

## **NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**1485-10 RE: 19 NEW STREET, 555 GRAND AVENUE.** Coastal Management District Site Plan for collection, processing and shipping of vegetable oil. Zone: IL. Owner: Saint Gobain Plastics Corporation. Applicant: James Segaloff.

**REPORT:** 1485-11  
**ADVICE:** Approval

### **BACKGROUND**

Previous BZA Actions: None

### **PLANNING CONSIDERATIONS**

Unity Fuels, LLC, doing business as Grease Lightning (the “Company”), is a company which collects, cleans, filters and processes used vegetable oil for transit and use as a renewable energy feedstock. The vegetable oil collected is entirely safe and nonhazardous, having been used as a food ingredient or as frying oil in local food service kitchens. The Company collects the vegetable oil using biodiesel trucks which utilize a vacuum pump system and returns the vegetable oil to its facility proposed for 555 Grand Avenue and 19 New Street, where it will be heated and cleaned before being shipped by rail or by truck to biodiesel refinery plants, such as the Greenleaf Biofuel biodiesel plant located at 100 Wheeler Street, New Haven .

The Company plans to rehabilitate the facade and interior of the currently vacant Property in order to create and operate a used vegetable oil processing facility similar to two other facilities which it operates in New York and New Jersey. No construction is planned for the exterior or interior of the buildings other than the rehabilitation set forth above and the placement of the exterior boiler as set forth on the Site Plan, to be located approximately fifteen (15) feet from the rear yard. The company will have the ability to load rail cars directly from the property and begin a recycling program with local restaurants throughout the state. The cleaning and filtering process used is straightforward and contained, consisting of heating and filtering the vegetable oil. The Company will use a natural gas boiler to make steam which will heat the product. Storage and processing will take place in 190-barrel tanks: eight (8) tanks to be located inside the northern building as set forth on the Site Plan, and six (6) tanks to be located outside the northern wall of the northern building; the aforementioned exterior storage tanks will be in total approximately 471 square feet in size. Additional safeguards include a hydrophobic foam system around the tanks and operational area, which will provide secondary containment. Two-to-three small collection trucks will operate out of the Property daily, running on a blend of biodiesel fuel which will reduce emissions by 25-30% as compared to standard diesel engines. The property will have at least eight (8) parking spaces for its employees and two (2) loading spaces for the collection trucks. Pumps located within the northern building will operate occasionally and are approximately as loud as a standard lawnmower.

The applicant asserts that the company will be creating approximately fifteen (15) new, green jobs in the New Haven area throughout the first year of the project, as well as committing to use local contractors and operating between the hours of 7:00 a.m. and 6:00 p.m. In no event shall the Company operate between 11:00 p.m. and 6:00 a.m. The Company plans on affixing signage to the southern building along the exterior walls which front East Street and Grand Avenue, in accordance with Section 44 of the New Haven Zoning Ordinance.

The Company has several best management practices in place, including voluntary industry certifications through BQ-9000, the International Sustainability and Carbon Certification and the American Fats & Oils Association. These practices include Environmental Health & Safety measures, operational quality assurance, and thorough training and testing for all on-site employees. Operational and training records are maintained on-site.

**Coastal Site Plan**

A full description of the project including coastal management considerations is appended to this report. This description, the accompanying plans and proposed operational management practices all support the applicant's assertion that this use will have no impact on coastal resources.

**Public Hearing**

At the November 12, 2013 Board of Zoning Appeals meeting the applicant and Attorneys James Segaloff presented the application. They described the manner in which the use would be conducted and emphasized the lack of a significant coastal impact. There was no public comment either in favor or against the application

**FINDING & ADVICE:**

Based on submitted materials, applicant testimony and staff review the City Plan Commission finds the site plan consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no impact.

**ADOPTED:** November 20, 2013  
Edward Mattison  
Chair

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