

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 281-289 CHAPEL STREET. Site Plan Review and Coastal Site Plan Review for interior renovation to add a commercial freezer to an existing building.
(Owner/Applicant: Ralph Mauro of 281 Chapel Street Associates, LLC; Agent: Robert Criscuolo of Criscuolo Engineering, LLC)

REPORT: 1519-02

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 **June 15, 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; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal 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. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. 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.
8. 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.
9. 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 May 17, 2016.

- Application drawings, 2 sheets received May 17, 2016.
 - Layout Plan for Commercial Freezer (Meat Storage). Drawing date May 17, 2016.
 - Existing Conditions Plan for Commercial Freezer (Meat Storage). Drawing date May 17, 2016.

PROJECT SUMMARY:

Project: Addition of commercial freezer to existing commercial building

Address: 281-289 Chapel Street

Site Size: 31,601 SF (0.73 acres)

Zone: IH (Heavy Industry)

Financing: Private

Parking: 8 spaces (including 1 HC van-accessible)

Owner/Applicant: Ralph Mauro, 281 Chapel Street Associates, LLC **Phone:** 203-996-1544

Agent: Robert Criscuolo, Criscuolo Engineering, LLC **Phone:** 203-481-0807

Site Engineer: Robert Criscuolo, Criscuolo Engineering, LLC **Phone:** 203-481-0807

City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1403-02, June 20, 2007: Certificate of Approval of Location (CAL) for new Used Car Dealer in an IH zone. (Withdrawn)

CPC 1478-07, May 15, 2013: Coastal Site Plan Review for a Gasoline Fueling Station. Zone IH

CPC 1481-01, September 18, 2013: Certificate of Approval of Location for new gas station.

CPC 1482-03, September 18, 2013: Site Plan Review including CSPR for new gas station/convenience store

CPC 1496-03, September 17, 2014: Certificate of Approval (CAL) for used car dealership

CPC 1496-05, September 17, 2014: Site Plan Review and Coastal Site Plan Review for auto body repair shop

CPC 1500-01, January 21, 2015: Coastal and Site Plan Review for building addition.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

Site Description/existing conditions:

The site currently consists of a 13,819 SF building that houses an auto body repair shop and warehouse and office space for Concrete Creations. There is an open building permit to construct additional space for Concrete Creations, as approved in CPC report 1500-01 on January 21, 2015. Nearly the entirety of the site is within the 100-year floodplain, with a base flood elevation of 12 feet, and is approximately 200 feet east of the Mill River.

Proposed Activity:

No exterior site work is proposed. Proposed work consists of only interior modifications to allow a portion of the existing building currently occupied by Concrete Creations to be used by a commercial freezer for meat storage.

Circulation/Parking/Traffic:

The site is accessed via an extended driveway depression that runs for most of the property's Chapel Street frontage. There are currently nine parking spots. There is a sidewalk running the length of the Chapel Street and Mill Street frontages, although most of it is in disrepair and does not meet City Engineering Department standards.

The approved site plans submitted as part of CPC 1500-01 include rebuilding the curb and sidewalk on both Chapel Street and a portion of Mill Street, leaving two 30-foot wide aprons on the Chapel Street entrance. The parking lot would also be re-striped to include a total of eight spaces (including one van-accessible handicapped spot) and move parking spaces from in front of the auto bay doors to an area along Chapel Street. These same plans have been resubmitted as part of this application.

Trash removal:

No dumpsters are included in the site plans.

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: 0 CY
Start Date: No exterior site work is proposed.

Sec. 60 Stormwater Management Plan: A stormwater management plan is not required as part of this application because the plan approved as part of CPC report 1500-01 met all Section 60 requirements. The work proposed as part of this application does not require any additional stormwater management beyond what was approved in the previously approved plan.

Sec. 60.1 Exterior Lighting: Not required, no additional exterior lighting is proposed.

Sec. 60.2 Reflective Heat Impact: Not required. The plan submitted on April 15, 2015 as part of the building permit sign-off process for the project approved by CPC report 1500-01 suffices for this application as well.

Project Timetable: Not included in application.

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: The subject parcel is located within flood zone "AE" (elevation 12 feet) and "X" (outside the 0.2% annual chance of flood).

Shorelands: The shorelands that are located on and adjacent to the site are developed for commercial and industrial uses.

Recreational Features: Criscuolo Park is located across Chapel Street from the subject parcel.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	There are no potential adverse impacts associated with the proposed project. The existing building is located within Special Flood Hazard Area AE. Floor elevations of the existing building are located above the 12' base flood elevation.
2. Potential beneficial impacts	None.
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?	Parcel is not waterfront.
6. Is public access provided to the adjacent waterbody or watercourse?	Parcel is not waterfront.
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)?	Parcel is not waterfront.
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

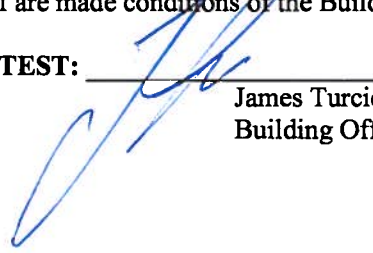
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: June 15, 2016
Adam Marchand
Acting 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: June 15, 2016

ATTEST: 
James Turcio
Building Official