

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 48-50 WHITNEY AVENUE. Site Plan Review for the construction of a two-story addition to an existing building and 10 residential dwelling units in a BD zone. (Applicant: TOTO LLC; Applicant/Agent: Robert Mangino)

REPORT: 1559-04

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 July 17, 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.
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. Prior to final sign-off on plans for building permit, the applicant shall coordinate with the Engineering Department to assess the conditions of abutting building foundations and determine the feasibility of replacing the proposed Type "C-L" Catch Basin to a Type "C-L" Catch Basin Drywell.
14. Prior to final sign-off on plans for building permit, the applicant shall provide a copy of the final New Haven Parking Authority (NHPA) lease agreement to the City Plan Department.

15. Prior to final sign-off on plans for building permit, the applicant shall provide a copy of final recorded easements to the City Plan Department.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received June 20, 2019.

- City of New Haven – Section 60 Requirements dated March 28, 2019. Received June 20, 2019.
- Section 60.2 – Reflective heat impact from hardscape or paved surfaces. Not dated. Received June 20, 2019.
- Recorded BZA relief letter. Dated March 14, 2019. Received June 25, 2019.
- Application drawings. 9 sheets received June 20, 2019. Revisions and additional sheets received July 3, 2019 and July 11, 2019.
 - Cover Sheet. Drawing date November 1, 2018. Received June 20, 2019.
 - Sheet 1: Limited Property/Boundary Survey. Drawing date April 25, 2018. Received June 20, 2019.
 - Sheet 2: Proposed Site Plan. Drawing date April 25, 2018. Received June 20, 2019. Revised June 18, 2019. Received July 3, 2019. Revised July 10, 2019. Received July 11, 2019.
 - Sheet 3: Site Details. Drawing date April 25, 2018. Received June 20, 2019. Revised July 10, 2019. Received July 11, 2019.
 - Sheet 4: Erosion Control Specifications. Drawing date April 25, 2018. Received June 20, 2019.
 - Sheet 5: Photometric Plan. Drawing date June 27, 2019. Received July 3, 2019.
 - A1 & A1.5: New Floor Layouts. Drawing date November 1, 2018. Received June 20, 2019. Revised June 28, 2019. Received July 3, 2019.
 - A2 & A2.5: Elevations. Drawing date November 1, 2018. Received June 20, 2019. Revised June 28, 2019. Received July 3, 2019.

PROJECT SUMMARY:

Project: Residential construction
Address: 48-50 Whitney Avenue
Site Size: 3,866 SF (0.09 acres)
Building size: 12,836 SF
Zone: BD (Central Business)
Parking: 5 parking spaces to be provided in the Orange and Trumbull Parking Lot (per draft NHPA letter)
Owner: TOTO LLC **Phone:** (203) 776-6000
Applicant: Robert Mangino **Phone:** (203) 988-1068
Site Engineer: Juliano Associates **Phone:** (203) 265-1489

BACKGROUND

Previous CPC Actions: No previous actions have been taken.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with the zoning relief granted. On March 12, 2019, the applicant was granted Board of Zoning Appeals Permission for a Special Exception to permit 5 parking spaces located more than 1,000ft from the property for 10 additional dwelling units in a BD District.

Site description/existing conditions: The project site encompasses an area of approximately 3,866 SF (0.09 acres) and consists of a two-story building mixed-use building occupied by Subway on the first floor and residential dwelling units on the second floor. The site is bound by commercial and residential use in the north and west, Whitney Avenue in the east, and commercial property in the south.

Proposed activity:

The applicant proposes to construct a two-story addition, including ten (10) residential dwelling units, to the existing building.

Motor vehicle circulation/parking/traffic: The New Haven Parking Authority (NHPA) will provide up to five (5) parking spaces in the Orange and Trumbull Parking Lot for tenants of the proposed ten (10) residential dwelling units, per the draft NHPA parking lease agreement dated July 15, 2019.

Bicycle parking: The applicant proposes to provide ten (10) bike parking spaces on site.

Trash removal: A dumpster will be installed along the northern side of the building and adjacent to the alley.

Signage: None proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Pursuant to Section 60 of the Ordinance, approval of this application will constitute a waiver of Section 60 requirements. The applicant made the claim that due to the existing building being built with a maximum distance of 4.6 feet from the property line, there is no feasible way to install underground detention infrastructure on site. The applicant has proposed to install one catch basin on site in order to collect surface runoff on site and install a 6" pipe to discharge into the existing stormwater management system along Whitney Avenue. The applicant will coordinate with the Engineering Department during the building permit sign-off process to determine the feasibility of installing a drywell on site.

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:
50% of non-roof hardscape:

1,187 SF
593.5 SF

SRI > 29	
StreetBond coating	1,187 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	1,187 SF
% SHADED/HIGH SRI PROPOSED	100%

Project Timetable: Construction is expected to begin in September 2019 and be completed by June 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 Pages 1 and 2.

ADOPTED: July 17, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department