

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW**

RE: 1 TOWER LANE, PDD #15, Site Plan Review including Coastal Review and Detailed Plan Review for Construction of Addition to Existing Church Building (Owner: Spyros Condos, New Haven Greek Community; Applicant: Kenneth Boroson).

REPORT: 1435-06

PLANNED DEVELOPMENT ACTION: Approval with Conditions

COASTAL FINDING: No impact

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by December 16, 2015.
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 on final plans.
3. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, storm drainage, driveway aprons, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
9. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required for the existing parking lot and other drainage structures on site.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application inc. Coastal component, Application fee of \$240, Reduced site plan, Plan set by Martinez Couch & Associates and Kenneth Boroson Architects 11/09: Existing Survey, Demolition Plan, Layout Plan, Grading and Drainage Plan, Utilities Plan, SESC Plan & Details, Site Plan Details, Landscape Plan, Floor Plan, Clerestory Floor Plan, Roof Plan. Building Elevations showing materials. Plot Plan conforming to A2 survey standards by JP Garcia 10/09/08.

PROJECT SUMMARY:

Project: Construction of Saint Basil's Church (addition to existing parish house)
Address: 1 Tower Lane
Site Size: 67,344.78 SF (1.546 acres)
Zone: PDD # 15, CAM
Financing: Private
Project Cost: \$2 million
Parking: 109 parking spaces inc. 5 HC
Owner: New Haven Greek Community **Phone:** 203-589-2396
Applicant: Kenneth Boroson **Phone:** 203-624-0662
Agent: same
Architect: Kenneth Boroson Architects **Phone:** 203-624-0662
Site Engineer: Martinez Couch & Assoc. **Phone:** 203-265-1002
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: PDD #15 Amendment to permit Church Use (CPC 1072-02, 08-17-88), Detailed Plan Review (CPC 1094-24, 07/19/89), Minor Modification for Change in Professional Team & Change in Phasing Plan (CPC 1135-21, 07/31/91), Amendment to LDA (CPC 1177-05, 06-15-94).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Church Street South/Tower One/Tower East PDD #15. The construction of the church was anticipated in the original PDD amendment prior to reversing of the phasing to permit the parish house and parking lot to be constructed first, due to economic constraints.

Proposed Activity: The New Haven Greek Community proposes to construct a new 4,300 SF St. Basil's Greek Orthodox church as an addition to its existing parish house which has been serving as the place of worship since 1992. The site is located at 1 Tower Lane on the south side of the cul de sac street end. To the north of the site is an existing parking lot recently improved by the New Haven Parking Authority at 9 Tower Lane. The project involves installation of soil erosion and sediment control measures, demolition of existing pavement and crushed stone parking area, construction of the church, construction of storm drainage, sanitary sewer, water and gas connections, sidewalks, new curb on Tower Lane, repaving of parking areas, final grading and installation of landscaping.

Proposed Building: The new building will resemble a church in the homeland with a stucco-like material (dryvit) on the exterior surfaces and with metal roofing tiles of a clay like color. The building which is connected to the existing parish hall on its west side, will have a nave, sanctuary, new restroom facilities in the connecting wing, and a bell tower with the highest elevation at elevation 61'. The building will be slab on grade on piles with a finished floor elevation of 15.1' (same as the existing building). The design is in keeping with the original general plans and is acceptable as shown.

Stormwater Drainage/Utilities: New yard drains will connect to two new concrete manholes which will be installed to the south of the building. Existing drainage in the parking area will continue to be handled by two existing catch basins. Roof drainage from the new building will drain into a new catch basin, the overflow from which will connect into the back of a catch basin in Tower Lane. New gas and water lines will be installed and a new sanitary connection will be made. Utilities are required to be below ground. A stormwater maintenance plan will be required describing how the site and drainage structures will be maintained.

Soil Erosion and Sediment Control Review. About 600 cubic yards of material will be moved on the site. Rima Laukaitis of Martinez Couch is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. She is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Ms. Laukaitis shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. She is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: Vehicles will access the site as they do today from curb cuts off Tower Lane. The curb cuts off Tower Lane need to be upgraded as they were temporary in nature when they were installed. The existing parking lot with approximately 102 spaces is leased since 1994 to the Prince Professional Center (across Church Street South) during the business day and work week, and used by the church on evenings and weekends. Three parking spaces will be constructed on the north side of the new structure. Overall parking count will be 105 spaces.

Landscaping /Lighting: There are existing landscaped islands in the parking lot which will be retained. Small scale plantings will be added around the new building. Any existing trees in the vicinity of the construction will be protected during the construction period. There are existing light poles in the parking lot which will remain.

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.

While the site is located in the Coastal Management Zone, it should be noted that the site is no longer within the coastal flood hazard area. In a letter of Map Amendment dated April 17, 2008, FIRM # 090084-0004 C was amended so that this site is now within Zone C, an area of minimal flooding. There are therefore no coastal resources at or adjacent to the site.

Project Timetable: March 2010 to November 2010.

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 with the following comments:

Engineering:

- *Two curb cuts off Tower Lane shall be revised to accommodate installation of two standard driveway aprons. Granite curb shall be reset to accommodate the new driveway aprons.*
- *Provide standard City details for driveway apron. All engineered details for activity within public right of way shall be in accord with standard City details as provided by the City Engineer.*

City Plan:

- *Clean existing basins in parking lot and provide maintenance plan for site and drainage structures.*

PLANNED DEVELOPMENT ACTION

The Detailed Plans are consistent with the application and general plans approved by the Board of Aldermen and City Plan Commission. Detailed plans are hereby approved with conditions on Page 1.

SITE PLAN ACTION

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

COASTAL FINDING

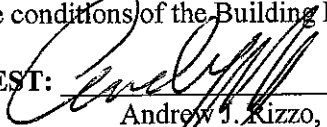
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would 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.

ADOPTED: December 16, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

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.

DATE ADOPTED: 12/18/09

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official

Feb 08, 2010 10:22A
RONALD SMITH
CITY CLERK
CITY OF NEW HAVEN