings & Materials. Drawing date May 16, 2019. Received May 16, 2019.
 - VB101: Boundary & Topographic Survey. Drawing date 4, 2018. Received May 16, 2019.

PROJECT SUMMARY:

Project: J. Press Building

Address: 260 York Street

Site Size: 4,961 SF

Building size: 16,346 SF

Zone: BA

Parking: None proposed; zoning relief granted.

Owner/Applicant: J Press Inc.

Phone: (203) 772-1310

Agent: Mark G. Sklarz of Green & Sklarz

Phone: (203) 285-8545

Site Engineer: Milone & MacBroom

Architect: Newman Architects, PC

BACKGROUND

Previous CPC Actions: None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with the zoning relief granted. On June 13, 2019, the applicant received Board of Zoning Appeals Permission for Variances to permit a FAR of 3.4 where 2 is allowed and a rear yard of 0ft where 17ft is required and a Special Exception to permit 0 off-street parking spaces where 37 are required for the construction of a 17,040sf mixed-use structure in a BA District.

Site description/existing conditions: The current site is a vacant parcel located close to the corner of York Street and Elm Street.

Proposed activity: The proposed activity includes returning J. Press to its flagship location as the first-floor tenant. The second and third floors will be offices, and the fourth floor will feature a bar, lounge or café space (depending on the tenant) and an outdoor terrace space.

Motor vehicle circulation/parking/traffic: No parking is provided on the site because the building occupies the entire site. While traffic and circulation to the site will create an increase over the current condition, the applicant presented the myriad public transportation options to visit the site and promotes the walkability of the surrounding area.

Bicycle parking: No exterior bicycle racks could be provided because the building occupies the entire site. There is a publicly available bicycle rack within walking distance. Additional bicycle racks could not be added to the public realm because of safety concerns caused by congestion.

Trash removal: The applicant proposes a sidewalk lift. In the event that the sidewalk lift is not acceptable to the City, the applicant proposes the same plan, however, trash will be collected at the basement level, compacted, and brought up to street level via the elevator during off-business hours.

Signage: None is currently proposed; future signage will require City Plan sign-off prior to issuing 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: 1,852 SF

Start Date: August 2019

Completion Date: October 2020

Responsible Party for Site Monitoring: Guido Petra of Petra Construction Corp.

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: Pursuant to Section 60 of the Ordinance, approval of this application will constitute a waiver of the requirements of Section 60.

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: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable: Construction is expected to begin in August 2019 and be complete by October 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

*as behalf
of CW*