

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 670 PROSPECT STREET, Site Plan Review for Conversion of Single-family Residence to Four Units in a RS-2 Zone (Owner: 670 Prospect LLC; Applicant: Wayne Garrick).

REPORT: 1449-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by February 16, 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.
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, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
9. As-built site plan in accord with City requirements shall be filed with City Plan Department, 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, copy of zoning decision letter, application fee of \$240, site survey by Westcott and Mapes 11/10/10 and proposed site plan and landscape plan 01/07/11, revised 2/8/11, detail sheets, Letter from Level Design Group 1/10/11 regarding drainage

PROJECT SUMMARY:

Project: Conversion of former 1-family to 4-family residence
Address: 670 Prospect Street
Site Size: 42,129 SF (.96 ac)
Zone: RS-2
Project Cost: \$500,000
Financing: Private
Parking: 4 spaces inc. 1 HC
Owner: 670 Prospect LLC **Phone:** 203-777-6922
Applicant: Wayne Garrick **Phone:** 203-776-1874
Agent: Wayne Garrick **Phone:** 203-776-1874
Architect: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

670 Prospect Street was originally constructed c.1923 as a one family home and is listed on the New Haven Historic Resources Inventory (form # 740) and is a contributing building within the Prospect Hill National Register Historic District. The building has been vacant for some years now after a previous owner stripped its interior.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone with the zoning relief granted (Variance 10-130-V granted 12/14/10 by Board of Zoning Appeals).

Proposed Activity: The applicant proposes to convert the building on the west side of Prospect Street near Huntington Streets to four apartments. The project involves mostly interior work except for two exterior stairs and includes some exterior site work in the creation of a parking area in the rear. The access to the building is currently via a circular drive with two points of entry from Prospect Street. There is a gravel drive to the rear yard off the southern part of the circle. The proposed site plan shows retention of the circular drive and the gravel drive to the rear as access to the rear parking area. The units are ample and will take advantage of the four exposures for light and circulation. Each unit will have its own entry.

The rear yard is large and slopes gently away from the building towards properties fronting on Sheldon Terrace. It will remain lawn area with some landscaping/screening added around a new four-space parking area to the west of the existing paved area. There are some mature trees in the rear yard which will not be disturbed. The sidewalk and granite curb along the site frontage is generally in good condition except for a portion of heaved sidewalk where panels will be replaced as part of the project.

It is noted there is a gravel driveway in from Huntington Street which encroaches slightly onto the property in the vicinity of the west property line. This driveway accesses 224 Huntington Street.

Stormwater Drainage: The proposed parking area utilizes sheet flow to the west side of the site. To mimic existing conditions time of concentration the site will allow flow from the parking area to enter a grass swale to the west of the parking area to detain the flow and remove suspended solids prior to over flow to the surrounding grass area. The parking lot drainage system will be supplemented by the installation of two infiltration pits, or approved equal for the infiltration and /or detention of roof drainage from the building. The Engineer's drainage report concludes with the capture of roof drainage and the increased time of concentration prior to discharge of the parking lot flow the stormwater will have a net decrease in overall flow from the site.

Soil Erosion and Sediment Control Review. Daniel Campbell PE of Level Design Group is responsible for maintaining soil erosion and sediment control measures during the construction period. The applicant shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise during construction. Should soil erosion problems develop (either by wind or water), the applicant is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Parking: Vehicles will enter the site through one of two drives off Prospect Street. 4 on-site spaces are provided. While residents may occasionally park on the front circle, the parking area in the rear is the designated parking for the site.

Trash removal: An enclosed refuse area is shown off the rear lot. The management will be responsible for either hiring a private hauler or placing trash on the curb for city pickup.

Project Timetable: The project is expected to be initiated in May, 2011 and to be complete by September 1, 2011.

SITE PLAN REVIEW

While weather conditions have not been conducive to a site inspection of ground and sidewalk conditions, 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:


- *All sidewalk and curb repair/replacement work shall be provided by licensed sidewalk contractor and shall be performed in accord with City standard details.*
- *Restore tree belt if necessary*
- *Any site lighting shall be full cut-off type fixtures without glare or trespass.*
- *Add signage on front circle prohibiting long term parking*

ACTION

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

ADOPTED: February 16, 2011
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director