

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 299 WHALLEY AVENUE, Site Plan Review for new Use (Community Bank) in a BA Zone (Owner: Global Investor Corporation; Applicant: William Placke, First Community Bank of New Haven).

REPORT: 1437-06

ACTION: Approval with Conditions

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 February 17, 2016.
2. Comments on page 3 shall be addressed with the City Plan Department, and resolution reflected on Final Plans, prior to City Plan signoff for building permit.
3. 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.
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, fencing, storm drainage, 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. Address shall be assigned by the City Engineer prior to issuance of Certificate of Occupancy.
10. 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, Application fee of \$240, Drainage calculations. Property and Topographic Survey by Juliano Associates 1/14/10, Plans by Zared Architecture 1/4/10: Site Plan with details of HC Ramp revised 2/16/10, Fence, sign legend; Landscape Plan with Details, Applicable City Details revised 2/16/10, Floor Plans for Basement & First floor, Exterior Building Elevations.

PROJECT SUMMARY:

Project: Reuse of Existing building as bank headquarters and additional office space
Address: 299 Whalley Avenue and 320 Sherman Avenue
Site Size: 18,375 SF
Floor area: 12,144 SF

Zone: BA, Whalley Avenue Overlay District
Financing: Private
Parking: 23 spaces inc. 2 HC spaces
Owner: Global Investor Corporation **Phone:** 203-209-8370
Applicant: William Placke, First Community Bank of NH **Phone:** 203-772-1426
Agent: Regina Winters, Zared Architecture **Phone:** 203-773-0747
Architect: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: Special Exception for 23 parking spaces where 27 are required in the Whalley Avenue Overlay Zone (CPC 1430-01, 07/22/09).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone and the Whalley Avenue Overlay Zone with the relief granted.

Proposed Activity: First Community Bank of New Haven, a newly formed bank, proposes to occupy two floors of an existing commercial building at 299 Whalley Avenue at the corner of Sherman Avenue as its headquarters. As this is a new use Site Plan Review is required. The site will be renovated to locate 23 parking spaces, landscaping, fencing, redefinition of curb cuts and ADA accommodations. Drive-through teller traffic will enter the site from Sherman Avenue and exit onto Whalley Avenue to the west of the building. An existing concrete wall along the Sherman Avenue street face will be retained. The building exterior will be upgraded and cleaned. The interior of the building will be modified for the new bank use, leaving the second floor as additional tenant space.

Stormwater Drainage: No drainage structures are shown. Roof drainage goes to an underground system. A grass lawn with landscaping is shown on Sherman Avenue between the southern most drive and corner of the property. This area should absorb runoff from the parking lot to diminish flow into the public right of way.

Soil Erosion and Sediment Control Review: Regina Winters 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. Winters 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: Customer and employee traffic enters from and exits to Sherman Avenue. The drive-through lane exits to Whalley Avenue with an escape possible to Sherman. 23 parking spaces 9' x 18' spaces are provided as approved by the Commission. The westernmost spaces will be reserved for employees.

Trash removal: A dumpster location is provided in a rear corner of the parking lot behind the adjacent building to the west. Refuse pickup will be private.

Landscaping /Lighting/Fencing: The bituminous coverage between the building and the sidewalk (bordered by a concrete wall) on Sherman Avenue will be removed and replaced with grass and shrubs. A clump of shadblow will be planted at the corner of the building. New ornamental picket fencing will be installed along the Sherman Avenue parking lot. Chain link fencing will remain along the north and west property lines. An existing pole light on the north side of the parking lot.

Project Timetable: Construction start: February 2010 – Finish Spring 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:

City Plan:


- *Provide building signage plan and calculations to City Plan Department*
- *Provide additional street tree on Whalley Avenue of a caliper in conformance with the City's Complete Streets manual.*

ACTION

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

ADOPTED: February 17, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director