

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 40 SARGENT DRIVE. Site Plan Review and Coastal Site Plan Review for Jordan's Furniture (Register Building). (Applicant: 40 Sargent Drive LLC, Agent: Anthony Avallone).

REPORT: 1487-03

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 December 18, 2018. 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. The person in charge of day to day monitoring of SESC Control measures shall be named prior to City Plan signoff on final plans for building permit
6. 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.
7. 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.
8. A Flood elevation certificate [Flood Development Permit] certifying finished floor elevation shall accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
10. 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.
11. 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.
12. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.

14. 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:

- Development Permit Application: DATA, WORKSHEET, SITE, SESC and NARRATIVE forms. (NARRATIVE includes required information normally found on CSPR FORMS.) Fee: \$270 paid 23 Nov 2013.
- Drawings dated December 9, 2013: received December 10, 2013. (Full sized set, stamped and signed)
- Signage Tabulation drawing dated 28 August 2013 and received November 22, 2013.
- ALTA/ACSM Land Survey dated 5/21/2013 and received November 22, 2013.
- Lighting Specifications/Cut sheets received December 10, 2013.
- Stormwater Management Report, dated September 2013 and received December 16, 2013.

PROJECT SUMMARY:

Project:	Jordan's Furniture	
Address:	40 Sargent Drive (NH Register building and site)	
Site Size:	560,447 SF (12.87 acres)	
Zone:	BA	
Financing:	Private	
Project Cost:	+/- \$20 million	
Parking:	on-site 600 spaces	
Owner:	40 Sargent Drive LLC	Phone: 508.828.4052
Applicant:	same	Phone: same
Agent:	Anthony Avallone LLC	Phone: 203.882.4134
Architect:	BL Companies	Phone: 203.630.1406
Site Engineer:	BL Companies	Phone: 203.630.1406
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission:

(CPC 875-14): Proposed Service Garage addition.

(CPC 1078-9): CSPR for installation/replacement of underground fuel tank.

(CPC 1252-11): SPR and CSPR for removal and replacement of underground fuel tanks.

(CPC 1467-07): Amend zoning map (grid #16) to change designation of 13.1 acres from IL to BA.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. Zoning relief has been granted by the BZA in appeals 13-72-S, 13-73-V, and 13-03-CAM dated 11 December 2103 for the following:

- Proposed liquor permits limited to restaurant liquor, restaurant beer or restaurant beer and wine
- 12,000 SF bowling alley
- 19,000 SF amusement center
- 600 parking spaces where 1450 are required
- 9,438 SF of on-site signage where 2490 permitted.

See BZA files and/or CPC files for additional information on Special Exceptions and Variances.

Proposed Activity: Jordan's Furniture seeks to build a furniture store within the former New Haven Register building. The facility will incorporate an entertainment component and will lease portions of the property to other retail and restaurant tenants. Additionally, Jordan's will make spaces available to community, charitable and non-profit organizations on Sundays.

Stormwater Drainage and Compliance with Section 60: Per review of the Engineering Department, the plans meet the requirements of the ordinance. Additional infiltration on-site is not recommended due to possible pollutants in the existing soils. All water quality units exiting the site (3) shall be retrofitted as discussed in site reviews.

Compliance with Section 60.1 (Exterior Lighting): While the lighting cut-sheets indicate all lighting sources comply with the section, it can not be confirmed that there is no light bleed onto the adjacent residential properties as the plan is illegible along that property line.

Compliance with Section 60.2 (Reflective Heat Impact from hardscape or paved surfaces): The proposed development meets all requirements of this section through the use of a combination of tree shading, building shading and painted roof surface.

Soil Erosion and Sediment Control Review: A total of +/- 5000 cubic yards of material will be moved, removed or added to the site. Chris Gagnon of BL Companies is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Chris Gagnon of BL Companies shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action. No one is as of yet is named as the day-to-day monitor of the soil erosion and sediment control plan.

Circulation/Loading/Parking: The main entrance for the site will be two driveway cuts off Long Wharf Drive, with a third entry at the south end of the site at Sargent Drive. Cars will navigate the parking area via two-way drives throughout. Trailer Staging and Loading Docks are striped for the west side of the building; two additional Loading Docks are shown on the southwest side of the building.

Trash removal: A trash enclosure is illustrated on the west side of the building. Trash removal will be via private service entering the site off Long Wharf Drive.

Landscaping /Lighting: New shade and decorative trees are proposed within the parking area islands, with additional plantings indicated adjacent to the front entry to the building. Lighting will be provided by new LED fixtures in a combination of pole lights and wall pack luminaires.

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: The site is immediately adjacent to Flood Hazard areas as defined by the new FIRM maps. Long Island Sound is located approximately 390' away from the waterfront with its associated beaches and dunes, tidal wetlands, nearshore waters, offshore waters, and shellfish concentration areas.

Positive Impacts on Coastal Resources: Positive impacts mostly stem from the reduction of stormwater volumes and the proposed water quality structures which will help reduce total suspended solids and other pollutant loads.

Potential negative impacts on coastal resources and mitigation of such impacts: Negative impacts are minimal given that this site has been previously developed.

Project Timetable: Based on the assumption that the landlord can turnover the site to the tenant in a timely fashion, it is expected construction will start in the Spring of 2014 and will be complete by the Spring of 2015.

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:

- Re-submit lighting plans to show compliance with exterior lighting regulations; plans need to be readable and need to indicate zero light trespass at property lines adjacent to residential property. Also, plans need to indicate heights of new light poles.
- A flood elevation certificate will be required prior to issuance of building permits.
- Changes to traffic signalization shall be coordinated with Traffic and Parking prior to issuance of permits.
- A letter of no-impact from OSTC will be required.

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 the standard conditions on Page 1.

ADOPTED: December 18, 2013
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: December 18, 2013

ATTEST: 

Daniel O'Neill
Building Official