

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 160 COVE STREET, Coastal Site Plan Review for Seawall Alteration and Repair in a RS-2 Zone (Owner: Maria and Rita DeFalco; Applicant: Rick Raymond).

REPORT: 1474-01

FINDING: No impact; Approval with Conditions

Submission: CSPR application dated 02/01/13 and Narrative; Fee of \$135; COP #201206559-KZ issued 01/04/13.

Previous history: none.

BACKGROUND

Owners Marie and Rita DeFalco propose to reconstruct a seawall along their property at 160 Cove Street in Morris Cove on the East Shore of New Haven Harbor. As the existing seawall has been damaged by repeated storms, the owners propose to remove approximately 49 linear feet of the seawall and construct a new wall further landside of the existing wall. The alignment of the new wall will be similar to those of neighbors on either side.

Existing conditions: The 10,000 SF (.23 acre) lot is narrow and deep, cone shaped, running from Cove Street to the water's edge (300 SF of the parcel is below the high water mark.). The 2-story single family residence on the lot was constructed close to Cove Street across from its intersection with Oceanview Avenue with a driveway to the east of the house which ends in a ramp to the water and a lawn extending to the wood deck in the north section along the water. The existing wall was constructed to extend further seaward of the parcels to its west and east. To the west is the New Haven Yacht Club at 156 Cove Street and to the east is a single family house at 170 Cove Street.

Proposed activity: The DEEP Office of Long Island Sound Programs has issued a Certificate of Permission (COP) to reconstruct the wall as follows:

- To prepare for the new wall portion, first excavate existing beach sand to expose the seawall and footing, store excavated sand atop the existing wood deck, remove 49 linear feet (approximately 22 cubic yards) of existing concrete seawall and seawall footing, and backfill the excavated areas with the stockpiled sand to the elevation of the surrounding beach grade;
- Install a new 28.34' concrete seawall to elevation 6.82' NGVD (matching elevation of existing wall) along the immediate shoreline of the site to tie into the existing perpendicular seawall sections by excavating a trench to construct the new seawall section, store excavated sand atop the existing wooden deck, install temporary wood forms and bracing for pouring concrete, and construction an approximately 1'-6" wide concrete and rebar seawall supported with a 2 foot deep concrete footing.
- Leave open an area 3.7' wide landside of the seawall between the wooden deck and the new wall.

COASTAL PLANNING CONSIDERATIONS

Because the activity will be conducted from the land side, a Coastal Site Plan Review is required. 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; 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.

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

Coastal Flood Hazard Area: The area of the seawall is located in Flood Zone VE on Flood Insurance Rate Map 09009C0444H, revised December 12, 2010. The remainder of the parcel including the residence is in Zone AE where the base flood elevation is determined at 10.

Navigable waters: Morris Cove is navigable and accessible from New Haven Harbor and Long Island Sound.

Beaches and dunes: There is a small beach at low tide adjacent to the existing seawall.

Shellfish concentration areas: adjacent to the site.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: No adverse impacts on coastal resources are anticipated. Waste material from the wall removal shall be removed from the site daily to an upland site. Sand excavated from the beach to expose the footings shall be stockpiled and covered in a sand storage area located atop the wooden deck. The beach area waterward of the work area shall be left in a clean state free of equipment marks, stones and concrete debris.

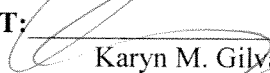
Timetable: Work is to be initiated immediately and must be completed prior to May 1, 2013 if it is to be done this year. The permit has a three year life but the work must be done during the off season.

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 with conditions:

1. Flood Development Permit certifying the proposed and final elevation of the wall shall be submitted to the Building Official at the time of building permit.
2. All work shall be conducted in accordance with the DEEP Certificate of Permission 201206559-KZ. Verify MHW elevation on Plan.

ADOPTED: February 20, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilyarg 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). Any conditions herewith shall be made conditions of the building permit.

DATE ADOPTED: 2/22/2013

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official