

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** 285 NICOLL STREET. Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to office. (Owner/Applicant/Agent: Rakesh Narang)  
**REPORT:** 1504-01  
**ACTION:** Approval with Conditions

**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 April 15, 2020. 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 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** 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 Marshall, 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.
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 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: SPR Application Packet including DATA, WORKSHEET, SITE, CSPR, and SESC forms. NARRATIVE attached. Application fee: \$270. Received March 19, 2015.**

- BZA Variance approval letter dated March 12, 2015. Received March 19, 2015.
- Recorded BZA Variance approval letter dated April 14, 2015. Received April 14, 2015.
- Application drawings. 12 sheets received March 19, 2015.
  - 01-01: Cover Sheet.
  - 02-01: Boundary & Topographic Survey. Drawing date January 21, 2015.
  - 11-01: Site Development Plan I. Revision date March 16, 2015.
  - 11-02: Site Development Plan II. Revision date March 16, 2015.
  - 12-01: Vehicle Turning Plan. Revision date March 16, 2015.
  - 13-01: Soil Erosion & Sediment Control Plan. Revision date March 16, 2015.
  - 18-01: Landscaping Plan. Revision date March 16, 2015.
  - 19-01: Lighting Plan. Revision date March 16, 2015.
  - 20-01: Construction Details. Revision date March 16, 2015.
  - EX-1: Existing Conditions. Drawing date February 18, 2015.
  - A-1: Proposed Second Floor. Drawing date February 18, 2015.
  - A-2: Proposed New Access for the First Floor and Proposed Elevations. Drawing date February 18, 2015.

#### **PROJECT SUMMARY:**

**Project:** Covert warehouse space to gym  
**Address:** 285 Nicoll Street  
**Site Size:** 165,677 SF (3.80 acres)  
**Zone:** Light Industrial (IL)  
**Financing:** Private  
**Parking:** 58 spaces (including 1 HC van-accessible and 1 HC) and 10-spot bicycle rack  
**Owner:** Rakesh Narang **Phone:** 860-583-4646  
**Applicant:** Rakesh Narang **Phone:** 860-583-4646  
**Agent:** Rakesh Narang **Phone:** 860-583-4646  
**Architect:** Javier Ferro **Phone:** 203-843-2274  
**Site Engineer:** Bryan Nesteriak **Phone:** 203-881-8145  
**City Lead:** City Plan Department **Phone:** 203-946-6379

#### **BACKGROUND**

##### **Previous CPC Actions:**

**1503-02:** Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to gym.

##### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted. As a result of Board of Zoning Appeals Appeal 15-11-V, a use variance was granted on March 10, 2015 to allow non-profit office use in a Light Industrial (IL) district.

**Site Description/existing conditions:** 285 Nicoll Street is an existing 273,158 SF warehouse building with two employees. The site includes two parking/loading dock areas (once concrete, one asphalt and concrete) on the back side of the building that are accessed from Mitchell Drive. 268 Nicoll Street is an asphalt surface parking lot across Nicoll Street, on the southwest corner of its intersection with Canner Street, with 47 existing parking spaces.

**Proposed Activity:** The owner feels the warehouse space is being underutilized and is seeking to convert the second floor of the building into office space.

**Circulation/Parking/Traffic:** The owner proposes to convert the loading dock areas along Mitchell Drive to two parking lots (of eight and five spaces) and re-stripe the existing lot at 268 Nicoll Street for 45 spaces. The three lots combined will have a total of 58 spaces. The owner proposes to install a striped crosswalk across Nicoll Street from the parking lot to the building, where there will be a 10-spot bicycle rack. Zoning requires 58 spaces: 47 for the converted gym space on the ground floor, 1 for warehouse employees, and 16 for the office, with a 6-spot reduction from the bicycle rack.

**Trash removal:** Currently, the trash is kept inside at the interior loading dock off of Nicoll Street. When it comes time for pickup, the truck accesses it through the loading bay. No changes to this system are anticipated.

**Signage:** Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits.

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

- 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:** 83 CY

**Start Date:** Spring 2015

**Completion Date:** External work is expected to last one month

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 during the 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:** No changes to the existing stormwater system are contemplated.

**Sec. 60.1 Exterior Lighting:**

REQUIRED SUBMISSION (compliant if checked)

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights; **RESUBMIT**
- Manufacturer specifications or cut-sheet for each fixture; **RESUBMIT**
- Photometrics. **RESUBMIT**

STANDARDS (compliant if checked)(**staff comments in BOLD**)

- Prevent or minimize direct glare and light trespass (**photometric plan shows trespass onto neighboring residential property at 258 Nicoll Street**);
- 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 (**wall-mounted lighting along Mitchell Drive not specified as full cut-off**);
- 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 (**photometric plan shows trespass onto neighboring residential property at 258 Nicoll Street**);
- 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 (**wall-mounted lighting along Mitchell Drive not specified as full cut-off**);
- 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 (**photometric plan shows trespass onto neighboring residential property at 258 Nicoll Street**); and
- High pressure sodium and flickering or flashing lights are prohibited.

**Sec. 60.2 Reflective Heat Impact:** Not required.

**Project Timetable:** Exterior construction is expected to begin in the spring of 2015 and last approximately one month.

**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.

While the property is not waterfront, at its closest it is located approximately 400 feet from the Mill River and fully lies within the boundaries of the Coastal Area Management District and partially within the 500-Year Flood Hazard Area.

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

*Flood Hazard Area:* 285 Nicoll Street is located partially within Flood Zone X according to FIRM # 09009C0433J and 09009C0434J, dated July 8, 201. No base flood elevation is determined for this zone.

*Freshwater Wetlands & Watercourses:* No freshwater wetlands are adjacent to the site. At its closest, the Mill River is approximately 350 feet from the 285 Nicoll Street building across Mitchell Drive and Wilbur Cross High School's athletic fields.

*Recreational Features:* Wilbur Cross High School's athletic fields, which lie along the Mill River, are directly across Mitchell Drive from the building at 285 Nicoll Street. The Mill River serves as a passive recreation feature.

**Positive Impacts on Coastal Resources:** None.

**Potential negative impacts on coastal resources and mitigation of such impacts:** None.

**Project Timetable:** External construction is expected to begin in the spring of 2015 and last for approximately one month.

#### **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:

- Striping of handicapped spaces must meet federal American with Disabilities (ADA) regulations;
- Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits; and
- Applicant must resubmit lighting fully in compliance with Section 60.1 of city code.

#### **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.

#### **ACTION**

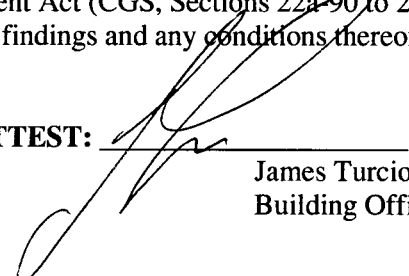
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

**ADOPTED:** April 15, 2015  
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:** April 15, 2015

**ATTEST:**   
James Turcio  
Building Official