

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** 131 LEXINGTON AVENUE, Site Plan Review including Coastal Site Plan Review for Three new Residential Units on lot with existing Single-Family Unit in a RM-1 Zone (Owner/Applicant: Michael Puccino).  
**REPORT:** 1442-02  
**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 July 21, 2015.
2. The northern curb cut shall be removed, granite curb replaced and tree belt restored in accord with standard City details.
3. Remaining asphalt drive and parking area shall be overlaid with new asphalt.
4. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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 the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
11. 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, Application fee of \$270, Site Plan by Nafis & Young 6/16 rev. rec'd 7/10/10, Building Plans & elevations, Details.

**PROJECT SUMMARY:**

**Project:** Add 3 unit-building to rear of existing 1-family residence  
**Address:** 131 Lexington Avenue  
**Site Size:** 15, 317 SF  
**Zone:** RM-1, CAM  
**Parking:** 4 spaces  
**Owner/Appl:** Michael Puccino  
**Site Engineer:** Nafis & Young

**Phone:** 203-676-3097  
**Phone:** 203-484-2793

## BACKGROUND

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone, provided there is no parking in front yard.

**Proposed Activity:** The owner/applicant, Michael Puccino, proposed to construct a single building with three new residential units in the rear yard of an existing one-family house at 131 Lexington Avenue in Fair Haven Heights. The owner intends that these units are accessible and suitable for occupation by elderly residents.

An existing garage will be demolished and the new building will be constructed so that the entries to the units face the south property line. The building will be one-story slab on grade and each unit will be 900 SF. There will be three parking spaces in the space between the two buildings, and one space for the existing unit on the south side of the existing drive.

Originally the existing house was served by a driveway (with grass tracks) on its north side leading to the existing garage. It appears that a stairway was constructed into the driveway at some point, thus creating a need for a drive on the south side. The original driveway apron remains and is occasionally used to access a front yard parking spot, not legal by zoning. When the City did some sidewalk improvements recently, it replaced the driveway aprons in existing locations.

**Stormwater Drainage/Utilities:** Roof leaders on the new building will connect to a new drywell in the northeast corner of the yard. A new sanitary sewer service will be added in the existing driveway, as will a new water service.

**Soil Erosion and Sediment Control Review:** Minimal grading will be necessary for the slab on grade, as the site is fairly flat, sloping down slightly from elevation 119 at the street face to elevation 112 towards the rear property line to the east. A silt fence will be installed along the north, east and south property lines to contain any silt or runoff from the small excavation. The owner 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. He is also 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*. Mr. Puccino 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.

**Trash removal:** Individual trash bins will be placed behind the existing house and will be rolled out weekly for collection by the City Dept. of Public Works.

**Landscaping /Lighting:** Two new trees and a hedge row will be planted on the south side of the lot. Any lighting on the units will be required not to shine beyond the property lines and to be dark skies compliant.

**COASTAL SITE PLAN REVIEW**

While the site is within 1,000 feet of the Quinnipiac River, it is well removed from the waterfront and its elevation removes it from the flood plain. No coastal resources exist at or adjacent to this previously developed urban site. There will be no impact on coastal resources because of this project.

**Project Timetable:** 3 months from time of project start.

**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:

- *Eliminate the northern curb cut and replace with granite curb and grass tree belt.*
- *Overlay all remaining asphalt on drive with new asphalt*

**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 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:** July 21, 2010  
Edward Mattison  
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:** 7/26/10

**ATTEST**   
Andrew J. Rizzo, Jr.  
Building Official