

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** 135 GRAND AVENUE, Site Plan Review including Coastal Site Plan Review for Change in Use (Pizza Restaurant) in a BA Zone (Owner/Applicant: Avatar Properties LLC).  
**REPORT:** 1438-07  
**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by March 17, 2016.
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. Revised site plan reflecting comments under **Site Plan Review** on page 3 shall be submitted to the City Plan Department for review, prior to circulation of final plans for signoff.
4. Driveway adjacent to the corner of Grand Avenue and Atwater Street shall be closed, allowing no vehicular access to the site at this point.
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, Health Department and Fire Marshall shall also review the plans.
6. A Bond in an amount of 100% of the certified overall estimated project cost for site work, including striping, fencing, and the like, shall be provided to the City Plan Department, 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. 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.
9. 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.

**Submission:** Development Permit Application, Application fee of \$105, Site Plan rev. 3/9/10, Floor Plan, Building elevations, Location map.

**PROJECT SUMMARY:**

**Project:** Reuse of former gasoline station/glass company as pizza restaurant  
**Address:** 135 Grand Avenue  
**Site Size:** 10,300 SF  
**Zone:** BA, (BA-1 zone pending), Grand Avenue Special Service District, CAM  
**Financing:** Private  
**Parking:** 9 spaces shown (6 in rear, 2 take out pick up in front, 1 HC)  
**Owner:** Avatar Properties, LLC **Phone:** 631-839-5700  
**Applicant:** same  
**Agent:** John Torello **Phone:** 203-272-2116  
**Architect:** same **Phone:** 203-272-2116  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the new BA-1 zone. The site is also located within the coastal zone.

**Site:** The 10,300 SF site is a corner site, and relatively flat. There is a church to the north at 12 Atwater Street and the Atwater Recreation Center at 28 Atwater Street. The Fair Haven K-8 School is at 164 Grand across the street.

**Proposed Activity:** Applicant proposes to make alterations to a former gas station/glass company (Kar Glass) to convert it to a pizza restaurant. The improvements will primarily be interior to the building as well as new windows and doors. Proposed site improvements include general cleanup and striping of parking spaces.

**Stormwater Drainage:** No stormwater accommodation is shown although the applicant is making no changes to the site at present, leaving more than half the lot as an unpaved gravel surface. The applicant stated verbally the presence of a dry well to the rear of the building that may be uncovered. Should the applicant determine to pave the lot at a later time once his business has become established, a revised site plan showing accommodation of storm water will be required to be submitted to the City Engineer for approval.

**Soil Erosion and Sediment Control Review:** John Torello shall be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system and shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise and for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Circulation/Loading/Parking:** The site has three driveways, two off Grand Avenue and one off Atwater Street. The driveway on Grand closest to the corner of Atwater is unused and shall be closed off to assure no vehicular access is possible at this point. Fencing will be required to assure that it remains unused, and that vehicles do not encroach upon or exit over the sidewalk. 6 parking spaces are shown in the rear for employees and restaurant customers. 2 spaces for take out pickup are shown in the corner of the front yard. 1 HC space is shown to the west of the building. There is a bus stop on the frontage of the site on Grand Avenue.

**Trash removal:** A dumpster location is shown to the rear of the building. The dumpster will be serviced by the driveway off Atwater Street.

**Landscaping /Lighting:** There are three existing street trees, 2 on Grand and 1 on Atwater. Otherwise there is not room for additional landscaping.

**Signage:** No signage is shown. Building signage or any ground signs must be compliant with Section 44 of the Zoning Ordinance.

### COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

The site is located within the Coastal Zone due to its location within 1000 feet of the Quinnipiac River. There are no coastal resources at or adjacent to this previously developed urban site. The elevation above sea level of the finished floor of the building is 36.67', well above the flood elevation.

**Project Timetable:** The applicant intends to begin work in March 2010.

### 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:

#### Transportation:

- *Provide a fence/rail/wall or planter no higher than 30" to provide separation between the public ROW and vehicular movements on site, but allowing for pedestrian movements; provide fence detail with final site plan.*
- *Add State approved handicapped signage at HC parking space*

#### Engineering:

- *Check storm and sanitary connections for the building to ensure they are separated.*

- *This site will be affected by a City project entitled "Safe Routes to School" including traffic calming measures such as a bumpout at the corner of Grand and Atwater. The applicant is therefore not required to replace the driveway apron with new granite curb and sidewalk at this time, but shall be required to close off the driveway with fence/rail/wall/or planter no higher than 30".*
- *Prior to paving the remainder of the site, a revised site plan showing accommodation of storm water shall be submitted for approval by the City Engineer.*

**City Plan:**

- *Signage shall be compliant with Zoning Ordinance Section 44.*

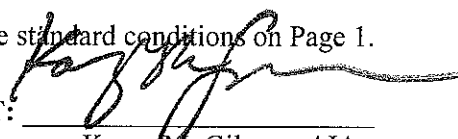
**COASTAL FINDING:**

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

**ACTION**

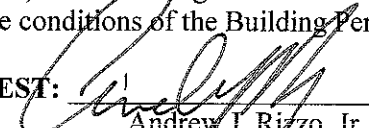
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** March 17, 2010  
Edward Mattison  
Chair

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

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** 3/18/10

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official