

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 531 MIDDLETOWN AVENUE aka 126 WEYBOSSETT STREET, Site Plan Review including Coastal Site Plan Review for Conversion of existing residential structure to Religious Facility (mosque) with related parking in an RM-1 Zone (Owner/Applicant: Turkish American Religious Foundation).

REPORT: 1436-04

ACTION: Approval with Conditions

COASTAL FINDING: No impact

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by January 20, 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 page 3 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. 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, prior to City Plan signoff on final plans for building permit.
6. 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.
7. A stormwater system maintenance plan is required to be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Parking lot improvements shall be completed prior to issuance of Certificate of Occupancy for Phase I.
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. 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.
12. 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 [DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 10/19/09, Application fee of \$240, Site Layout and Grading Plan by Design Development Group prepared by Robert Amantea 11/24/09 rev. 1/12/10, Standard City Details; Engineering Report 11/09 by Design Development Group; Phase I Renovation Plans by JLG Designs 09/14/09, revised 12/15/09; Cover Sheet with zoning table & Project Phasing; Existing Demolition Plans 1st floor, 2nd floor, 3rd floor; Proposed 1st floor, 2nd floor, 3rd floor; building elevations.

PROJECT SUMMARY:

Project: Conversion of 3 story apartment building to place of religious assembly
Address: 531 Middletown Avenue and 126 Weybossett Street
Site Size: 28,000 SF
Zone: RM-1, CAM
Financing: Private
Parking: 38 spaces provided (inc. 3 HC)
Owner: Turkish American Religious Foundation **Phone:** 203-906-6545
Applicant: Faruk Gulserer **Phone:** 203-906-6545
Designer: JLG Designs LLC **Phone:** 203-876-2095
Site Engineer: Design Development Group LLC **Phone:** 203-235-9809
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: none

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone. While the site is located within the Coastal Management zone there are no coastal resources at or adjacent to the site.

Proposed Activity: The owner/applicant proposes to convert an existing 3 story apartment building at 531 Middletown Avenue and 126 Weybossett Street to a place of religious assembly (mosque). The site is located on the east side of Middletown Avenue opposite Gando Drive. An existing residence fronting on Middletown Avenue has been previously demolished and the site is dressed with gravel. The applicant proposes to create a paved parking lot with storm drainage and with ingress and egress from Middletown Avenue and egress to Weybossett Street. There will be a new sidewalk along Weybossett Street.

The renovation of the building will be phased, beginning with the first floor as Phase I. Phase II (2nd Floor) and Phase III (3rd floor) will follow.

Stormwater Drainage: The site slopes gently from east to west toward Middletown Avenue. Currently storm water flows from the site to the drainage structures in Middletown Avenue, a state highway. The storm drainage is designed to detain the increase in runoff volume from the new paved parking area for a 25 year storm event. The proposed system will collect proposed increase in runoff and direct it to a detention system consisting of StormTech chambers to be located to the north of the entry exit drive off Middletown Avenue. The catch basins will have hooded outlets to detail n floatables and oils within the "first flush" from a storm event. The stormwater report states "the project design will maintain water quality using an on-site detention/water quality basin that will attenuate the peak flows and remove suspended solids from the runoff." A stormwater system maintenance plan will be required prior to certificate of occupancy (see Condition #7).

Soil Erosion and Sediment Control Review. Silt fencing and a construction entrance are shown on the site plan. A total of 630 cubic yards of material will be moved, removed or added to the site. There is no individual named as responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Faruk Gulseren is named as responsible for monitoring the site to assure that Soil Erosion Measures are in place and to insure there is no dust gravitation off site by controlling dust generated by vehicles and equipment. 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. Gulseren 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: Cars will enter the site from Middletown Avenue and exit either back onto Middletown Avenue or to Weybossett Street. The drive to Weybossett Street along the north side of the building is 14' wide. There are 28 parking spaces off a double loaded aisle plus 7 diagonal spaces off a single west bound aisle. There are two standard HC spaces and 1 van space adjacent to the front of the building.

Trash removal: Adjacent to HC van space. Trash removal will occur in off hours.

Landscaping /Lighting: Some new trees and landscaping are being added. The yard off Weybossett Street will be seeded as a grass lawn. Lighting is not indicated on plan.

Project Timetable: Phase I will include 1st floor renovations for a multi-purpose room and lounge/recreation room, restrooms, mechanical room, storage space (for a Phase II kitchen) and stairwells to 2nd and 3rd floors. Phase I will also include renovation of a residential 2-bedroom apartment on the 2nd floor. When the first floor is completed the rooms will be used as a temporary mosque until Phase III is complete. Phase II will include other meeting and class rooms on the 2nd floor and Phase III will include the 3rd floor prayer room with a domed roof and elevator.

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:

Engineering:

- *Provide standard soil erosion and sediment control details for construction entrance and silt fencing.*

Transportation:

- *Provide appropriate standard details for handicapped parking spaces.*

City Plan:

- *Opaque fencing or landscaped screening will be required along abutting residential properties*
- *North arrow incorrectly shown on architectural plans A-1 – A-3.*
- *Any future signs require City Plan Department approval.*
- *Provide stormwater maintenance plan.*

COASTAL SITE PLAN REVIEW

There are no coastal resources at or adjacent to the site which is located within 1000' of the Quinnipiac River.

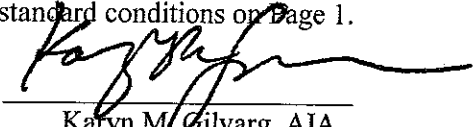
COASTAL FINDING

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 any adverse impacts 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

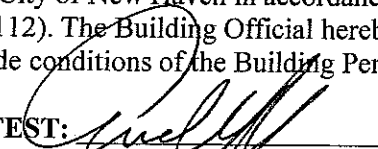
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: January 20, 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: 1/26/10

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official

