

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **310 FOXON AVE (CAL)** . Addition of Used Car Dealer to existing Lube shop.
(Owner: 2310 Foxon LLC; Applicant Luis Rodriguez for Marinetti Auto Group
LLC dba Foxon Lube and Tire.)

REPORT: 1499-05

ACTION: Approval with Conditions

CAL Submission: CAL application received 09/18/14 along with A-2 survey map and site plan.

Previous City Actions:

CAL for Used Car Dealer (CPC 1421-06, approved 10/15/08).

CAL for Used Car Dealer (CPC 1410-01, approved 11/14/07).

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a Used Car Dealership to operate in conjunction with an existing oil change facility on the same property and out of the same building.

Site Location: The subject parcel is located on the north side of Foxon Boulevard(Rte 80) approximately 300ft west of the northwest corner of Foxon Boulevard and Quinnipiac Avenue just off of the northeast corner of Fulton Street and Forbes Avenue. The 2,000sf building and the approximately 20,000sf parking area surrounding it are actually part of a larger parcel known as 294 Foxon Boulevard. The property is located in a General Business (BA) District.

Proposed activity: The applicant has submitted a proposal to operate a Used Car Dealership in conjunction with an automotive oil change operation using the same parking area and building originally designed to accommodate only the existing oil change facility. The plan shows a total of 19 parking spaces (only 18 appear to comply with current regulations). The Commission notes the following:

1. Plan should show two employee parking spaces, two customer storage spaces, and 1 handicapped accessible parking space. The balance of parking spaces (11 or 12) may be shown as vehicle display spaces.
2. Dumpster location should be shown on plan.
3. Any additional exterior lighting in the rear of the property should be shown on plan.

PLANNING CONSIDERATIONS

Plans have been reviewed by the City Plan Commission and found in general compliance with applicable City ordinances, regulations and standard details required by the Department of Motor Vehicles with the following exceptions noted in the previous paragraph

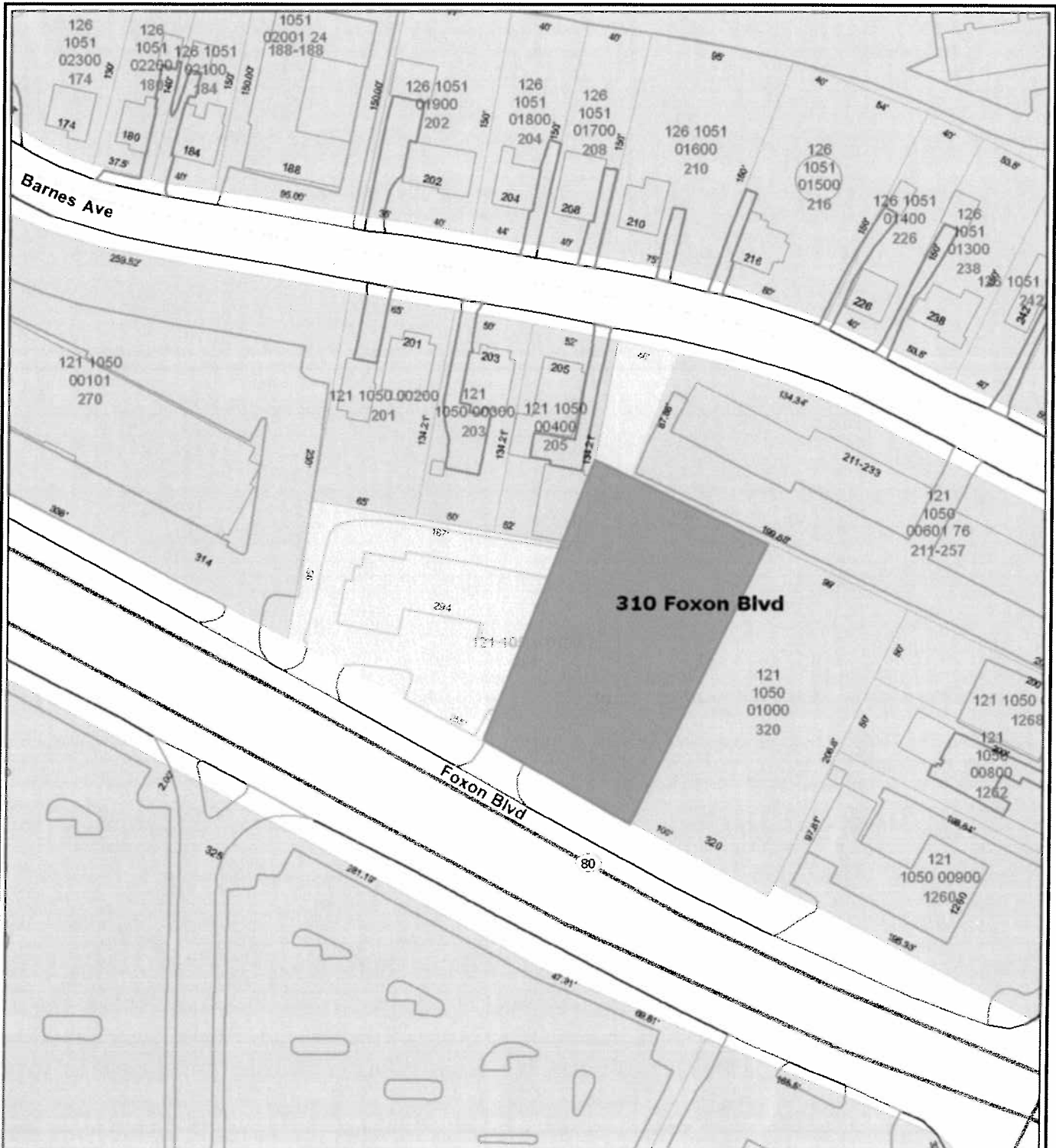
FINDINGS


The Commission finds the location appropriate for the proposed use as a Used Car Dealership and in accord with the public welfare of the citizens of New Haven and hereby recommends approval the location with the following conditions:

1. Hours of operation: Monday –Sunday 8am to 6:30pm
2. Plan should show two employee parking spaces, two customer storage spaces, and 1 handicapped accessible parking space. The balance of parking spaces (11 or 12) may be shown as vehicle display spaces.
3. Dumpster location should be shown on plan.
4. Any additional exterior lighting in the rear of the property should be shown on plan.
5. Revision of site plan addressing Planning Considerations as above prior to signature of K-7 form.

ADOPTED: November 19, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director




 City of New Haven, Connecticut
 Toni N. Harp, Mayor

- | | |
|---|---|
| <ul style="list-style-type: none"> ▲ Fire Station ● Police Station ▲ PD Headquarters ○ Substation ⊠ Health Centers ⊠ Hospital ⊠ Library Schools ⊠ Administration ⊠ Food Service ⊠ Private School ⊠ Public School Railroad ⊠ Railroad Track ⊠ Abandoned Railroad Trac | <ul style="list-style-type: none"> Waterway ⊠ Lake - Pond ⊠ River ⊠ Shoreline ⊠ Stream ⊠ Wetland ⊠ Airport Runway ⊠ City Boundary Line ⊠ Developable Properties Parks ⊠ Park ⊠ Triangle ⊠ Golf Course ⊠ Land Trust Preserves ⊠ Airport boundary ⊠ Parcel ⊠ Shoreline |
|---|---|

310 Foxon Blvd

Produced by the
 Office of Information Technology
 Geographic Data Viewer

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