

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 1447 AND 1455 STATE STREET. Site Plan Review and Coastal Site Plan Review for conversion of existing vacant building to 14 dwelling units in a BA zone.
(Owner/Applicant: Shmuel Aizenburg for Ocean Management, LLC; Agent: A. Brooks Fischer, AIA of Newman Architects, PC)

REPORT: 1532-05

ACTION: Approval with Conditions

STANDARD 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 June 21, 2022. 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 **ADDITIONAL CONDITIONS OF APPROVAL** 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; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. 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.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. 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.
12. 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

13. Applicant shall determine and inform Engineering Department and GNHWPCA whether roof leaders drain to on-site rain gardens or City storm sewer;
14. All four properties (1425, 1439, 1447, and 1455 State Street) must be combined into a single parcel, with proof of recording on the land records provided to City Plan prior to sign-off for building permits; and

15. At least five bike parking spaces are to be added to the site, with the bike rack design to be approved by the Department of Transportation, Traffic, and Parking.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received May 18, 2017.

- Stormwater Management Analysis prepared by Langan Engineering dated May 18, 2017. Received May 18, 2017.
- Application drawings. 26 sheets received May 18, 2017. Revisions received June 9, 2017.
 - T0.00: Zoning – Cover Sheet. Drawing date June 9, 2017.
 - C101: Site Plan. Revision date June 9, 2017.
 - C102–C105: Site Details. Drawing date May 18, 2017.
 - C201: Grading, Drainage, & Utility Plan. Drawing date May 18, 2017.
 - C202: Grading & Drainage Details. Drawing date May 18, 2017.
 - C203–C204: Utility Details. Drawing date May 18, 2017.
 - C301: Soil Erosion & Sediment Control Plan. Drawing date May 18, 2017.
 - C302: Soil Erosion & Sediment Control Details. Drawing date May 18, 2017.
 - C401: Reflective Heat Index Study. Revision date June 9, 2017.
 - L101: Landscape Plan. Drawing date May 18, 2017.
 - L102: Landscape Notes & Details. Drawing date May 18, 2017.
 - L201: Lighting Plan. Drawing date May 18, 2017.
 - L202: Lighting Notes & Details. Drawing date May 18, 2017.
 - D1.01–D1.03: Demo Plans. Drawing date May 18, 2017.
 - A1.01–A1.03: Floor Plans. Drawing date May 18, 2017.
 - A2.01–A2.03: Exterior Elevations. Drawing date May 18, 2017.

PROJECT SUMMARY:

Project: Residential conversion

Address: 1447 and 1455 State Street

Site Size: 14,473 SF (0.33 acres) (1455 State); 11,934 SF (0.27 acres) (1447 State)

Zone: BA (General business)

Financing: Private

Parking: 40 car spaces (including 1 HC and 2 HC van-accessible), including adjacent previously approved project at 1439 State Street under same ownership)

Owner/Applicant: Shmuel Aizenburg for Ocean Management

Phone: 203-903-4667

Agent/Architect: A. Brooks Fischer of Newman Architects, PC

Phone: 475-441-7250

Site Engineer: Brian Phillips of Langan Engineering

Phone: 203-784-3026

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1512-02: Site Plan Review and Coastal Site Plan Review for adaptive reuse of existing building for residential use. Approved on November 18, 2015. (For 1447 State Street only)

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. However, in order to meet the Zoning Ordinance requirement of 2,000 SF of lot area for each dwelling unit, 1425, 1435, 1439, and 1455 State Street must be combined into a single parcel of approximately 75,000 SF (1.73 acres) with a total of 35 units (21 at 1439 State Street and 14 at 1455 State Street).

Site description/existing conditions:

1455 State Street is an existing two-story brick building that is currently vacant. It was originally constructed as a community facility for the YMCA railroad boarding house at the neighboring property. The property sits in a narrow developed north-south strip along State Street between the railroad tracks to the east and East Rock Park to the west that contains a mix of residential and neighborhood-oriented commercial properties.

The neighboring properties to the south (1425, 1439, and 1447 State Street) are under the same ownership and received approval in 2015 to convert the existing building there to 21 residential units and associated parking (CPC 1512-02).

Proposed activity:

The applicant proposes to convert the existing building at 1455 State Street to 14 residential units (1 studio, 2 one-bedroom, and 11 two-bedroom apartments). A seating area will be constructed with permeable pavers in the rear of the property, and site improvements will be made for utilities and drainage.

The parking lot at 1447 State Street will be reconfigured (as opposed to the plan approved in CPC report 1512-02) to provide parking for the residents of both 1437 and 1455 State Street.

Motor vehicle circulation/parking/traffic:

The consolidated parcel has two existing curb cuts from State Street that each lead to a parking lot that will be connected via a driveway in the rear of the building at 1437 State Street. The portions of the parking lot and driveway on the southernmost parcels (20 total parking spaces) will remain as approved in CPC report 1512-02. The parking lot in between the two buildings will have a total of 20 spaces, including two handicapped van-accessible spaces.

Bicycle parking:

None currently proposed. Five are required by the Zoning Ordinance and must be added to the plans prior to sign-off for building permits.

Trash removal:

A dumpster enclosure will be constructed within the parking lot and emptied by a private hauler.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 222 CY

Start Date: Summer 2017

Completion Date: Fall 2018

Responsible Party for Site Monitoring: Brian Phillips of Langan Engineering

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and

- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;

- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape (for all four parcels): 32,463 SF
 50% of non-roof hardscape: 16,232 SF

Shaded (average)	4,253 SF
SRI > 29	12,656 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	16,909 SF
% SHADED/HIGH SRI PROPOSED	52.1%

Project Timetable:

Construction is expected to begin in summer 2017 and be completed by fall 2018.

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lots and grassy areas.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None

2. Potential beneficial impacts	The project includes the construction of a stormwater management system that is designed to remove 80 percent of total suspended solids (TSS) from the site. The retention system is designed to capture at least the first inch of stormwater run-off. As a result, more stormwater runoff will be captured on site and there will be less and higher-quality runoff into the Quinnipiac River.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Not waterfront
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront
6. Is public access provided to the adjacent waterbody or watercourse?	Not waterfront
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

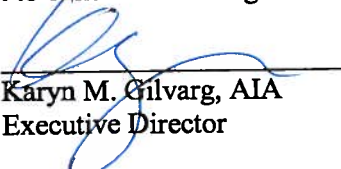
COASTAL FINDING:

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 conditions on Pages 1 and 2.

ADOPTED: June 21, 2017
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.

ADOPTED: June 21, 2017

ATTEST: 
James Turcio
Building Official