

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 15 WHITNEY AVENUE. Site Plan Review for the conversion of existing second floor office space into four (4) residential dwelling units in a BD zone. (Owner: Liffy LLC; Applicant/Agent: Robert Mangino)

REPORT: 1570-01

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 July 15, 2025. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
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. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET and SITE forms. NARRATIVE attached. Application fee: \$360. Received May 20, 2020.

- City of New Haven – Section 60 Requirements Waiver Request. Dated May 20, 2020. Received May 20, 2020.
- Property Card. Received May 20, 2020.
- *Parking for 21 Whitney Avenue – for “Liffy LLC”* dated June 22, 2020. Received July 8, 2020.
- Application drawings. 3 sheets received May 20, 2019. Revisions received June 3 & June 10, 2020.
 - Property & Topographic Survey. Drawing date April 3, 2020. Received May 20, 2020.
 - Property & Topographic Survey (Proposed Site Plan). Drawing date April 3, 2020. Received June 3, 2020.

- Proposed Apartments (Apartment Layout). Drawing date January 20, 2020. Received May 20, 2020.

PROJECT SUMMARY:

Project: Residential conversion
Address: 15 Whitney Avenue
Site Size: 3,447 SF (0.08 acres)
Zone: BD (Central Business)
Parking: Two (2) parking spaces leased at the New Haven Parking Authority's Orange Street and Trumbull Street Lot
Owner: Liffy LLC **Phone:** (203) 996-5497
Applicant: Robert Mangino **Phone:** (203) 988-1068

BACKGROUND

Previous CPC Actions: No previous actions have been taken.

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

Site description/existing conditions: The project site encompasses an area of approximately 3,447 SF (0.08 acres) and consists of a two-story building mixed-use building occupied by food establishments on the first floor and vacant office space on the second floor. The site is bound by commercial and office use in the north and south, a parking garage in the east, and Whitney Avenue in the west.

Proposed activity: The applicant proposes to convert the existing second floor office space into four (4) residential dwelling units. Exterior work consists of striping parking spaces and installing pavers for a 200 SF patio area.

Motor vehicle circulation/parking/traffic: The applicant proposes to lease two (2) parking permits at the Orange Street and Trumbull Street Lot for a ten (10) year period per the New Haven Parking Authority agreement dated June 22, 2020.

Trash removal: A shared dumpster is located in the alleyway behind the building.

Signage: None proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Pursuant to Section 60 of the Ordinance, approval of this application will constitute a waiver of Section 60 requirements. The applicant made the claim that due to the proximity of adjacent buildings, there is no feasible way to install underground detention infrastructure on site.

Sec. 60.1 Exterior Lighting: Not applicable. The applicant has not proposed any additional lighting on site. Should the applicant decide to install exterior lighting fixtures, they must submit an Exterior Lighting Plan to staff for review and approval.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS – pending updated plan 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.

Project Timetable: Construction is expected to begin upon receiving approvals.

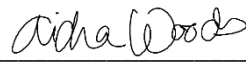
SITE PLAN REVIEW

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.

SITE PLAN ACTION

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

ADOPTED: July 15, 2020
Edward Mattison
Chair

ATTEST: 

Aicha Woods
Executive Director, City Plan Department