

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 203 FORBES AVENUE, Site Plan Review including Coastal Site Plan Review for construction of new 10,645 SF Warehouse Structure in an IH Zone (Owner/Applicant: Scott S. Weiner, The Tire Center).

REPORT: 1467-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to June 20, 2017. 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. Site Plan comments on page 3 shall be addressed prior to presentation of final plans for signoff.
4. Signoff on final plans by the City Engineer, Department of Traffic, Transportation and Parking (TTP) and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. FEMA Flood Elevation Certificate shall be required to be filed with the Building Official, prior to issuance of a 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. 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.
10. 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.
11. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application received 5/15/12, Application fee of \$270, Plan set by Giordano Engineering 4/23/12 rev. 6/4/12; Property Survey by Paul Stovell, Land Surveyor (undated and unsigned); Site Development Plan showing site circulation; Lighting and Landscaping Plan with Reflective heat calculations; Grading and Erosion Control Plan; Utilities and Drainage Plan; Floor Plan and building elevations. Color sample for roof per reflective heat requirements.

Other materials considered: Letter from Paul Holmes ConnDOT Dist. III 05/24/12.

PROJECT SUMMARY:

Project: New 10,645 SF pre-engineering building
Address: 203 Forbes Avenue (also with frontage at 20 Kendall St.)
M-B-P: 069-0971-00400, 069-0971-001800
Site Size: 27,935 SF
Zone: IH, CAM
Financing: Private
Project Cost: not available
Parking: 11 spaces incl. 3 HC
Owner: Scott J. Weiner **Phone:** 203-815-6546
Applicant: same
Agent: Anthony V. Giordano **Phone:** 203-933-5444
Site Engineer: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

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

Existing site: The existing site at 201-203 Forbes Avenue, east of Stiles Street and north of Kendall Street, has a metal Quonset style structure from which the applicant is operating his business currently, and also some wood sheds in dilapidated condition along the east property line. Forbes Avenue is a State highway (Route 1) under the jurisdiction of the State of CT DOT District III. The site is relatively flat ranging in elevation from 9.7' near the Forbes Avenue property line to 7.5' in the south western corner. No grades are provided for the 20 Kendall Street parcel leading to Kendall Street. The site is mostly unpaved except for deteriorated pavement adjacent to the curb cut. The sidewalk area outside the fence is unkempt and overgrown, as are the perimeters of the site on the east and south sides.

Proposed Activity: The owner/applicant Scott Weiner proposes to remove existing deteriorated buildings and construct a prefabricated 10,645 SF pre-engineered warehouse building with related loading and parking areas as a new home for his business, The Tire Center, as well as some warehouse rental space he would lease to others. The applicant's previous facility on the adjoining parcel at 133 Stiles Street burned within the last year and the remains have been demolished.

The warehouse space for the Tire Center and for the other rental spaces will have ground floor space and mezzanine office space on a second level. The Tire Center itself will have 5,700 SF on two levels. Two of the other four rental spaces will have 2062.5 SF each; the other two will have 2,120 SF each.

Stormwater Drainage/Utilities: The site plan shows an underground stormwater system based upon a 10-year storm, with three catch basins which will flow through an oil/water separator to connect with the existing storm sewer in Forbes Avenue. New water, gas and sanitary lines will connect also with existing utilities in Forbes Avenue. Roof leaders from the new building will connect into the storm system. Connections into the roadway will be controlled by the State.

Soil Erosion and Sediment Control Review. Siltation fencing will be placed around the 203 Forbes Avenue site, and the main driveway will be used as the construction entrance. The site will be regraded and filled with approximately 555 CY of material to bring the elevation up slightly so that the finished floor elevation can be above the base flood elevation. A contractor yet to be named will be the individual responsible for monitoring the site to assure there is no soil

or runoff onto other properties or entering City/State catch basins or the storm sewer system. Such person is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

The contractor shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: Vehicles will enter the site through a relatively new curb cut from Forbes Avenue and will park in front of the businesses. Circulation also relies upon use of the one-way drive onto Kendall Street which is overgrown and does not have a driveway apron. A new driveway apron in accord with City details will be required in this location, and the drive laid with crushed stone.

Trash removal: A refuse/recycling storage area is located adjacent to the west property line and will be serviced by a private carter.

Landscaping /Lighting: The lighting and landscaping plan shows lighting in keeping with the city's ordinances. The area along Forbes Avenue outside existing fencing shows grass and shrubs; there is also shrub planting along the slab of the Tire Center's space and scattered along the west facing façade of the rental spaces where possible.

Reflective Heat impact from hardscape or paved surfaces: The applicant has presented a sample of roof material (and siding material) which complies with the minimum solar reflectance index (SRI).

Project Timetable: summer 2012 project start with completion within 6 to 9 months.

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 Traffic, Transportation and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Proposed signage shall be subject to review by the City Plan Dept. prior to installation.*
- *133 Stiles Street site shall be cleaned up and crushed stone laid to stabilize dust and runoff.*
- *20 Kendall Street access shall have new commercial driveway apron (provide detail to City of New Haven standards) and shall be cleared of weed vegetation and laid with crushed stone.*

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.

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

Flood Hazard Area: The existing site at 203 Forbes Avenue is located within Flood Zone AE on Flood Insurance Rate Map # 09009C0442H dated December 17, 2010. Zone AE is a Special Flood Hazard Area where the base flood elevation has been determined at elevation 10. The finished floor elevation is 10.1.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: The finished floor elevation is above the BFE and therefore the potential adverse impact of constructing a new building within the flood plain is mitigated by elevating it above the BFE.

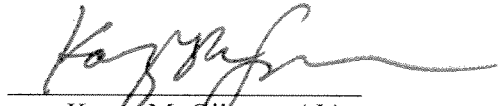
COASTAL FINDING

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 both coastal resources and future water-dependent activities. It therefore approves the Coastal Site Plan.

SITE PLAN ACTION

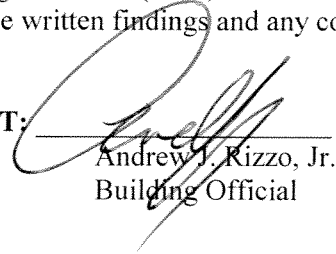
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: June 20, 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

DATE ADOPTED: 6/28/12

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official