

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1040-1070 STATE STREET, and 49-53 MECHANIC STREET. Site Plan Review and Coastal Site Plan Review for mixed-use development. (Owner: Seymour A. Cohen LLP; Applicant: Saugatuck Partners II LLC; Agent: James Rotundo of Godfrey Hoffman Associates LLC).

REPORT: 1491-02

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 16, 2019. 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** on shall be reviewed with the City Plan Staff 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. 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 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. Flood elevation certificate [Flood Development Permit] certifying finished floor elevation shall accompany application for building permits.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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.
11. 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, SESC and CSPR forms. NARRATIVE for SPR and CSPR included. Application fee: \$270. Received March 20, 2014.

- Development Permit Application Drawings dated March 20, 2014, revised 4-09-14, full-size sets, received March 20, 2014. (Revised conformed set received April 14, 2014). 28 sheets.

PROJECT SUMMARY:

Project: Mixed-Use Development
Address: 1040-1070 State Street, 49-53 Mechanic Street
Site Size: 140,432 SF (3.22 acres)
Zone: Light Industrial (IL)
Parking: 270 spaces
Owner: Seymour A. Cohen, LLP **Phone:**
Applicant: Saugatuck Partners II, LLC **Phone:** 203.254.6020
Agent/Architect: James Rotondo, P.E. **Phone:** 203.285.3663
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: Project meets the requirements of the IL (Light Industrial) zone with zoning relief granted. (13-95-V and 13-05-CAM). Variance was granted to allow 235 residential dwelling units in the IL zone, variances to permit a front yard of 10 ft where 17 is required, 10 feet rear yard where 20 feet is required, horizontal distances of 10 and 14 ft between buildings where 22 and 85 ft are required, vehicle egress involving backing across a sidewalk and Coastal Site Plan Review was considered.

Proposed Activity: The applicant proposes a mixed-use development with a predominantly residential density and some commercial use. There will be a total of 235 residential units. Existing structures and paved areas will be removed with the exception of the existing two story building located at the corner of Mechanic and Lawrence Streets. The first floor of this structure will have a commercial use, the second floor designed for residential.

Stormwater Drainage: A stormwater management report was submitted with the application. The design of the system meets the requirements of the NHZO and includes infiltration basins and overflow pipes. See application for further detail.

Exterior Lighting: Lighting Plans appear to be in conformance with NHZO but need to be reviewed by Giovanni Zinn of the Engineering Department prior to signoff for approval.

Reflective Heat Impact: Application meets the requirement of this section of the NHZO.

Soil Erosion and Sediment Control Review: A total of 3778 cubic yards of material will be moved, removed or added to the site. James Rotondo of Godfrey Hoffman Associates 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. Ken Friedrichsen of Post Road Residential is named as the on-site monitor of SESC control measure installation and maintenance (day to day monitor). James Rotondo of Godfrey Hoffman Associates 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*.

James Rotondo of Godfrey Hoffman Associates 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, James Rotondo of Godfrey Hoffman Associates is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: No signage is shown in the application. Should signage be necessary for the project, it must be reviewed by zoning for compliance prior to sign-off.

Project Timetable: Construction is expected to commence upon approval and will last 18 months.

Circulation/Loading/Parking: Circulation adjacent to the site is via State, Mechanic and Lawrence Streets. Loading is available within the parking garage and via service drive off Mechanic Street. Entry and egress to the parking garage is via two separate curb cuts on State Street. Circulation within the garage is internal to it. Additional parking is available on-street, but does not count towards the required total number of spaces.

Trash removal: Trash removal will be via private service and will consist of bins rolled to the street.

Landscaping /Lighting: Street trees and ornamental shrubs will be planted throughout the development. Lighting Plans appear to be in conformance with NHZO but need to be reviewed by Giovanni Zinn of the Engineering Department prior to signoff for approval.

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 falls within 1000' of the Mill River and is just adjacent to areas noted as "Other Flood Areas" and "Flooding Effects of Mill River" on the latest FEMA/FIRM maps (Map 09009C0433J). The Mill River is a freshland wetland and watercourse nearby, and shorelands have also been indicated as adjacent resources.

Positive Impacts on Coastal Resources: Given the change from industrial/commercial to mixed-use residential and the related stormwater management upgrades, the development will have marginal positive impact. Pre-treatment of Stormwater as well as on-site retention will help manage the stormwater flows from the site.

Potential negative impacts on coastal resources and mitigation of such impacts: none

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:

- Lighting Plans appear to be in conformance with NHZO but need to be reviewed by Giovanni Zinn of the Engineering Department prior to signoff for approval;

- No signage is shown in the application. Should signage be necessary for the project, it must be reviewed by zoning for compliance prior to sign-off; and
- Brick paver detail will need to be changed to City standard or Engineering-approved detail prior to signoff.

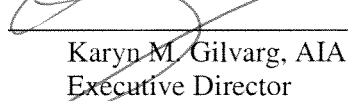
COASTAL FINDING:

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: April 16, 2014
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 16, 2014

ATTEST: 
Daniel O'Neill
Building Official