

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 477 PROSPECT STREET, Site Plan Review for Rehabilitation as 5 Dwelling Units in an RM-2 Zone (Owner/Applicant: Pike International LLC).
REPORT: 1461-05
ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to February 15, 2017. 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 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. Any work within the City right-of-way will require separate permits.
5. Any necessary easements shall be secured prior to issuance of Certificate of Occupancy.
6. 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.
7. 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 01/19/12, narrative, Application fee of \$270; Plan Set by BSC Group 01/19/12, rev. 02/08/12: Cover Sheet with Locus Map, Existing Conditions Plan, Demo & Erosion Control Plan, Layout & Materials Plan, Grading & Drainage Plan rev. 2/8/12, Details (3 sheets) rev. 2/8/12, Building Elevations, Basement & 1st Floor Plans, 2nd & 3rd Floor Plans. Letter from Will Walter, BSC Group 02/08/12, Proposed Subdivision Plan for Celentano School: JPGA 12/03/07.

PROJECT SUMMARY:

Project: Renovation of existing structure for 5 housing units
Address: 477 Prospect Street
Site Size: 10,179 SF
Zone: RM-2, Prospect Hill NRHD
Financing: Private
Project Cost: c. \$.5 M
Units: 5 dwelling units
Parking: 5 spaces
Owner: Pike International LLC (Sam Hecht) **Phone:** 203-777-6922
Applicant: same
Agent: Fernando Pastor, owner rep **Phone:** 203-640-7327
Site Engineer: BSC Group, Glastonbury **Phone:** 860-652-8227

Previous CPC Actions: Auth. for Acquisition from Yale U for school project (CPC 1336-15, 05/21/03), Site Plan Review for Celentano School expansion project (CPC 1338-01, 06/17/03), LDA for rehab as 3 units (CPC 1449-07, 02/16/11), LDA Amendment for rehab as 5 units (CPC 1460-07, 01/18/12).

BACKGROUND

Previously the Board of Education acquired this site as a donation from Yale University to be used in conjunction with the new Celentano School, but when it became clear the program did not include a need for the building, it was declared surplus property. The site is subdivided from a 36,452 SF lot that encompassed a portion of the Celentano School site. The City subsequently disposed of the property through the RFP and LDA processes to Pike International LLC for conversion to 3 residential dwelling units. Recently Pike requested an amendment to the LDA to permit 5 units instead of 3 and the Commission recommended approval with a condition that Site Plan Review by the Commission was required.

Zoning: The Site is zoned RM-2, and the site plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

Site: The small parcel is relatively flat except for the rise from the roadway level to the sidewalk area at the property line. The Celentano school property lies to the north and east and Yale Divinity School property lies to the south. The site abuts the school egress driveway which aligns with Division Street where there is an existing signal. There are currently improvements on the site relating to the new school including a paved drive to 2 HC parking spaces. A brownstone wall on school property encloses the rear yard.

Proposed Activity: The project involves renovation of the existing structure at 477 Prospect Street for 5 new residential units and construction of associated site improvements such as a new driveway and parking for residents. The applicants have included pervious surfaces at the driveway entry back of sidewalk and within the rear parking area.

Building: 477 Prospect Street was listed on the Historic Resources Inventory but was unlisted when the building was moved to its current location. Its exterior has already been rehabilitated in keeping with the Secretary of Interior's Standards for rehabilitation by the applicant.

Stormwater Improvements: The roof drains to lawn drains and catch basins, the overflows from which tie into the Board of Education's system. The applicant will need permission to make this connection. A slot drain in the driveway at the back of sidewalk will collect water so that it does not course across the sidewalk into the roadway.

Utilities: New utilities (sanitary sewer, water gas, electric) will be placed underground under the new driveway and will connect into existing utilities in Prospect Street. Any utility connections in the roadway will require separate permits.

Circulation/Loading/Parking: A new driveway will be constructed along the south property line and a new driveway apron will be installed to City standards. Due to the grades in this vicinity the sidewalk will be lowered to meet the drive grade, and granite curbing will be installed along the back of sidewalk to the south of the drive to accommodate the grade change. Low retaining walls will be constructed north of the driveway and along the south property line to accommodate the grade changes.

Trash removal: A screened trash enclosure is shown in the rear yard. Trash will be by private carter or rolled out to the street by management for collection by the City.

Landscaping /Lighting: The site will be well landscaped according to the submitted plan. Lighting is not shown but full cutoff fixtures will be required.

Soil Erosion and Sediment Control Plan: Minimal disruption of the site will occur with the installation of the driveway. A silt fence will be installed along the south, west and north property lines; an anti-tracking pad will be installed in the location of the proposed drive. Nearby

inlets will be protected with filter fabric. The applicant is 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 the City's catch basins and storm sewer system or on to other private property. 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*.

Project Timetable: Construction is anticipated to begin March of 2012 to be concluded by summer 2012.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, 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:

- *Connection into catch basin on Board of Ed site may require permission from BOE.*
- *Temporary and permanent construction easements to install retaining walls & granite curbing along property of others may be necessary.*

SITE PLAN ACTION

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

ADOPTED: February 15, 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director