

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 36 LYNWOOD PLACE, Site Plan Review for Religious Center in a RH-2 Zone
(Owner: Chabad Student Center, Inc.; Applicant: Wayne Garrick).
REPORT: 1449-03
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 February 16, 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. 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.
4. Construction Operations Plan/Site Logistics Plan, including 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.
5. 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.
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. 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. 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.
10. 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 Plans by TPA Design Group: 01/17/11 revised 01/25/11; Site Grading, Drainage and Erosion Control Plan, CNH Standard Details, Misc. Details; Improvement Location Survey by Godfrey Hoffman Associates 11/10/10; Drainage Calculations & Report by TPA Design Group 01/17/11; Board of Zoning Appeals letter 12/21/10.

PROJECT SUMMARY:

Project: Renovate existing structure as student center
Address: 36 Lynwood Place
Site Size: 7,213 SF
Zone: RH-2
Financing: Private
Project Cost: \$1 million

Parking: 6 spaces provided including 1 HC
Owner: Chabad Student Center, Inc.
Applicant/Agent/Architect: Wayne Garrick
Site Engineer: TPA Design Group
City Lead: City Plan Dept.

Phone: 203-498-9770
Phone: 203-776-1874
Phone: 203-562-2181
Phone: 203-946-6379

Previous Commission Actions: Special Exception for 6 parking spaces where 11 are required (BZA 10-128-S, CPC 1447-14, 12/15/10)

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted 02/08/11. In addition to the parking relief, variances for lot coverage, side yard, gross floor area, and parking space size were granted (10-127-V).

Proposed Activity: The plan is to renovate the building, including the addition of an enclosed rear stairwell, as a religious student center, organize the rear parking area and add drainage accommodations. The building will be mostly unused during the week and used on Saturdays for services and dining.

Stormwater Drainage: There are no drainage structures on site at present. A drainage report by TPA proposes the installation of a new catch basin in the rear yard and direct flow to an underground detention area, designed to accommodate the 10 year storm with additional storage of the rear parking area for a 25 year storm. The detention system will not have an overflow to the City system. Pavement and walks as well as roof drainage will be directed to this area and as a result, the majority of runoff from the proposed facility will remain within the site boundaries.

Soil Erosion and Sediment Control Review. The existing drive will be used as a construction entrance, and construction staging will occur on site. David Sacco of TPA 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, during the construction phase. 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. Sacco 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/Parking: The existing access drive which is 8' at its minimum width serves the six parking spaces (including 1 HC) in the rear yard. Refuse containment is shown in the rear of the building.

Project Timetable: Project will be initiated in August 2011 and will be completed by June 30, 2012.

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 comment:


- Suggest add accommodations for a bike rack on site.

ACTION

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

ADOPTED: February 16, 2011
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director