

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 112 WOOSTER STREET. Site Plan Review for conversion of social club to apartment building. (Owner/Applicant/Agent: Eric D'Aquila of Salvatore Properties, LLC).
REPORT: 1509-03
ACTION: Approval with Conditions

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 October 21, 2020. 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 **Site Plan Review** 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, Fire Marshall, 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.
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 restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on 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. 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.
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 a 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 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 [.pdf file].

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms.
NARRATIVE attached. Application fee: \$270. Received June 17, 2015.**

- Letter releasing 112 Wooster Street from providing parking for Sage Arts Condominium, dated July 1, 2015. Received August 20, 2015.
- Letter from State of Connecticut Office of Protection and Advocacy for Persons with Disabilities exempting applicant from providing internal elevator, dated July 1, 2015. Received July 17, 2015.
- Application drawings. 11 sheets received September 22, 2015.
 - SP-1: Overlaid Site Plans. Drawing date March 12, 2015.
 - SP-2: Site Plan. Drawing date March 12, 2015.
 - A101: The Salvatore Building Basement Plan. Drawing date March 12, 2015.
 - A102: The Salvatore Building First Floor Plan. Drawing date March 12, 2015.
 - A103: The Salvatore Building Second Floor Plan. Drawing date March 12, 2015.
 - A104: The Salvatore Building Third Floor Plan. Drawing date March 12, 2015.
 - A201: The Salvatore Building Side Elevation. Drawing date March 12, 2015.
 - A202: The Salvatore Building Front and Rear Elevations. Drawing date March 12, 2015.
 - ELP 1: Exterior Lighting Plan. Drawing date August 18, 2015.
 - SSP 1: Site Shading Plan. Drawing date August 17, 2015.
 - SMS 1: Stormwater Management System. Drawing date August 20, 2015.

PROJECT SUMMARY:

Project:	The Salvatore Building	
Address:	112 Wooster Street	
Site Size:	8,276 SF (0.19 acres)	
Building size:	2,840 SF (existing)	
Zone:	RM-2 (high-middle density)	
Financing:	Private	
Parking:	7 spaces (including 1 HC van-accessible)	
Owner:	Eric D'Aquila of Salvatore Properties	Phone: 203-556-4545
Applicant:	same	Phone: same
Agent:	same	Phone: same
Site Engineer:	Christopher Cardany of Langan Engineering	Phone: 203-562-5771
City Lead:	City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1341-29: Special Exception to permit Joint Use Parking of 8 parking spaces located on this site to be used jointly with the adjoining residents of 43-49 Chestnut Street, all in an RM-2 zone. *(This Special Exception was never recorded on the land records, and the extra parking spaces are no longer needed by 43-49 Chestnut Street, allowing for a reduction in the parking available on this lot.)*

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with zoning relief granted, including variances to allow a front yard of 13ft where 17ft is required, side yard of 5ft where 8ft is required, side wall heights of 29ft where a maximum of 10ft and 25.5ft is permitted, and seven dwelling units where a maximum of four is permitted.

Site Description/existing conditions:

The existing site contains an 8,276 SF building that most recently served as a social club, but is currently vacant. The parking lot is striped for approximately 11 spaces.

Proposed Activity:

The applicant proposes to construct a 20-foot addition to the rear of the building and add two floors to the top of the building in order to convert the space to six apartments. The basement will have three-bedroom unit, the building's mechanical rooms, and a laundry room. The ground floor will have a one-bedroom unit, while the second and third floors will each have both a one-bedroom and a two-bedroom unit.

Circulation/Parking/Traffic:

The parking lot will be restriped to reduce the number of spaces from 11 to 7 and provide for more efficient maneuvering of vehicles. A previous Special Exception (03-114-S) allowed neighboring properties at 43-49 Chestnut Street (Sage Arts Condominium) to jointly use eight parking spots of 112 Wooster Street's lot. However, this Special Exception was never recorded on the land records and the parking relief is no longer required, which allows the applicant to reduce the number of available spaces. A six-spot bicycle rack will be added to the back of the building.

Trash removal:

Trash bins for tenants will be provided in the southeast corner of the parking lot. Because the building has more than six units, trash pickup must be contracted with a private company. However, the parking lot configuration will not allow a garbage truck to turn around in the lot, and the applicant must revise the site plans to show that trash will be wheeled to the street for pickup.

Signage:

No new signs are proposed.

Sec. 58 Soil Erosion and Sedimentation 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: 207

Start Date: Site work and concrete will take approximately four months from date of permit issuance; framing and exterior shell will require eight months.

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 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

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 SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and elevation 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:	6,350 SF
50% of non-roof hardscape:	3,175 SF
Shaded (based on average values per code):	1,545 SF
Areas with SRI > or = 29	1,845 SF (Durashield by Streetbond to be applied)
TOTAL PROPOSED SHADED/HIGH SRI AREA	3,390 SF
% SHADE/HIGH SRI PROPOSED	53.4%

Project Timetable:

Site work and concrete will take approximately four months from date of permit issuance; framing and exterior shell will require eight months.

SITE PLAN REVIEW

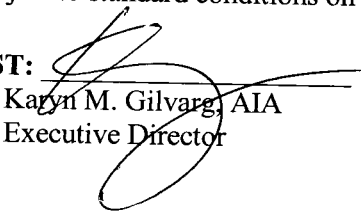
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Applicant must revise the site plans to show that trash will be wheeled to the street for pickup;
- Applicant to provide one set of bound and conformed drawings, including revised trash pickup.

ACTION

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

ADOPTED: October 21, 2015
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director