

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 204-216 CHAPEL STREET. Coastal and Site Plan Review for addition to existing building for storage purposes in an IL zone. (Owner: SAME-CT, LLC; Applicant/Agent: Endre Racz of R&R Luxury Enterprises, Inc.)
REPORT: 1518-02
ACTION: Approval with Conditions

STANDARD 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 21, 2021**. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; 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.
4. 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.
5. 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.
6. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
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.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received April 21, 2016.

- Application drawings. 4 revised sheets submitted September 8, 2016.
 - S-1: Site Plan. Drawing date April 5, 2016. Revision date September 15, 2016.
 - Architectural & Electrical Plan. Drawing date April 8, 2016. Revision date September 2, 2016.
 - S-1: Drainage Details. Drawing date June 30, 2016. Revision date August 1, 2016.
 - EX-01: Property Survey. Drawing date March 15, 2016. Revision date August 19, 2016.

PROJECT SUMMARY:

Project: Addition to existing building for pipe storage

Address: 204-216 Chapel Street

Site Size: 22,582 SF (0.52 acres)

Zone: Light Industry (IL)

Financing: Private

Parking: 9 parking spaces (including 1 HC van-accessible)

Owner: SAME-CT, LLC

Applicant/Agent: Endre Racz

Phone: 201-280-4129

Site Engineer: Richard Greenalch

Phone: 203-488-5276

City Lead: City Plan Department

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 IL zone.

Site Description/existing conditions:

The site is currently occupied by Independent Pipe & Supply Corp., a wholesale distributor of pipe and piping supply. Presently, much of their pipe is stored in outdoor racks on the property. The entire site is impervious, with an existing building occupying the western and southern portion of the property, and an asphalt parking lot occupying the northern and eastern portion of the property. Trucks enter the property through a curb cut on Lloyd Street and exit through a curb cut on Chapel Street.

Proposed Activity:

The applicant proposes to construct a 2,569 SF, 14- to 18-foot high pre-engineered building on a concrete foundation. This would be connected to the existing building on a portion of the existing parking lot. The addition will not have interior connections to the existing building and will be used for pipe storage to provide greater security and weather protection for the company's inventory.

Circulation/Parking/Traffic:

The proposed building will block truck access to the existing Chapel Street curb cut. Therefore, a new curb cut will be installed closer to the Lloyd Street intersection to provide a truck egress route through the site. The existing curb cut will be removed and replaced, with the curb raised to match existing and the remainder of the area to be filled with seed and topsoil. There will be a total of nine parking spaces for employees and customers, including one space that is designated as handicapped, van-accessible.

Trash removal:

A dumpster will be located in the parking lot alongside the building. It will be emptied on a regular basis by a private contractor.

Signage:

No new signage is proposed.

Sec. 58 Soil Erosion and Sediment Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 125

Once grading and construction activities begin, they should be completed in about a month's time.

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.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan: Not applicable.

The subject property is located in a combined sewer area. In such areas, stormwater management plans are subject to Greater New Haven Water Pollution Control Authority (GNHWPCA) approval. The applicant has submitted plans to GNHWPCA, who approved the plans on August 10, 2016. Sheet S-1 of the application drawings includes the stormwater management plans along with a signed stamp of approval by GNHWPCA.

Sec. 60.1 Exterior Lighting: No new lighting proposed.

Sec. 60.2 Reflective Heat Impact: Not required.

Project Timetable: The project should take about one month to complete.

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area (Flood Zone): The southwest portion of the site is within Special Flood Hazard Area zone AE, with a base flood elevation of 12 feet. The entirety of this portion of the site is occupied by the existing building, with a finished floor elevation of 14.4 feet.

Estuarine Embayments: The site is within 1,000 feet of, but not adjacent to, the Quinnipiac River, which is tidally influenced with an open connection to Long Island Sound.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None; the new construction will take place outside the limits of the 100-year floodplain.
2. Potential beneficial impacts	The stormwater infiltration system to be installed will detain and infiltrate the first two inches of stormwater on site, thus minimizing any stormwater entering the combined storm and sanitary sewer on Lloyd Street. This will also at least minimally decrease on-site pollutants leaving the site. This system has been submitted to and approved by GNHWPCA.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	The site is not adjacent to a waterbody.
6. Is public access provided to the adjacent waterbody or watercourse?	The site is not adjacent to a waterbody.
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

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 conditions on Page 1.

ADOPTED: September 21, 2016
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.

ADOPTED: September 21, 2016

ATTEST: _____
James Turcio
Building Official