

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: DANKEL WAY (1445 QUINNIPIAC AVENUE), Site Plan Review for New Public Roadway Construction in a RS-2 Zone (General Investment Alliance, LLC: Charles Liberti).

REPORT: 1494-01

ACTION: Approval

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 6/8/19. 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. Site Plan Review comments:
 - No building permits for the residential units will be issued until the City Engineer has approved the completed new roadway, minus the finish coat, including all public improvements.
 - The “No Parking signs” approaching cul-de-sac to be installed on light posts.
 - Owner to add street sign “Dankel Way” on Quinnipiac Avenue.
 - Engineering specifications for retaining walls must be submitted prior to sign-off.
4. BZA Conditions for sign-off (Report#1494-11)
 - Application is submitted to City Plan Commission for Site Plan Approval.
 - Private Driveway to be built to City standards with private road signage.
 - Portion of property shown on Site Plan Study Map east of proposed Dankel Way should be shown on site plan as designated open space to be maintained by a homeowners association, the documents of which must be submitted to and approved by the Office of Corporation Counsel and filed in the Office of the City Town Clerk before Certificates of Occupancy are issued for any dwelling unit on the site.
 - Area of designated open space to be stabilized and restored prior to the issuance of Certificates of Occupancy for any dwelling unit on the site.
 - Provision should be made in homeowners’ association documents for private refuse removal service, private snow removal service, and maintenance of the private road.

Permission granted by the Board will become null and void one year after the effective date of this decision, unless:

- The grant of relief has been recorded on the Land Records of the City of New Haven within 120-days of the date of publication of approval; and
- A valid permit has been issued and construction diligently pursued; or
- A Certificate of Occupancy has been issued; or
- The appeal is renewed.

5. 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. (City Plan Department is the last signatory prior to 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 site restoration bond in an amount of \$2,500 per dwelling unit or 2% of the site improvement costs (higher amount prevails) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit. \$2500 x 10 units = \$25,000
9. The day-to-day monitoring of the soil erosion and sediment control plan shall be done by John Wagenblatt, engineer, LRC Group, Cromwell.
10. Any proposed work within the City right-of-way will require separate permits.
11. 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.
12. 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.
13. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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.

PROJECT SUMMARY:

Project: New 420' public roadway off Quinnipiac Avenue (CT Route 103)
Address: 1445 Quinnipiac Avenue (Dankel Way)
Site Size: Overall Parcel area = 2.89 acres (126,270 SF; Roadway area = not provided)
Zone: RS-2
Financing: Private
Owner: General Alliance, LLC (Charles Greenberg)
Developer: same
Site Engineer: The LRC Group **Phone:** 860-635-2877
City Lead: City Plan Dept. **Phone:** 203-946-6379

Submission: Development Permit application dated 5/22/14 and narrative, Drainage Calculations for 10 to 25 year storm events by LRC, dated 5/22/14. Plan set by LRC: Subdivision Map dated 5/22/14, Plan and Profile for Dankel Way with SESC narrative and details 5/22/14.

Previous actions: Authorization for Roadway (1348-06, 02/18/04). Approval for 3 principle structures, 1382-07.

BACKGROUND

Charles Liberti of General Investment Alliance, LLC has submitted a Development Permit application for a new roadway off Quinnipiac Avenue (CT Route 103) which will serve a five lot residential project in an RS-2 zone. #1445 Quinnipiac Avenue, north of Foxon Boulevard in the northeastern quadrant of the City, is a narrow (125') but deep (1000') lot. The applicant has already applied to the Board of Aldermen and has received approval for the roadway (CPC 1348-06). Once the roadway is constructed to the approved standard the City Engineer must inspect and approve the final roadway for it to become an accepted City street. The applicant has already applied to the CPC and received approval for three principle structures (CPC 1348-07).

The site rises from elevation 53' at Quinnipiac Avenue to elevation 73' at the cul-de-sac, and then rises up to 200' at the rear northeast corner. The roadway measures 420 linear feet from the property line at Quinnipiac Avenue to the extent of the cul-de-sac.

Proposed Activity: The site will first be cleared of vegetation and soil erosion measures installed. Once utilities in the roadway and laterals to the home sites are installed, catch basins and manholes are installed, and utility trenches will be backfilled. Concrete curbs will be laid. A sidewalk on the south side of the road will be installed to City detail. Nine street light locations are shown. Twenty-three trees are shown to be planted.

Site Plan Review: The plans have been reviewed by the Site Plan Review Team composed of representatives from City Plan, City Engineer, LCI Building Division, and Department of Traffic and Parking, and have been found acceptable with the following comments:

Should blasting be required, the following shall be required:

- Pre-blast survey shall be extended to cover all homes within 250' of the project boundary.
- Prior to application for a blasting permit from the Fire Department, the applicant shall contact the Alderperson of the Ward to arrange for a neighborhood meeting to make the residents aware of the proposed plan.
- Applicant shall show proof of an insurance policy, in a form and amount acceptable to the City's Corporation Counsel, holding the City harmless for any potential damage caused to private property in the surrounding area.

Project Timetable: Project to commence summer 2014 and be completed in 14 months.

Soil Erosion and Sediment Control Review: Silt fencing is shown to be installed along the north property line. A construction entrance is shown off Quinnipiac Avenue with the State of Connecticut detail. James Greenberg of General Investment Alliance, LLC, Cromwell is named as the individual responsible for assuring that no soil or runoff enters City catch basins or storm sewer system and for monitoring the site to assure there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the construction phase. 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*. Mr. Greenberg shall be responsible for

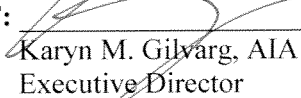
determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, he is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Inland Wetlands: The applicant states there are no Inland Wetlands or Watercourses on the site.

ACTION

The Commission finds the measures shown on submitted plans meet the intent of the *State of Connecticut Guidelines for Soil Erosion and Sediment Control*, the *City's Interim Site Plan Guidelines* and therefore approves the Site Plans with the conditions on Page 1.

ADOPTED: June 18, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director