

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 138 COVE STREET, Coastal Site Plan Review for Construction of new Single Family Dwelling in a RS-2 Zone (Owner/Applicant: Concettina Tolomeo).

REPORT: 1465-01

COASTAL FINDING: Approval with Conditions; No Impact on coastal resources

CONDITIONS OF APPROVAL

1. City sidewalk in accord with City Standard detail shall be extended property line to property line.
2. Signoff on Final Plans by City Engineer and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
3. Any proposed work within City right-of-way will require separate permits.
4. 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 for building permit.
5. A site restoration bond in an amount of \$2,500 shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on final plans for building permit. Such bond will be released once it has been determined by the City Plan Department that site work has been completed in accord with the approved plans.
6. FEMA elevation certificate certifying finished floor elevation shall accompany building permit application.
7. New residential construction shall be in accordance with FEMA Standards and the City's Flood Damage Prevention Ordinance.
8. 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: Development Permit application including CSPR section, Improvement Location Survey by Conklin & Soroka 2/19/12. Plans by Arnold Gans Architect 04/09/12), 4 Building elevations (undated), City details. Coastal narrative 4/9/12 from Conklin & Soroka.

Previous CPC actions: CSPR & SE for front yard parking for 4 DUs (CPC 1017/20, 6/4/86, Criscuolo), CSPR for 1 DU (CPC 1339-05, 7/16/03, Corolla), CSPR for 1 DU (CPC 1418-01, 7/16/08, Consolo). A recent application to the Board of Zoning Appeals for side yard and wall height (12-15-V, 12-01-CAM, Tolomeo) was withdrawn.

BACKGROUND:

Concettina Tolomeo seeks to construct a new single-family dwelling at 138 Cove Street in an RS-2 zone within the Morris Cove neighborhood. Two previous owners gained approval to construct a residence in 2003 and 2007 but the projects did not go forward. Because the site is a waterfront site on Morris Cove on New Haven Harbor, coastal site plan review is required.

The subject site is a vacant waterfront lot of 8,816 SF on Cove Street between Oceanview Street and Morris Avenue between two residential uses, and just southwest of the New Haven Yacht Club. There is a concrete block and cap sea wall on the property adjacent to the waterfront, recently restored. There is a concrete patio area adjacent to the sea wall. The site is currently an undeveloped lawn area slightly sloping towards the sea wall, bordered on the northeast and southwest sides by wooden fences and along the street face by a chain link fence.

The proposed house designed by architect Arnold Gans is two stories plus full basement, including living room, kitchen, bath and two car garage on the first floor and 3 bedrooms and 2 bathrooms on the second floor. The first and second floors will have exterior covered decks on the west side with sliding doors leading from the living area. The basement at elevation 6.3 will house mechanicals and will be provided with whatever measures are required to meet FEMA and the local requirements of the City's Flood Damage Prevention Ordinance. Flood vents will be added in the basements side walls if required.

Finished first floor elevation will be 14.8. Average height of the house will be 25'. All height, yard and coverage requirements are met. Parking is provided for two cars within the garage on the first floor at elevation 14.8 on the east side of the house. There is a turnaround location in the drive so that a car does not need to back out into the street.

A new sanitary sewer connection is provided into the separated sewer within Cove Street. There will also be a new water connection into the Cove Street water main. Roof runoff will stay on site.

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 shall additionally consider whether the proposed site plan is consistent with the New Haven Coastal Program.

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

Coastal Flood Hazard Area: This site falls within several flood zones on Flood Insurance Rate Map (FIRM) #09009C0444H effective December 17, 2010. The area closest to Cove Street is in **Zone X**, an area determined to be outside the 0.2% annual chance floodplain. The mid area of the site is in **Zone X (shaded)**, an area of 0.2% annual chance flood and/or area protected by levees from the 0.2% chance flood. The area closer to the waterfront is in **Zone AE**, an area where the base flood elevation has been determined at elevation 10. The new house is proposed to be constructed in **Zone X** and **Zone X (shaded)** beyond the 100 year flood plain. In this case the house may have a full basement as designed.

Navigable waters: Waters adjacent to the site are Morris Cove, New Haven Harbor, and Long Island Sound.

Beaches or Dunes: A rocky shorefront and narrow sandy beach, adjacent to the site below the seawall, is exposed at low tide.

Intertidal flats: Adjacent to the site and exposed at low tide.

Shellfish Concentration Areas: There may be oyster beds adjacent to the site.

Shoreline flood and erosion control structure: existing seawall on the site (top elevation 7.9', bottom elevation 2.7') has been recently reconstructed and repaired to Army Corps and DEEP specifications.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts:

Degrading water quality through significant introduction of suspended solids, nutrients, toxics, heavy metals or pathogens into either coastal waters or groundwater supplies is a potential adverse impact. Any such potential impact would be eliminated by use of soil erosion and sediment control measures during construction and by the permanent topsoiling, mulching, and seeding of the site.

Degrading visual quality through significant alteration of natural features and viewpoints:

The new home will be constructed of similar frontage, width and height to others on Cove Street. The average height of the house is 25' which may be less than the houses on either side. Houses across Cove Street are at a slightly higher elevation. While an open lot provides views to the harbor for the houses across Cove Street, the new house will still allow views from the upper floors of these houses.

Public access: The narrow lot in a residential zone does not have public access now and is not proposed to have public access. Cove Place to the north gives public access to the beach.

Consistency with the New Haven Coastal Program: Residential use in Morris Cove is consistent with the Coastal Program, provided buildings are constructed to conform to the City's Hazard Mitigation Plan and its revised Flood Damage Prevention Ordinance.

The City is absolved of any responsibility for potential damage caused by flooding that would result from construction of a basement below the flood elevation.

COASTAL FINDING:

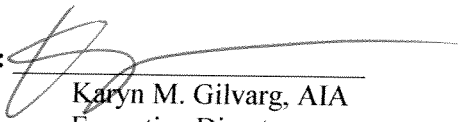
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on both coastal resources and future water-dependent activities.

SITE PLAN ACTION

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

ADOPTED: May 16, 2012
Edward Mattison
Chair

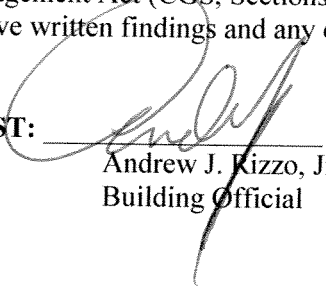
ATTEST:


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: 5/18/2012

ATTEST:


Andrew J. Kizzo, Jr.
Building Official