

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 245 WHITNEY AVENUE. Site Plan Review for renovation to existing apartment building to increase from 10 to 14 dwelling units in an RO zone. (Owner: Platos Court on Whitney, LLC; Applicant: Michael Zauberman for Newcastle Connecticut, LLC; Agent: Silvia Portilla for Newcastle Connecticut, LLC and Fernando Pastor)

**REPORT:** 1532-01

**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 21, 2022. 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 on final plans.
3. 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.
4. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

12. Handicapped striping must be white; and
13. Per CNHWPCA, a CCTV inspection of existing lateral is required in the presence of GNHWPCA inspector.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received May 17, 2017.**

- Stormwater Management Plan prepared by James Sakonchick, P.E. dated May 8, 2017. Received May 17, 2017.
- Lighting Design Comments. Received May 17, 2017.
- Reflective Heat Reduction dated May 1, 2017. Received May 17, 2017. Revision received June 8, 2017.
- GNHWPCA approval of site plan (sheet S-1). Received June 19, 2017.
- Application drawings. 14 sheets received May 17, 2017. Revisions received June 8, 2017.
  - C-1: Zoning Information. Drawing date May 16, 2017.
  - B-1: Property Map. Drawing date May 16, 2017.
  - S-1: Site Development Map. Revision date June 6, 2017.
  - L-1: Lighting Plan. Drawing date May 16, 2017.
  - D-1–D-3: Detail Sheet. Revision date June 6, 2017.
  - A-0.01: Landscape Site Plan. Drawing date May 9, 2017.
  - A-2.00–A-2.01: Elevations. Drawing date May 12, 2017.
  - A-1.00 – A-1.03: Floor Plans. Revision date June 7, 2017.

#### **PROJECT SUMMARY:**

**Project:** 245 Whitney Avenue rehabilitation

**Address:** 245 Whitney Avenue

**Site Size:** 19,163 SF (0.44 acres)

**Zone:** RO (Residence-Office)

**Financing:** Private

**Project Cost:** \$546,000

**Parking:** 19 car parking spaces (including 1 HC van-accessible); 12 bicycle spaces

**Owner:** Platos Court on Whitney, LLC

**Phone:** 646-472-7995

**Applicant:** Michael Zauberman for Newcastle Connecticut, LLC

**Phone:** 203-640-7327

**Agent:** Silvia Portilla of Newcastle Connecticut, LLC

**Site Engineer:** James Sakonchick of Kratzert, Jones, & Associates, Inc.

**City Lead:** City Plan Department

**Phone:** 203-946-6379

#### **BACKGROUND**

**Previous CPC Actions:**

None.

#### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO zone.

#### **Site description/existing conditions:**

The site is located on Whitney Avenue in the East Rock neighborhood, across the street from a parking lot serving the Peabody Museum and Yale's Science Hill. There is an existing three-story apartment building containing ten dwelling units. The rear of the lot contains a 14-space surface asphalt parking lot and a 12-space garage.

#### **Proposed activity:**

The applicant proposes to convert existing space within the building to add four new dwelling units. Tenant storage space in the basement would be converted to a three-bedroom apartment and gym space for building tenants. An existing three-bedroom unit and common space would re-configured to create two two-bedroom units on the first, second, and third floors. No building expansion or additions are proposed.

Proposed site work includes the installation of pavers in the driveway, as an extension of the existing patio, and for a seating area in the front yard. Additional porous pavers will be added to the rear parking lot that will allow the site to meet the stormwater management requirements of the Zoning Ordinance. A sunken patio will be created in building's rear to provide light and emergency egress to the basement apartment.

**Motor vehicle circulation/parking/traffic:**

All car traffic enters and exits the site via a two-way curb cut from Whitney Avenue on the north side of the property. This driveway leads to a rear parking lot that currently contains a total of 26 spaces, 14 uncovered and 12 in a covered garage structure. The proposed plans make no alterations to the garage, but reduce the number of uncovered spaces to 7 due to proposed site work and re-striping. This is well above the required 14 spaces in the RO zone.

**Bicycle parking:**

A 12-space bicycle rack will be installed in the rear parking lot.

**Trash removal:**

Operations will continue as they do currently, with disposed of by a private hauler who will twice weekly empty a dumpster placed on a concrete pad in the rear parking lot on a regular basis.

**Signage:**

None proposed.

**Sec. 58 Soil Erosion and Sediment 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: 276 CY

Start Date: June 2017

Completion Date: August 2018

Responsible Party for Site Monitoring: Silvia Portilla of Newcastle NYC

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 the 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: 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.

#### **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:

8,008 SF  
4,004 SF

<b>Shaded (average)</b>	<b>700 SF</b>
<b>SRI &gt; 29</b>	<b>3,730 SF</b>
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>4,730 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>59.1 %</b>

**Project Timetable:**

Construction will begin as soon as possible and last approximately one year.

**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.

**ACTION**

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

**ADOPTED:** June 21, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director