

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 276 FORBES AVENUE, Certificate of Approval of Location (CAL) for General Auto Repairer in an IH Zone (Owner: Sergio Mangione; Applicant: William McCarthy, Jr. dba S.V.E. Performance LLC).

REPORT: 1478-01

ACTION: Approval with Conditions

Submission: CAL application, K7 form, application fee of \$180; Annotated A-2 survey by Robert Schatzlein 09/2007.

BACKGROUND

William McCarthy dba S.V.E. Performance LLC has made application for a Certificate of Approval of Location (CAL) to establish an auto repair business at 276 Forbes Avenue (Route 1) in a Heavy Industrial (IH) zone in the Annex. The site, known also as Parcel B of 270-276 Forbes Avenue is located on the north side of the street between Fulton Street to the west and Chamberlain Street to the east. The other half of the parcel known as Parcel A (270 Forbes Avenue) is currently in use as a used car dealer. The applicant states Parcel B has been in automotive use previously (used car sales F & M Motors), but is currently vacant.

Previous Zoning History for 270 (Parcel A):

CPC 1410-01 11/14/07 CAL for Used Car Dealer & Limited Repairer (Buy Rite II)

CPC 1421-06 10/15/08 CAL for Used Car Dealer (Luis Auto Sales)

Previous History for 276 (Parcel B): none

PLANNING CONSIDERATIONS

The provided site plan shows the layout of the lot, as well as the interior of the building. The subject parcel (leased area) of 6,460.08 SF has a single structure towards the rear of the parcel. The service garage building has two bays, two small offices and a bathroom. The waste oil container is located inside the building.

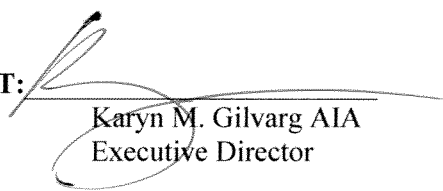
Public Hearing: At the public hearing on May 15, 2013 applicant William McCarthy described his proposed operation and responded to questions from Commissioners. He stated the hours of operation would be 8:00 AM to 4:30 PM Monday through Friday and 8:00 AM to noon on Saturday. He would be the sole employee. No towing, painting or body shop work was proposed. A new sign had been installed on the building which met the zoning requirements.

ACTION

The Commission finds the site acceptable for the proposed use and approves with conditions:

1. Approval is for the general repair of vehicles.
2. The plan for the lease area includes 5 parking spaces including 1 handicapped van space, be parallel to the sidewalk and separated from the sidewalk by a buffer, such as a planted island, low (30") rail barrier fence or curbed area.
3. The days and hours of operation shall be Monday – Friday, 8:00 AM to 4:30 PM and 8:00 AM to noon on Saturday.

ADOPTED: May 15, 2013
Roy Smith, Jr.
Vice Chair

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director