

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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1489-02 40 ALBERT and 1593 STATE STREET. Site Plan review for conversion of existing buildings from skilled nursing to residential care. (Owner/Applicant: Leeway Inc; Agent: Regina Winters).

REPORT: 1489-02

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 March 19, 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 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 (*if not provided in the application*).
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, SESC, CSPR and related narrative forms. Application fee: \$270. Received January 15, 2014. CSPR received March 13, 2014.

- Development Permit Application Drawings dated 12/17/2013, full-size sets, received January 15, 2014. 9 sheets received. Update drawings received March 13, 2014. 9 sheets.
- Lighting fixture cut sheets, received March 13, 2014.
- Drainage Calculation Report received January 15, 2014, dated January 10, 2014, revised February 2014, received March 6, 2014.

PROJECT SUMMARY:

Project: Leeway Inc.

Address: 40 Albert Street and 1593 State Street

Site Size: 36,792 SF (0.84 acres)

Zone: IH with CAM District plus (BA)

Financing: Private

Project Cost: TBD

Parking: 24 parking spaces

Owner: Leeway Inc.

Phone: 203-865-6800

Applicant: Leeway Inc.

Phone: 203-865-6800

Agent: Regina Winters

Phone: 203-773-0747

Site Engineer: Juliano Associates

Phone: 203-265-1489

City Lead: City Plan Dept.

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions: None

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the (IH) Heavy Industrial zone and the (BA) General Business zone. Zoning relief was granted November 18, 2013 for a use variance to permit expansion of a nonconforming use (skilled nursing facility) in an IH District. (13-90-V).

Site Description/existing conditions: The site at Albert Street currently consists of a facility with 40 beds of skilled nursing care. The building at 1593 State Street is currently vacant.

Proposed Activity: The applicant proposes to join the two buildings at 40 Albert Street and 1593 State Street into one skilled nursing and residential care facility with 60 total beds.

Circulation/Parking/Traffic: On-street parking for the joint facility will be available. In addition, the parking lot at the corner of Albert and Welton is available for passenger drop off and pick-up. This lot contains two handicapped spaces and 17 standard spaces.

Trash removal: Via private service. Dumpsters are located in the corner of the parking lot at Albert and Welton.

Stormwater Management Plan: The project meets the requirements of this part of the ordinance. The City Engineer suggests the catch basins be changed to leaching catch basins to help infiltrate Stormwater on-site and lessen the impact to the City's system.

Exterior Lighting: The project meets the requirements of this part of the ordinance.

Reflective Heat Impact from hardscape or paved surfaces: The application does not adequately address the requirements of this section of the code. While the project may be in compliance, it is difficult to ascertain as the required calculations and/or tables have not been provided.

Soil Erosion and Sediment Control Review: A total of 8288 cubic yards of material will be moved, removed or added to the site. Christopher Juliano of Juliano Associates 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. That person 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*.

Christopher Juliano of Juliano 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, Christopher Juliano of Juliano 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 has been indicated on the plans. Any new signage will need to be reviewed by zoning prior to sign-off.

Project Timetable: Construction is expected to begin this spring and is expected to be completed by the fall of 2014.

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 and future water-dependent development opportunities; 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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: The project site lies within 1000' of the edge of the Quinnipiac River, but as the site has been urbanized and lies partially within the IH zone, there is very little if any remnant ecological function. The rail yards to the immediate east of this site effectively cut off any migratory access to the waterfront, and there are no waterfront recreational activities in the area.

Positive Impacts on Coastal Resources: Because impervious pavement will be reduced on-site, there will be a marginal positive impact in that there is increased opportunity for water to infiltrate on-site as opposed to being piped into the storm sewers for treatment.

Potential negative impacts on coastal resources and mitigation of such impacts: none

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:

- **Zoning compliance can not be ascertained as the required zoning tables have not been submitted as part of the application. Applicant will need to submit zoning tables for review;**
- **Any signage to be added to the site must be reviewed by zoning prior to sign-off;**
- **Applicant has not met the requirements of Section 60.2 Reflective Heat Impact. A narrative/and or tables will be required to determine how the site meets this section of the code; and**
- **All roof drains will need to be separated as part of the project.**

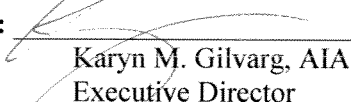
COASTAL FINDING:

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 19, 2014
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: March 19, 2014

ATTEST: 
Daniel O'Neill
Building Official