

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 215 CHURCH STREET. Site Plan Review for conversion of the Liberty Bank building to 10 apartments and retail (bank) space in a BD zone. (Owner: Netz-215 Church LLC; Applicant/Agent: Robert Mangino)

REPORT: 1521-01

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 **October 20, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. 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; and in that order shall be obtained prior to initiation of site work or issuance of building 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 site restoration bond in an amount of \$2,500 per dwelling unit (total of \$25,000) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. 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.
8. Any proposed work within 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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.

ADDITIONAL CONDITIONS OF APPROVAL

14. Site plan must be updated to eliminate parking spaces not on the subject parcel;
15. Per GNHWPCA Standards existing laterals may not be used for proposed or renovated buildings unless approved by the Authority. Existing lateral(s) shall be CCTV inspected in the presence of the Sewer Superintendent or his representative. Based on the results of the inspection, sewer laterals may require to be replaced or rehabilitated by the installation of a cured in place pipe liner; and
16. Sewer connection permit is required prior to the start of construction of sewer/storm related infrastructure.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$270. Received July 21, 2016.

- Stormwater Drainage Report, dated July 19, 2016. Received July 21, 2016. Revisions received August 19 and September 9, 2016.
- StreetBondSR color sheet. Received July 21, 2016.
- Proposed floorplans, dated May 1, 2016. Revised July 13, 2016. Received July 21, 2016.
- Recorded easement for drainage across 276 Orange Street parcel. Received October 14, 2016.
- Application drawings. 3 sheets received July 21, 2016. Revisions received August 19, September 9 and September 16, 2016.
 - Existing Conditions Map, dated July 13, 2016.
 - Site Layot Plan, dated July 13, 2016. Revised August 17, 2016.
 - Site Drainage Plan, dated July 13, 2016. Revised September 14, 2016.

Other Relevant Information:

- Email from Ricardo Ceballos at Greater New Haven Water Pollution Control Authority re: stormwater infiltration/retention system, dated September 20, 2016.
- Email conversation between Christopher Juliano, Dawn Henning, Ricardo Ceballos, and Anne Hartjen re: stormwater detention systems and roof leaders. Most recent email dated September 6, 2016.

PROJECT SUMMARY:

Project: Residential conversion of former bank

Address: 215 Church Street

Site Size: 12,128 SF (0.28 acres)

Zone: Central Business (BD)

Financing: Private

Parking: 11 parking spaces (including 1 HC van-accessible)

Owner: NETZ-215 Church, LLC

Phone: 203-996-2828

Applicant/Agent: Robert Mangino

Phone: 203-988-1068

Architect: Robert Mangino

Phone: 203-988-1068

Site Engineer: Christopher Juliano

Phone: 203-265-1489

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1325-18, October 16, 2002: Site Plan Review for Elm Street Garage in a BD zone (not built)

CPC 1358-14, October 20, 2004: Site Plan Review for Elm Street Garage in a BD zone (not built)

Zoning:

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

Site Description/existing conditions:

The entire lot is currently developed and impervious. The western end of the site contains a nearly 12,000 SF two-story, brick building fronting Church Street that most recently housed a Liberty Bank branch. The eastern end (rear) of the lot contains 11 vehicular parking spaces fully on the subject parcel, and another two spaces that are partially on this lot and partially on the adjoining lot at 250 Orange Street. The rear lot is open to the 250 Orange Street parcel, which is entirely a surface, asphalt parking lot that provides vehicular and pedestrian access to Orange Street.

Proposed Activity:

The applicant proposes to reduce the size of the retail/commercial area on the ground floor to 2,330 SF, and convert the remainder of the building to 10 one- and two-bedroom residential apartments: three in the basement level, one on the ground floor, and six on the second floor. The applicant will build a small (300 SF) addition to accommodate this conversion and will construct a stormwater retention system beneath the existing parking lot.

Circulation/Parking/Traffic:

The existing traffic patterns will be maintained, with a one-way entrance from the existing curb cut on Church Street on the south side of the parcel, and a one-way exit on an existing curb cut on Church Street on the north side of the parcel. The City's Transportation, Traffic, and Parking Department has recommended adding a warning system to the exit driveway, although no such system is noted on the site plans. No bike racks are shown on the submitted site plan.

Trash removal:

A dumpster will be located in the rear of the building and emptied via private contractor.

Signage:

None included.

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: 13

Start Date: Upon approval, work will commence within one month

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 the 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 via email correspondence on September 20, 2016, subject to conditions #14 and 15 on page 2 of this report.

Sec. 60.1 Exterior Lighting: NO NEW LIGHTING PROPOSED.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	7,053 SF
50% of non-roof hardscape:	3,527 SF
Shaded (based on average values per code):	-SF
Areas with SRI > or = 29	4,368 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	4,368 SF
% SHADE/HIGH SRI PROPOSED	61.9%

Project Timetable:

Upon approval, work will commence within one month

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: October 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director