

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **100 GANDO DRIVE.** Site Plan Review for change of use. (Owner: Olive & Water Streets Associates LLC; Applicant: New Haven Register, Inc.; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP).

REPORT: 1492-01

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 following the date of decision, until May 21, 2019. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. (City Plan Department is the last signatory prior to permit.)
4. Any proposed work within the City right-of-way will require separate permits.
5. 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.
6. 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.
7. 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 or prior to use of the site. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application including DATA, WORKSHEET, SITE, and NARRATIVE forms. Application fee \$270.00. Received April 17, 2014. CSPR Application including DATA, SITE, WORKSHEET, CSPR forms. Application fee \$270. Dated May 7, 2014, received May 8, 2014.

- Topographic Survey dated July 6, 2005, received April 17, 2014.
- Site Plan Drawing dated April 17, 2014. Updated drawing received May 1, 2014.
- Operations Memo to Tom Talbot, dated April 15, 2014, received April 17, 2015.
- Email regarding change of use to Karyn Gilvarg and Tom Talbot dated April 27, 2014.

PROJECT SUMMARY:

Project: New Haven Register Relocation
Address: 100 Gando Drive
Site Size: 492,451 SF (11.31 acres)
Building size: 151,926 SF (18,200 SF to be renovated in existing building)
Zone: IL (Light Industrial)
Parking: 125 spaces (restriping existing lot)
Owner: Olive & Water Street Assoc. LLC **Phone:** 203-72-2240
Applicant: New Haven Register **Phone:** 203-789-5210
Agent: Carolyn Kone **Phone:** 203-772-2600
Site Engineer: John Block, Tighe & Bond **Phone:** 203-712-1100
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 978-10; 988-2: acceptance of state grant for economic development.
CPC 1126-05: order authorizing \$200k in special revolving loan funds; resolution abating property taxes; resolution abating personal property taxes; four related resolutions regarding CT city and town development powers.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL (Light Industrial) zone.

Site Description/existing conditions:

The site is adjacent to the existing Start Supply Building on Gando Drive adjacent to I-91. The building is partially occupied by Start Supply and other small businesses.

Proposed Activity:

The New Haven Register proposes to renovate currently unoccupied space to use for its news gathering and dissemination operation. Interior to the building, the Register plans to demolish certain walls, erect new partitions, install new ceilings and carpet, modify the electric distribution, HVAC and sprinkler systems, and make general life-safety improvements.

On site, the applicant proposes to restripe the parking lot to existing standards, install signage and install pavement markings.

Circulation/Parking/Traffic:

Vehicles currently enter and exit the site via two separate curb cuts off Gando Drive. These curbs cuts will remain and will only be altered to improve roadway striping and signage. Traffic will circulate through the lots as they currently exist, with minor improvements made to layout and space striping. Loading docks will remain in use and handicap parking will be brought up to current code. The Register proposes to use 125 spaces of the total 335 spaces within the lot, including 8 HC spaces.

Trash removal:

Trash removal will be via private service via the entry and exits drives off Gando.

Stormwater Management Plan: not applicable

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: not applicable

Signage:

No signage is shown in the application. Any signage will need to be reviewed with zoning for compliance prior to sign-off for building permits.

Project Timetable:

Applicant proposes to begin renovations upon approval of application; work expected to be completed by August 2014.

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 with the following comments:

- No signage is shown in the application. Any signage will need to be reviewed with zoning for compliance prior to sign-off for building permits.

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:

The site lies adjacent to the I-91 corridor and is connected hydraulically to the Quinnipiac River Watershed via swales and culverts under I-91. Parts of the site also fall within Flood Zone AE of the current FEMA maps (Panels 09009CO434J and 09009CO453J). Tidal wetlands of the Quinnipiac River lie adjacent to the site (across I-91 to the west). The wetlands and Q River watershed act as important stormwater filtering and volume control for the entire area, though the watershed is partially degraded by adjacent highways and landfill areas.

Positive Impacts on Coastal Resources: none

Potential negative impacts on coastal resources and mitigation of such impacts: none

The applicant proposes to restripe the parking lot within an already paved, impervious area. The restriping will have no impact on adjacent resources.

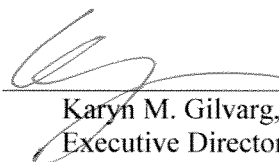
COASTAL FINDING:

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 coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: May 21, 2014
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 are made conditions of the Building Permit.

DATE ADOPTED: 5/21/14

ATTEST: 
Daniel O'Neill
Building Official