

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 270 FORBES AVENUE. Certificate of Approval of Location (CAL) for Used Car Dealer in an IH zone. (Owner: Sergio Mangione for Forbes Properties, LLC; Applicant: Kenneth Geriak for Priority Motors, LLC; Agent: Lawrence Levinson)

REPORT: 1526-01

ACTION: Approval with Conditions

Submission: CAL Application. K-7 form. Application fee: \$180. Property survey, dated January 2007. Site and floor plan, dated November 21, 2016. Revisions received January 17, 2017.

PREVIOUS ZONING HISTORY

- CPC 1410-01, November 14, 2007. CAL for limited repair and used car sales in an IH zone.
- CPC 1421-06, October 15, 2008. CAL for used car sales in an IH zone.
- CPC 1499-04, November 19, 2014. CAL for change in ownership of used car dealer.

BACKGROUND

Kenneth Geriak seeks a Certificate of Approval of Automotive Location (CAL) for a Used Car Dealer in a Heavy Industrial (IH) Zone at 270 Forbes Avenue. The applicant is seeking a CAL for a change in ownership of a previously operating use of the property.

PLANNING CONSIDERATIONS

The subject lot is developed, and consists of an existing nearly 5,000-SF building in the center rear of the lot, surrounded by a paved area on both sides and in front, fronting Forbes Avenue. The submitted site plan shows cars for sale occupying five spots along the sidewalk on Forbes Avenue, while customer and employee parking would be located in two spots immediately in front of the building and in parallel spots along the northern parking area. The existing building would contain a garage with lift, a storage area, office, and lavatory. The application does not contain information about what will occupy the rear or second-story of the building. The site is accessed via two existing curb cuts on Forbes Avenue, both leading to the same paved parking area.

Hours of operation are proposed to be 9:00 AM-6:00 PM Monday through Friday and 9:00 AM-4:00 PM Saturday. All proposed uses are allowed by right in the IH zone.

Nature of the Proposed Site: The site is already developed and nearly completely impervious, consisting of an asphalt parking area and a two-story building.

Resulting Traffic Patterns: No changes are proposed to the existing use or intensity of the business, and no significant changes to existing traffic patterns are expected.

Nature of the Surrounding Area: The site is surrounded by industrial properties to the south, east, and west, including many other auto-oriented small businesses. An RM-2 zone including Chamberlain Court, a townhouse development, and mostly one- and two-family homes abuts the site to the northeast.

Proximity to Public Buildings: None are in proximity.

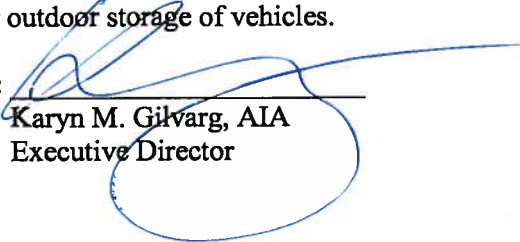
The Comprehensive Plan: The 2015 Plan of Development calls for port use for the area. While this may be an ideal long-term use for the property due to its relative proximity to the waterfront, this site itself is not waterfront and none of the neighboring properties are used for port purposes. At this time it is impractical to expect a port-related use at this property, and the proposed use does not preclude future port-related development at this site.

FINDING AND RECOMMENDATION

Based on the above considerations, the Commission finds the location appropriate for the continuation of the existing use with the new tenant and approves the application with the following conditions:

1. Approval is for the sale of used cars and car repair;
2. Outside display of no more than five cars for sale at any one time;
3. No more than 500 SF of outdoor space is to be used for outdoor storage of vehicles.

ADOPTED: January 25, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director