

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 85 KENDALL STREET, Site Plan Review including Coastal Site Plan Review for 11,400 SF Warehouse & Commercial Building in an IH Zone (Owner/Applicant: Ronsal Limited Partnership).

REPORT: 1453-01

ACTION: 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 June 15, 2016.
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 pages 3-4 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. 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 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. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
10. 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.
11. Implementation of the Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application including SESC and CSPR sections, Application fee of \$270, A-2 Property Survey with zoning map segment by Atlantic Coast Surveying 05/17/11; Plans by Anthony v. Giordano 4/18/11 rev. 6/6/11: Site Plan w/ Zoning table and plant list, Lighting Plan, Grading & Erosion Control Plan, Utility and Drainage Plan, Floor Plan & Elevations.

PROJECT SUMMARY

Project: new 11,400 SF warehouse & commercial building on vacant site
Address: 85 Kendall Street
Site Size: .73 acres
Zone: Heavy Industrial (IH), CAM, Flood
Financing: Private
Project Cost: N/A
Parking: 21 spaces shown inc. 2 HC
Owner: Ronsal Limited Partnership **Phone:** 203-909-6510
Applicant: Sal Esposito **Phone:** 203-909-6510
Agent: Anthony V. Giordano **Phone:** 203-933-5444
Site Engineer: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous Actions of the Commission: CSPR for billboard (12/13/06, 1397-07, negative impact, denial) Note: BZA approved 01/09/07; SPR & CSPR for new Billboard, Denial Without Prejudice (1401-10, 3/21/07); SESC Review & CSPR for Temporary Outdoor Storage (CPC 1404-16, 06/20/07)

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

Site: The parcel at 83-85 Kendall Street is located at the southwest corner of Kendall Street and Edgemere Road. It is bounded by Kendall on the north, Edgemere on the east, Conn DOT property on the south and a commercial building at 155 Fulton Terrace on the west. An 800 SF portion of the site in the southeast corner may be the future location of a billboard approved by the Board of Zoning Appeals, although no construction has been initiated. The site has been used for storage of soil and fill in recent times. Kendall Street has no curbs or sidewalks in this block.

Proposed Activity: Ronsal Limited Partnership proposes to construct an 11,400 SF warehouse type building on the vacant site which will be leased to two operators, one stated to be an HVAC distributor with a showroom, office and training room and the other stated to be an environmental company with 70% warehouse needs. The building will consist of 2 pre-engineered steel buildings back to back with a loading dock. Drainage, paving and landscaping will be added to the site.

Stormwater Drainage: The storm drainage system is based upon the rational method for a 10 year storm interval. Two new catch basins with deep sumps will collect stormwater and roof runoff and will connect to a 1,000 gallon oil water separator, the overflow from which will connect into a storm line in Kendall Street. A stormwater management/maintenance plan requires that the owner inspects the catch basins and manholes three times per year and that debris and siltation be removed on a regular schedule.

Soil Erosion and Sediment Control Review. The site will be cleared of existing remaining soil. An anti-tracking pad will be added at the west end of the site, and silt fencing will be installed along the Edgemere Road side of the site. Owner Ron Esposito 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. **An individual responsible for monitoring the soil erosion measures on a day to day basis throughout the project is to be named prior to City Plan signoff on building permit.** He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment throughout the project. 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. Ron Esposito 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 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: There are no existing curbs on Kendall Street and all access to the site is proposed from Kendall Street. Bituminous asphalt curbing is proposed around the new island between two large curb cuts. Vehicular parking is primarily along the front of the building with locations for truck parking identified. Turning movements are shown for WB-50s and SU-30s.

Trash removal: There are two dumpster locations on site, one for each user. Trash disposal/recycling shall be in conformance with public works regulations.

Landscaping /Lighting: Some landscaping is shown on several islands defining the parking spaces adjacent to the building. A planted island is proposed between the curb cuts on the street face. Kousa dogwoods are proposed in the island which hopefully will not grow into overhead UI wires. Lighting fixtures are proposed for the front of the building.

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the Site:

Coastal Flood Hazard Area: FIRM# 09009C0442H effective 12/17/10 shows portions of this previously disturbed non-waterfront parcel are located in flood zones AE (100-year flood zone) and X (100 to 500 year flood zone). The applicant states his surveyor has plotted the flood zone and it is shown on the site plan as being in Zone X. An elevation certificate will be required at the time of building permit.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: Runoff from the piles during removal could impact area storm drains. Care will be taken to remove the remaining material so that impact is minimal. Any nearby basins are required to be cleaned prior to CO for the new structure.

Beneficial Impacts: Removal of the storage piles is a beneficial impact as runoff and tracking into the street will no longer impact the City's storm drainage system. Improved drainage should alleviate standing water which now occurs on the site.

Coastal Program: Warehousing is a permitted use in the IH zone as shown on the proposed land use map in the 2007 Coastal Program, and therefore the use is consistent with the program.

Project Timetable: 6-9 months to construct from issuance of building permit.

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:

Building Official:

- *Due to proximity to rear property line, applicant may need 1 hr fire rating on rear wall (at building permit)*
- *Energy code compliance and statement of special inspections (at building permit)*
- *Flood development permit/FEMA elevation certificate (at building permit)*

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

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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 the standard conditions on Page 1.

ADOPTED: June 15, 2011
Roy Smith, Jr.
Vice 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: 6/17/11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official