

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 58 MIDDLETOWN AVENUE, Site Plan Review including Coastal Site Plan Review for Building Addition to existing Medical Response facility in an IH Zone (Property Owner/Applicant: P & J Property Management, LLC, c/o Joseph Paoletta, American Medical Response; Agent: Robert Criscuolo).

REPORT: 1457-01

ACTION: Approval with Conditions

COASTAL FINDING: Approval

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of nine years from the date of this site plan review report, or in accord with State Statute.
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 for Building Permit.
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. The name of the individual who are responsible for maintaining Soil Erosion and Sediment Control measures and monitoring the Soil Erosion and Sediment Control Plan on a day to day basis during construction shall be provided to the City Plan Department, prior to City Plan signoff on final plans for Building Permit.
5. Any proposed work within City right-of-way will require separate permits.
6. Any necessary construction easements shall be secured prior to issuance of building permits for the new building addition.
7. 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.
8. Implementation of an ongoing Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application received 09/09/11 inc. Coastal Site Plan Review application and narrative, Application fee of \$270, Site Plan rev. 9/14/11, Existing Conditions Plan, Site Details, Erosion Control Notes & Details, Reduced 11x17 plans, Letter 10/11/11 from David DeMaio of Munger Construction to Robert Criscuolo: construction operations plan & draft Temporary Construction easement, Lease agreement for 70 Middletown Av rec'd 10/11/11. Extension of Parking lease ending June 20, 2011 rec'd. 10/17/11. Summary of employees, ambulances, visitors, available parking dated and rec'd 10/11/11.

PROJECT SUMMARY:

Project: 9,525 SF addition to existing emergency medical response facility (AMR)
Address: 58 Middletown Avenue
Site Size: 105,579 SF (2.4237 acres)
Zone: IH, CAM
Financing: Private
Project Cost: \$675,000
Parking: 110 spaces on site; 80 leased spaces @ 70 Middletown Av. (lease provided)
Loading: 0
Owner: P & J Property Management LLC **Phone:** 203-632-9529
Applicant: same **Phone:** same
Agent: Robert Criscuolo **Phone:** 203-481-0807
Site Engineer: same **Phone:** same
City Lead: Economic Development (Tony Bialecki) **Phone:** 203-946-5891

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone. As the site is located within the coastal management zone due to its proximity to the Quinnipiac River, coastal site plan review is required.

Site: The site is located on the north side of Middletown Avenue, to the west of Clinton Avenue. This segment of Clinton Avenue is a dead end street, ending at the Amtrak rail yard. To the west is Elm City Properties, Inc., a motor vehicle junk yard. Clinton Avenue is without sidewalks or curbs except for a 140' section on the south side from Middletown Avenue along the existing two story building. Across Clinton Avenue vehicles are using the tree belt and sidewalk area (where there is no sidewalk or curb) for straight in parking.

Proposed Activity: American Medical Response (AMR) intends to construct a 9,525 SF addition to its existing facility at 58 Middletown Avenue for the purpose of providing an interior vehicle washing area and interior storage of ambulances for security purposes. The existing building contains 40,982 SF of floor area inc. 14,276 SF office space and 26,706 SF staging area; a rear building of 6,506 SF is used for vehicle maintenance. The total new floor area for the site will be 57,013 SF. Other activities will include some regrading and minor paving to improve drainage, and some stormwater improvements.

Building: The 126' x 75' building addition which will be a pre-engineered structure slab on grade on footings will not be visible from the street. Due to the close proximity of the west property line, a full height masonry wall will be constructed as the west wall of the building, and temporary construction easement may be necessary to finalize the final grading in this area.

Stormwater Improvements: Two underground galleries and a new manhole will be added in the northwest corner of the site to accommodate the new roof drainage. Discharge water from the vehicle washing facility will be handled by the plumbing in the existing building through an existing 2,000 gallon oil/water separator.

Utilities: no new utilities are proposed as part of this project.

Circulation/Loading/Parking: Visitor parking (10 spaces inc 2 HC spaces) in the front lot off Middletown Avenue. Employee parking is across the street at 70 Middletown Avenue (under lease). Remaining access to the site is all from Clinton Avenue. There are 6 overhead doors along Clinton Avenue and 1 on the north side of the existing building; there will be 2 more on the north side of the new addition. The new addition will accommodate 17 interior vans/ambulances(inc. 2 HC spaces). The remainder of the exterior on site parking is between the two existing buildings and to the north of the rear building. The on site parking is reserved for emergency vehicles and some employees. The total net ambulances/wheel chair vans on site is 67. The lease area across Clinton Avenue is for 80 of the 96 employees.

Trash removal: Trash removal is currently from the area where the addition will be constructed. The proposed new location for trash removal will be in the northwest corner of the site. This location should be shown on the site plan.

Landscaping /Lighting: There are some green areas on the Middletown Avenue side of the existing building. The remainder of the site is impervious. Lighting will consist of installation of building mounted full cut off fixtures.

Soil Erosion and Sediment Control Review: Approximately 600 CY of soil will be regraded. Joseph Paoella AMR is named as the primary individual responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan, and for monitoring the site to assure there is no soil or runoff entering City catch basins, the storm sewer system, or the River. An on site monitor who will monitor the SESC Plan on a daily basis during the construction period is required to be named prior to City Plan signoff on building permit drawings. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the remediation and construction phases. Soil stockpiles shown on the plan are to the west of the building and 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*.

Such individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. 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.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The site is located in Flood Zone X on Flood Insurance Rate Map 009C0434H, dated December 17, 2010, an area outside the 0.2% annual chance flood plain. The main building is at elevation 36.30' and the rear building is at elevation 29.48. The finished floor of the addition will match the finished floor of the main building.

Shorelands: no adverse impact on shorelands or any other coastal resources near the site.

Project Timetable: Construction is anticipated to begin fall of 2011 and to be completed by spring of 2012.

PLANNING CONSIDERATIONS

Clinton Avenue west of Middletown Avenue is paved but largely undeveloped. There is currently horizontal parking on the north side across what would be the tree belt and sidewalk area. In discussions about the addition, the developer presently various options for some angled (30 and 40 degree) and parallel spaces and an asphalt curb and sidewalk on the north side. This work would be the responsibility of the City however as it is on City property and is not considered part of this site plan approval.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Disabilities Services, Building Department and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Show proposed dumpster location on plan.*
- *Show exterior lighting locations on plan and provide fixture detail on plan.*

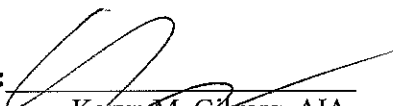
SITE PLAN ACTION

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

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.

ADOPTED: October 19, 2011
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: 10/21/11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official