

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 126-136 FARREN AVENUE, Site Plan Review including Coastal Site Plan Review for Construction of new Truck Storage Garage on combined lot with existing Car Repair Facility in a BA Zone (Owner/Applicant: Jose Gonzalez).

REPORT: 1456-05

ACTION: Approval with Conditions

COASTAL FINDING: No impact

CONDITIONS OF APPROVAL

1. 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.
2. Site Plan Comments on page 3 and Conditions 3 and 4 shall be addressed in a **revised Site Plan** which shall be approved by the City Plan Department prior to its incorporation into the final building permit plan set.
3. Prior to issuance of building permit, the Site Plan shall be revised to show four employee parking spaces (two for each business), five spaces for sales, and three for customers (including one handicapped access space) for a total of twelve (12) spaces.
4. Outside on-site vehicle storage (other than employee parking) must be limited to eight vehicles on the property, prior to issuance of building permit.
5. Signoff on final plans by the 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
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. Trash disposal/recycling shall be in conformance with public works regulations.
8. Any proposed work within 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. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Previous Commission Actions: Time Extension granted (CPC 1454-07, 7/2011), Certification of Approval of Location for 136 Farren Avenue (CPC 1438-01, 03/17/10).

Submission: Development Permit Application dated 4/25/11, received 05/13/11 including CSPR section, Application fee of \$270, Plans dated 04/20/10 received 05/13/11, revised 09/14/11 received 09/15/11: Cover Sheet SD-1 w/ Zoning information, Site Details SD-2&3, Floor Plan A-101, Building Elevations A-102.

PROJECT SUMMARY:

Project: New storage garage for van type vehicles added to site with existing repair garage

Address: 126 and 136 Farren Avenue

Site Size: 22,900 SF

Zone: BA, CAM

Parking: Site Plan shows 6 employee spaces and, 2 additional spaces in front yard inc. 1 HC space.

Owner:	Jose Gonzalez	Phone: 203-824-2238
Applicant:	same	Phone: same
Agent:	Ronald E. Zocher	Phone: 203-488-7590
Architect:	same	Phone: same
Site Designer:	Neftali Arroyo	Phone: 203-745-4599
Civil Engineer:	None specified	
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Zoning: The Site is zoned BA (General Business) and the site abuts the RM-2 zone to the south. The revised site plan meets the requirement of the Zoning Ordinance.

Site: 126-136 Farren Avenue is located on the west side of Farren Avenue one property in from the corner of Lancraft Street. As the site is within 1000' of the Quinnipiac River, it falls within the Coastal Management Zone. The site is shared with an automotive repair garage previously permitted by a Certificate of Approval of Location (CAL) (CPC 1438-01, 3/17/10). There are numerous vehicles parked on the site which do not appear to be related to the repair business. The Department of Motor Vehicles confirms there is an active repairer's license for #136 (#U7645, 04/28/10). The property owner also owns the adjacent property at #120 Farren Avenue to the southeast where there is a residence and some outbuildings in the rear adjacent to the new building proposed at #126.

Proposed Activity: As stated in the application the applicant proposes to demolish three existing outbuildings and to construct a new storage/maintenance garage at the rear of #126 for storage of vans which provide transportation for elderly, handicapped and special needs persons. The new building will be a butler type building of approximately 5,150 SF with four garage door bays opening towards Farren Avenue, built with a concrete foundation on a slab on grade. There will be a new driveway apron to access the garage and a second apron for access to the repair business. A third apron between them will be closed up and replaced with granite curb. The City has recently replaced sidewalks and curbs along this block.

Stormwater Drainage: While the site plan states there is existing paving on the site, a site visit indicates that it is primarily hard packed soil and gravel. One new drywell is proposed in the front yard of the new garage to collect roof runoff with an overflow to the City storm sewer in Farren Avenue. There is a yard drain in the rear yard of the new building which will collect runoff from the rear roof leaders.

Soil Erosion and Sediment Control Review. A total of 293 cubic yards of material will be moved, removed or added to the site. A silt fence is proposed to separate the project area from the repairer business area during the construction period. Catch basin will be protected by haybales. Ron Zocher 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. He 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*.

Mr. Zocher 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, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Utilities: An existing electrical pole will need to be relocated from the site of the new building. There are no indications of additional plumbing or other new utility connections on the plans.

Circulation/Loading/Parking: There is adequate room for truck circulation on site. There are 6 employee parking spaces shown in the rear of #136 and 2 spaces in front including 1 HC space. There is no indication of how many interior spaces will be available in the new building. It should be noted that the CAL for used car *sales and repair required 10 parking spaces with no more than five spaces reserved for sales. If the new garage

is intended for van repair the applicant should contact the Department of Motor Vehicles to determine whether a revised license is required.

Trash removal: There is a dumpster location behind #136 subject to private trash pickup.

Landscaping /Lighting: There are two healthy street trees in a grass strip along the site which has no on site landscaping. There are four shielded light fixtures on the two front corners of the new structure. They will be required to be directed away from the adjacent residential properties. A new stockade fence will shield the residential properties.

Project Timetable: none given

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:

Engineering:

- *Asphalt paving required at least 10' back of driveway apron to avoid tracking into Farren Av.*
- *Ductile iron pipe required from property line to sewer connection in street*
- *Add City details for temporary and permanent pavement restoration*

City Plan/Zoning:

- *Current plan is in substantial conflict with CAL approval #1438-01 in that it shows no parking for sales or customers as required. These spaces must be provided on the plan. The Commission further notes that the one required handicapped accessible parking space on the site may not be devoted to a sales use.*
- *The CAL approval was very specific in that outside of 8 spaces devoted to sales/customers and two spaces devoted to employee, there should be no other vehicles on the lot. Adding two more parking spaces for the six employees of the new use means that there should be a total of 12 parking spaces (four employee, five sales, three customer including one handicapped accessible) shown on the plan.*
- *On architectural floor plan show all uses within proposed structure (Office space? Bathroom?)*

Building Official:

- *Building wall facing adjacent property line at #120 to be fire rated.*

COASTAL SITE PLAN REVIEW

No coastal resources exist at or adjacent to this previously disturbed urban site which is located within Zone X on Flood Insurance Rate Map # 09009C0442, dated December 17, 2010, an area outside the 0.2% annual chance flood plain. The Commission anticipates no adverse impacts on adjacent coastal resources. The site is removed from the harbor and Long Island Sound.

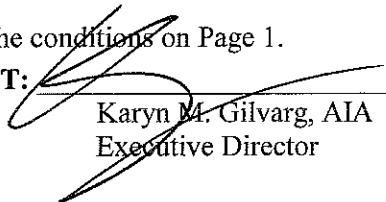
COASTAL FINDING

The City Plan Commission finds the coastal site plan consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no impact.

ACTION

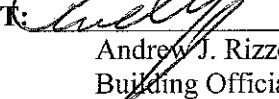
The City Plan Commission approves the submitted Site Plans subject to the conditions on Page 1.

ADOPTED: September 21, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

The Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted by the City Plan Commission in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings of the City Plan Commission and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: 9-26-11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official