

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 115 EDGEWOOD AVENUE. Site Plan Review for Dwight Gardens Housing Complex. (Owner/Applicant: Justin Goldberg, 115 Edgewood NavCapMan, LLC; Agent: Jeffrey LeBeau, Freeman Companies).

**REPORT:** 1497-04

**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 September 17, 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 shall be addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
8. Any proposed work within the City right-of-way will require separate permits.
9. 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.
10. 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.
11. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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 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, and SESC forms. Application fee: \$270 paid and received August 21, 2014.**

- Drawing Plan Set, 15 sheets. Issue Date: August 20, 2014, revised September 8, 2014. Received September 9, 2014; revised September 11, 2014, received September 12, 2014.
- Drainage Summary dated August 20, 2014, received August 21, 2014, revised September 8, 2014, received September 9, 2014.

**PROJECT SUMMARY:**

**Project:** Renovation of Dwight Gardens  
**Address:** 115 Edgewood Avenue  
**Site Size:** 2.96 acres  
**Building size:** as exists (interior renovations and site)  
**Zone:** RM-2  
**Financing:** private  
**Parking:** 80 spaces required (1 per unit) (see discussion)  
**Owner:** Justin Goldberg (115 Edgewood NavCapMan LLC)  
**Phone:** not provided

**Applicant:** same as above  
**Phone:** not provided  
**Agent:** Jeffrey LeBeau (Freeman Companies) **Phone:** 860.251.9550  
**Site Engineer:** Jeffrey LeBeau (Freeman Companies) **Phone:** 860.251.9550  
**City Lead:** City Plan Department **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

CPC 1438-13: Land Acquisition of 81-unit residential facility.

CPC 1443-07: Authorization for City to enter into coop agreement with HANH, Glendower Group, Dwight Garden LLC re rehab of Dwight Coop.

CPC 1482-08: Authorization of Acquisition of Dwight Gardens from HUD and for disposition to a HUD-approved developer.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted for the original development. The existing non-conforming uses are not exacerbated by this project.

**Site Description/existing conditions:**

The site is the existing Dwight Gardens (previous Dwight Gardens Coop) which has existed since the late 1960s.

**Proposed Activity:**

Eighty existing units of housing are being rehabilitated along with the existing site amenities including access/driveways, fencing, plantings, sidewalks, drainage and lighting.

**Circulation/Parking/Traffic:**

Access to the site is via two exiting (to be replaced) curb cuts off Edgewood Avenue. Traffic patterns will remain similar to what currently exists, with some modifications to landscaped islands to improve circulation for trash trucks (see below). Parking is provided in surface spaces

as well as within private garages. Bicycle parking is also proposed. Application has not resolved the quantities of required vehicular and/or bike parking spaces as required by code.

**Trash removal:**

Will be via private service. Truck will enter the two separate driveways and will manoeuvre to the rear of the site where the dumpsters are located.

**Stormwater Management Plan:**

The plans meet most of the requirements, but additional information is needed to complete the application per regulations: description of local soil characteristics, the operations and maintenance manual, calculations of suspended solids removal rates, and specifications/cut sheets for actual Stormceptor units being used. In addition, the City Engineer has requested that all type C-L catchbasins be converted to drywells/leaching catchbasins.

**Exterior Lighting:**

Lighting plans need to be adjusted to meet the current code; no light bleed is allowed along the property line where the site is adjacent to other residential properties.

**Reflective Heat Impact from hardscape or paved surfaces:**

Proposed plans meet the requirements of this section of the code.

**Soil Erosion and Sediment Control Review:** A total of 0 cubic yards of material will be moved, removed or added to the site. **Note, this assumption is INCORRECT as material will need to be removed to install stormwater management system; applicant will need to provide revised data.** John Pignataro of New England Construction 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. Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits. Named Individual 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*.

Named Individual 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, Named Individual 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 indicated on the plans; should applicant propose signage for the site, it must be approved by zoning prior to permitting.

**Project Timetable:**

Applicant proposes to begin construction this fall with final paving this fall and completion of construction by Fall 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:

- Application has not resolved the quantities of required vehicular and/or bike parking spaces as required by code;
- For Stormwater Management additional information is needed to complete the application per regulations: description of local soil characteristics, the operations and maintenance manual, calculations of suspended solids removal rates, and specifications/cut sheets for actual Stormceptor units being used. In addition, the City Engineer has requested that all type C-L catchbasins be converted to drywells/leaching catchbasins.
- Lighting plans need to be adjusted to meet the current code;
- Provide revised and accurate data for soil removal, moving and additives;
- No signage is indicated on the plans; should applicant propose signage for the site, it must be approved by zoning prior to permitting.
- Sidewalks along Edgewood Avenue may need to be replaced under this project. Applicant to review the condition of sidewalks in the field with a representative from Engineering prior to permits.

### ACTION

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

**ADOPTED:** September 17, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director