

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 105 TERRACE STREET AND 175 MAIN STREET ANNEX (M/B/P 057/0942/01200). Site Plan Review for conversion of former warehousing facility to use as a laundromat in a BB zone. (Owner/Applicant: Ly May Lim; Agent: Pasquale Young of Berdon, Young, & Margolis)

**REPORT:** 1524-05

**ACTION:** Approval with Conditions

### STANDARD 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 December 21, 2021. 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 City land records an original copy of this Site Plan Review report (to be provided by City Plan Department) and shall furnish written evidence to City Plan Department that the document has been recorded (showing volume and page number) prior to City Plan signoff on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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 Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and 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 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. 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 perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
11. Filing (with City Plan) and 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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

14. A minimum of three bicycle parking spaces shall be added to the site; and
15. Owner to work with Corporation Counsel to develop easement in favor of the City of New Haven for the back of sidewalk at the Terrace Street/Main Street Annex intersection prior to issuance of building permits.

16. A copy of the BZA relief granted in November 2016 and recorded on the land records must be provided.  
17. Prior to Building Permits, applicant must demonstrate site plan approval from East Haven has been obtained.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received August 18, 2016.**

- Recorded BZA relief letter granting Use Variance permitting a laundromat in a BB district, dated July 15, 2016. Received August 18, 2016.
- Recorded easement for billboards on subject parcel, dated January 10, 1997. Received August 18, 2016.
- Property survey dated August 17, 2016. Received August 18, 2016.
- Lighting cut sheets. Received November 21, 2016.
- Application drawings. 2 sheets received August 18, 2016. 4 revised sheets received November 21, 2016.
  - Z1: Site Plan. Revision date November 21, 2016.
  - Z2: Floor Plans and Elevations. Revision date November 21, 2016.
  - Z3: Site Details. Revision date November 21, 2016.
  - SP1: Site Lighting Photometrics Plan. Revision date November 21, 2016.

**PROJECT SUMMARY:**

**Project:** Conversion of existing building to a laundromat

**Address:** 105 Terrace Street and 175 Main Street Annex

**Site Size:** 9,100 SF (0.21 acres) (105 Terrace Street), 5,696 SF (0.13 acres) (175 Main Street Annex)

**Zone:** Automotive Sales (BB)

**Financing:** Private

**Parking:** 20 spaces (including 1 HC van-accessible); 12 spaces are in New Haven, 8 are in East Haven

**Owner/Applicant:** Ly May Lim

**Agent:** Paquale Young for Berdon, Young, & Margolis

**Phone:** 203-772-3740

**Architect:** David Connell for Connell Associates Architects

**Phone:** 203-562-9861

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

None.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BB zone, with a Use Variance granted to permit a laundromat on July 15, 2016 (16-55-V) and a Special Exception to permit 8 on-site parking spaces where 18 are required on November 17, 2016 (16-71-S).

**Site Description/existing conditions:**

The site is fully developed, and contains a currently vacant building (last used for warehousing and wholesaling of commercial cleaning materials), parking lot, and two billboards that must remain on the property due to an existing easement. A portion of the building has one story and a portion has two stories. The site is on the corner of Terrace Street and Main Street Annex, with the East Haven town line bisecting the property. A portion of both the existing building lies in East Haven, although very little of the parking area does.

**Proposed Activity:**

The applicant proposes to renovate the existing building for use as a laundromat. The renovations will include a demolition of a section of the two-story portion of the building. The portion of the building to be demolished is largely located in East Haven, although a portion is in New Haven. The area currently occupied by the building to be demolished will be mostly used to expand the existing parking lot, with small areas dedicated for landscaping

and a trash enclosure. The commercial focus will be oriented towards Main Street Annex, rather than the residential neighborhood along Terrace Street.

**Circulation/Parking/Traffic:**

The main parking lot will be accessed via two bi-directional driveways. An existing curb cut on Terrace Street will be repaired, while a new curb cut will be created in the East Haven portion of the driveway on Main Street. This parking lot will have a total of 20 spaces (1 HC van-accessible) twelve of which will be fully in New Haven. The remaining eight spaces will be in East Haven. An additional parking area will be accessible from a second curb cut further south on Terrace Street. This area will include one loading area and three parking spaces for employees. It will be separated from the main parking area by a planting strip with grass, two Bradford pear trees, and a five-foot high PVC fence. There is a sidewalk along both the Terrace Street and Main Street Annex frontages. No bike rack is included at this time, but at least three spaces must be included per Section 45(a)(9) of the Zoning Ordinance.

**Trash removal:**

A trash dumpster will be placed on an enclosed pad in the southeast portion of the parking lot.

**Signage:**

None proposed at this time.

**Sec. 58 Soil Erosion and Sediment Control: COMPLIANT**

- 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: below threshold

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 both during the demolition and construction phases;
- 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: Not applicable.**

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS**  
**REQUIRED DOCUMENTATION**

- 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: Not applicable.**

**Project Timetable:**

Once begun, the entire project is expected to take about 39 weeks to complete.

**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 those issues noted under CONDITIONS OF APPROVAL.

**ACTION**

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

**ADOPTED:** December 21, 2016  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director