

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 7, 9, 13, 15 & 17 STONE STREET. Coastal Site Plan Review for the proposed expansion of PDD 32 consisting of the construction of an 8-story building and 80 residential dwelling units. (Owner/Applicant/Agent: Michael Giordano of Queach Corporation)

REPORT: 1561-02

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this coastal site plan approval is valid for a period of five (5) years following the date of decision, until September 18, 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. 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.

ADDITIONAL CONDITIONS OF APPROVAL

9. Applicant must submit a Detailed Plan Review and Inland Wetlands application to the City Plan Commission prior to seeking a building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received August 22, 2019.

- Traffic Overview dated July 2019. Received August 22, 2019.
- Stormwater Management Report dated July 25, 2019. Received August 22, 2019.
- Wetlands/Watercourses Delineation Report dated June 26, 2019. Received August 22, 2019.
- Statewide Inland Wetlands & Watercourses Activity Reporting Form. Received August 22, 2019.
- Coastal Site Plan Review memo dated August 21, 2019. Received August 22, 2019.
- Preliminary Site Plan Drawings. 14 sheets received August 22, 2019. Revisions received September 5, 2019.
 - Title Sheet. Dated July 1, 2019. Revised July 25, 2019. Received August 22, 2019.
 - EX-1: Property/Topographic Survey. Dated June 20, 2019. Received August 22, 2019.

- GN-1: General Notes. Drawing date July 1, 2019. Received August 22, 2019.
- DM-1: Demolition Plan. Drawing date July 1, 2019. Received August 22, 2019.
- PDD1: Planned Development District 32 Expansion Plan & Zoning Table. Drawing date July 25, 2019. Received August 22, 2019.
- SP-1: Site Plan. Drawing date July 1, 2019. Received August 22, 2019.
- TT-1 & TT-2: Truck Turning Plan. Drawing date July 1, 2019. Received August 22, 2019.
- GD-1: Grading and Drainage Plan. Drawing date July 1, 2019. Received August 22, 2019.
- SU-1: Utilities Plan. Drawing date July 1, 2019. Received August 22, 2019.
- EC-1 & EC-2: Sediment and Erosion Control Plan & Notes. Drawing date July 1, 2019. Received August 22, 2019.
- LL-1 & LL-1: Landscape Plan, Notes, and Details. Drawing date July 1, 2019. Received August 22, 2019.
- RH-1: Reflective Heat and Shading/Impact Plan. Drawing date July 1, 2019. Received August 22, 2019.
- LP-1: Lighting Plan. Drawing date July 1, 2019. Received August 22, 2019.
- DN-1 – DN-9: Detail Sheet. Drawing date July 1, 2019. Received August 22, 2019.
- A.1 – A.5: Floor Plans and Elevations. Drawing date June 27, 2019. Received August 22, 2019.
- Northeast and Northwest Renderings. Drawing date July 18, 2019. Received August 22, 2019.

PROJECT SUMMARY:

Project: West Ridge Elderly Housing
Address: 7, 9, 13, 15 & 17 Stone Street
Site Size: 41,183 SF (acres)
Zone: RM-2 (Pending PDD 32)
Parking: 40 parking spaces
Owner: Michael Giordano of the Queach Corporation **Phone:** (203) 488-7264
Applicant: Same as above
Agent: Same as above
Architect: BL Companies **Phone:** (860) 249-2200
Site Engineer: John A. Matthews Architecture and Planning

BACKGROUND

Previous CPC Actions:

CPC 1560-11: ZONING ORDINANCE MAP AND TEXT AMENDMENTS. Application and General Plans for the ± 0.946-acre expansion of an existing Planned Development District (PDD 32) for West Ridge Elderly Housing in an area currently zoned as RM-1 zone. (Submitted By: Michael F. Giordano of The Queach Corporation). Advised Board of Alders to approve with conditions, including submitting a Coastal Site Plan application to the City Plan Commission prior to Board of Alder final vote on PDD Designation.

Zoning: The applicant has submitted an Application and General Plans to the Board of Alders for the ± 0.946-acre expansion of an existing Planned Development District (PDD 32) for West Ridge Elderly Housing in an area currently zoned as RM-1 zone. The application is pending. Approval of the Coastal Site Plan application must be granted by the City Plan Commission prior to the Board of Alders final vote on the expansion of the PDD.

Site description/existing conditions: The project site, located at 7-17 Stone Street, encompasses an area of approximately 0.95 acres. The site is occupied by five (5) single family houses, sheds, garages, parking areas, driveways, and lawns. The existing zoning district for the site is RM-1 (Low-Middle Density Residential). The Site is bounded by Stone Street and open space in the west, multi-family residential properties in the north and south, and single-family residential properties in the east.

Proposed activity: The Queach Corporation proposes to amend the existing Park Ridge, PDD #32, as shown on Zoning Map #19, effective December 31, 1975, at Austin and Hard Streets to include five additional parcels of land identified as lots numbered 7, 9, 13, 15, & 17 Stone Street. The applicant proposes to use the additional land area to construct an 8-story 80 residential dwelling unit affordable elderly housing facility. Additional site work includes improvements to site lighting, landscaping, and stormwater drainage.

Motor vehicle circulation/parking/traffic: The proposed project includes the installation of a paved parking area with 40 parking spaces, including 3 accessible spaces. Vehicles will enter and exit the site via a curb cut along Stone Street.

Trash removal: A concrete dumpster pad will be installed in the eastern corner of the proposed parking lot.

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.

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 within the coastal boundary on a developed non-waterfront or waterfront adjacent site consisting of five (5) single-family houses and parking areas. The site is located approximately 45 feet away from the West River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>No adverse impacts on coastal resources and/or future water-dependent developments are anticipated.</i>
2. Potential beneficial impacts	<i>There is currently no stormwater management system on site. The project includes the construction of a stormwater management system that decreases peak discharge rates for the total development site for all storm events.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>No, but the project does not limit opportunities for future water-dependent development.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>No. Site is not directly adjacent to a waterbody or watercourse.</i>
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)?	<i>No.</i>
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'.	<i>No.</i>

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

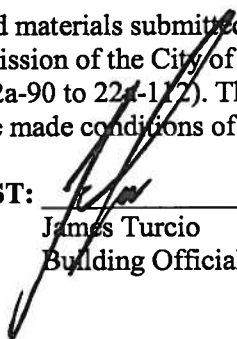
The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: September 18, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

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 18, 2019

ATTEST: 
James Turcio
Building Official