

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 315 WHITNEY AVENUE, Site Plan Review for renovation of buildings into 19 residential units (Owner: Henry Harrison & Ruth Lambert; Applicant: James H. Segaloff for Susman, Duffy & Segaloff PC).

REPORT: 1483-09

ACTIONS: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by October 16, 2018.
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** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for sign off.
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. Construction Operations Plan/Site Logistics Plan, including any traffic land/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 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.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with the City of New Haven standard details.
11. 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.
12. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.

14. As-built site plan shall be filed with City Plan Department, with a copy of to the City Engineer, prior to the issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format. [DWG file based on the State Plane Coordinates (NAD 1983)]. Provide version of Auto CAD with submission.

Submission: Development Permit Application, Application fee of \$270 on 9/20/2013.

Drawing Set: revised dwgs submitted Oct 9, 2013

- S-1.0 Open Space Site Plan
- A-1.1 Proposed First Floor Plan
- A-1.2 Proposed Second Floor Plan
- A-1.3 Proposed Roof Plan
- A-1.4 Proposed Basement Floor Plan
- A-1.5 Proposed First Floor Plan
- A-1.6 Proposed Second Floor Plan
- A-1.7 Proposed Third Floor Plan
- A-2.1 Proposed Exterior Elevations
- A-2.2 Proposed Exterior Elevations
- EP-1 Site Lighting Photometric Plan
- EP-2 Site Lighting Fixture Cut Sheets
- EX-01 topographic Survey
- I Drainage and Utility Plan

Drainage Calculations for Residential Development, submitted Oct 9, 2013

PROJECT SUMMARY:

Project: Residential Re-development

Address: 315 Whitney Avenue

Site Size: 22,039 SF (.51 acres)

Zone: RO

Financing: private

Project Cost: TBC

Parking: 18 cars, plus indoor storage for bicycles

Owner: Henry Harrison and Ruth Lambert

Phone: 203 562 3159

Applicant: James Segaloff

Phone: 203 562 9830

Agent: same

Phone:

Architect: Roth Moore & Kagan LLC

Phone: 203 789 1890

Site Engineer: David A. Sacco (TPA Design)

Phone: 203 562 2181

City Lead: City Plan Dept.

Phone: 203 946 6379

BACKGROUND

Previous relevant Actions of the Commission: none

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

Proposed Activity: Applicant proposes to renovate two existing buildings (one three-story and one two story) to provide 19 residential dwelling units. The proposed renovation will eliminate the existing commercial use in the front building and will extend the residential use to the entirety of both buildings. Parking will be provided on-site, with additional bicycle storage in the basement. Buildings will be brought up to existing code in the process of renovation.

Stormwater Drainage: Applicant has met all the conditions of Section 60 of the ordinance.

A combination of infiltration via pervious pavers and underground detention will work to provide on-site storage of the first inch of rainfall. Post-development volumes are less than existing conditions.

Soil Erosion and Sediment Control Review: A total of 250 cubic yards of material will be moved, removed or added to the site. No one is yet 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. This person will be responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. 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*.

The to-be-named person shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected. 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: Tenants will enter and exit the site via the driveway on Whitney Avenue. Trash collection will enter and exit the same way. All parking in on-site in the rear of the property and between the two buildings.

Trash removal: Trash will be removed via dump truck entering and existing from/to Whitney Avenue.

Landscaping/Lighting: No additional landscaping is provided. Lighting is provided and meet the requirements of Section 60.1 of the ordinance.

Project Timetable: It is expected that construction will commence upon site plan approval and closing, with construction to be completed by Summer of 2014.

SITE PLAN REVIEW

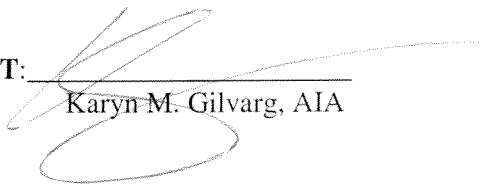
Plans have been reviewed by the Site Plan Review team with representatives from the Department of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- A site erosion and control plan needs to be provided for review prior to sign-off for Building Permit. Though technically the site falls under the limits for the statute, given the urban nature and tight conditions of the site, it is advised that silt fences and other erosion control measures be installed during construction of underground galleries.

ACTION

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

ADOPTED: October 16, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA