

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 170 OLIVE STREET. Major Modification of site plan review for the conversion of existing building into Avis/Budget car/truck rental facility in a BA zone.
(Owner/Applicant: Arsalan Altaf for Pawson Point LLC; Agent: Carolyn W. Kone of Brenner, Saltzman & Wallman LLP)

REPORT: 1552-06R

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 December 19, 2024. 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. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
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. 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. 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.
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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA form. NARRATIVE attached. Application fee: \$360. Received February 14, 2019.

- Application drawings. 1 sheet received February 14, 2019.
 - CS101: Site Plan. Revision Date 2/6/19. Received February 19, 2019.
 - Narrative letter from Attorney Kone dated February 13, 2019 and received February 14, 2019.

PROJECT SUMMARY:**Project:** Rental car and truck facility**Address:** 170 Olive Street**Site Size:** 18,182 SF (0.42 acres)**Building size:** 7,436 SF**Zone:** BA (General Business)**Parking:** 11 spaces (including 4 standard spaces, 1 accessible space, 5 truck rental parking spaces, and one loading space)**Owner/Applicant:** Arsalan Altaf for Pawson Point LLC**Phone:** (860) 248-4443**Agent:** Carolyn W. Kone of Brenner, Saltzman & Wallman LLP**Phone:** (203) 772-2600**Site Engineer:** Langan CT**Phone:** (203) 562-5771**BACKGROUND****Previous CPC Actions:**

- 1552-06: Site Plan approval.

Major Modification:

The applicant has made changes to site circulation and curb cuts as required by the Department of Transportation, Traffic and Parking (TTP). The original site plan has been modified to illustrate and codify these changes. All other elements of the original site plan approval (1552-06) remain the same and in effect. Changes include:

- The northern-most curb cut will be dedicated solely to truck traffic, and it has been reduced to a 30' width.
- An additional curb cut has been added to accommodate car exiting movements.
- The southern-most curb cut will be signed and used for cars entering the site exclusively.
- A new guardrail will be installed for pedestrian protection where there is no new landscaped island or curb.
- All new traffic signage will be moved outside the ROW and adjusted per the site changes. Additional striping will be used to define driveways.

SITE PLAN ACTION

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

ADOPTED: February 20, 2019
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Interim Economic Development Administrator