

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 335 EAST STREET. Site Plan Review for renovation of warehouse space for use as a plumbing supplies showroom in an IL zone. (Owner: David Bender for BPS Realty, LLP; Applicant/Agent: Wayne Garrick)

REPORT: 1523-01

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 October 20, 2021 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; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and 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 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

12. Provide City Plan with a copy of recorded BZA relief; and
13. Provide City Plan with a copy of survey/site plans submitted as part of BZA application.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received September 22, 2016.

- Drainage calculations, dated July 5, 2016. Revised July 8 and September 19, 2016. Received September 22, 2016.
- Application drawings. 10 sheets received September 22, 2016.
 - Storm Drainage Improvements. Revision date September 19, 2016.
 - Erosion Control Narrative and Details. Drawing date September 19, 2016.
 - A.1-A.3: Existing floor plans. Drawing date April 6, 2016.
 - A.4-A.6: Proposed floor plans. Revision date June 15, 2016.
 - A.7-A.8: Elevations. Revision date June 15, 2016.

PROJECT SUMMARY:

Project: Renovation of existing warehouse to include showroom facilities

Address: 335 East Street

Site Size: 18,893 SF (0.43 acres)

Zone: Light Industrial (IL)

Financing: Private

Parking: 6 spaces on-site (including 2 HC accessible); 37 additional parking spaces are located within 300 feet

Owner: David Bender

Applicant/Agent/Architect: Wayne Garrick of Wayne S. Garrick Architects

Phone: 203-776-1874

Site Engineer: TPA Design Group

Phone: 203-562-2181

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1520-11, July 20, 2016: Special Exception to permit 31 parking spaces where 140 spaces are required for a plumbing supply showroom in a Light Industrial (IL) District. Because this property is in the City's Coastal Management Area, the BZA granted Coastal Site Plan approval at this time.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted to permit 31 parking spaces where 140 spaces are required. This BZA approval also granted Coastal Site Plan approval.

Site Description/existing conditions:

The parcel currently includes a warehouse and small showroom for Bender Plumbing.

Proposed Activity:

The applicant proposes to convert warehouse space in the existing building to be used as additional showroom space.

Circulation/Parking/Traffic:

Existing traffic patterns will be maintained. Two handicapped and four standard parking spaces on this parcel are accessed through a curb cut on East Street. An additional, larger parking lot, lies across East Street, adjacent to additional warehouse space used by Bender.

Trash removal:

Not indicated on plans.

Signage:

No new signage indicated on plans.

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: 240

Start Date: November 2016

Completion Date: June 2017

Responsible Party for Site Monitoring: William Perfetto of Perfetto Construction, LLC

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 during construction;
- 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

Note: Stormwater Management Plans were previously reviewed and approved as part of the BZA submission, as the site's location with the Coastal Management Area required BZA approval of the Coastal Site Plan, and accordingly the stormwater management plan.

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: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable:

The applicant proposes to begin work immediately, with construction finishing in spring 2017.

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: October 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director