

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 415 QUINNIPIAC AVENUE (CAL). Certificate of Approval for a Used Car Dealer. (Owner: Daniel Santoemma ; Applicant: Miroslaw Poliwado for Poliwoda Autobody LLC).

REPORT: 1500-05

ACTION: Approval with Conditions

CAL Submission: CAL application received 11/20/14 along with A-2 survey map and site plan..

Previous City Actions:

None

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a new Used Car Dealership on a portion of this property.

Site Location: The subject parcel is located on the east side of Quinnipiac Avenue north of the former Jepson School and across the street from Gateway Terminal facilities. The 15,000sf property is located in a Heavy Industrial (IH) Zoning District, a Coastal Area Management District and the Quinnipiac River Local Historic District.

Proposed activity: The applicant has submitted a proposal to use approximately 2400sf of an existing 4,900sf commercial structure as a used car dealership. The balance of the 3,800sf structure is currently occupied by a long established business with a Used Car Dealer License. The interior garage space, with space for six medium sized vehicles, is accessed by three bay doors on the west side of the building. A total of 11 exterior parking spaces are shown in the portion of the existing parking lot located in front of the proposed operation. No exterior changes are proposed for the building so no action by the Historic District Commission is required. No dumpster location is shown for the use.

PLANNING CONSIDERATIONS

Plans have been reviewed by the City Plan Commission and found in compliance with applicable City ordinances, regulations and standard details required by the Department of Motor Vehicles with the following exceptions:

1. Dumpster location must be shown on plan
2. Available parking shall be allocated on plans as follows:
 - a. Employee spaces shown in front of bay doors must be eliminated.
 - b. Two employee spaces should be shown in parking area shown on plan
 - c. Two spaces for visiting customers.
 - d. Seven spaces for outside storage of customer vehicles
 - e. Outside storage of vehicles limited to those described above in subsections b.,c., and d.

3. No site changes are proposed but lot should be striped as shown on plan.
4. A-2 survey map should show the following information:
 - a. Zoning Classification of property
 - b. Lot area

FINDINGS

The Commission finds the location appropriate for the proposed use as a Used Car Dealership and in accord with the public welfare of the citizens of New Haven and hereby recommends approval the location with the following conditions:

1. Hours of operation: Monday –Friday 7:30am to 4:30pm
2. Revision of site plan addressing Planning Considerations as above prior to signature of K-7 form.
3. Revisions to A-2 survey map.

ADOPTED: December 17, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director