

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 517-527, 539 GRAND AVENUE, 59 NEW STREET, Site Plan Review including Coastal Site Plan Review for Warehouse & Accessory Retail Operations Facility in an IH Zone (Owner: Saint Gobain Performance Plastics Corp.; Applicant: Bart Realty, LLC).

REPORT: 1436-06

ACTION: Approval with Conditions

COASTAL FINDING: No impact

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by January 20, 2016.
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. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the 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. 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. The name of the 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.
7. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permits. Consult with building official regarding compliance with the City's Flood Damage Prevention Ordinance.
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalks or curbs on the perimeter of the site deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. 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.
11. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$240, Segment of City Topo Map, Spot Elevations, Boundary Survey by Schull Associates 12/11/09, Proposed Site Plan, Demolition Plan by Kagan Architecture 11/18/09, Overall Grading and Drainage Plan by Criscuolo Engineers 12/21/09 rev. 1/20/10, Enlarged Grading and Drainage Plan rev. 1/20/10, SESC Details and other Details rev. 1/20/10.

PROJECT SUMMARY:

Project: New warehouse and retail operation for Universal Hotel Liquidators

Address: 517-527, 539 Grand Avenue, 59 New Street

Site Size: 257,966 SF

Zone: IH, CAM

Project Cost: \$200,000

Parking:	32 spaces proposed	
Owner:	Saint Gobain Performance Plastics Corp.	Phone: 203-982-6000
Applicant:	Bart Realty, LLC	Phone: 203-982-6000
Agent:	Marjorie Shansky	Phone: 203-469-3004
Architect:	Gerald Kagan	Phone: 203-789-1890
Site Engineer:	Criscuolo Engineering	Phone: 203-481-0807
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Previous relevant City Actions: Letter of Zoning Compliance 12/24/09.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone. It is noted that any outdoor storage of more than 500 SF will require a Special Permit. None is proposed at this time. The portion of the property fronting on East Street (not subject of this application) is zoned IL.

Proposed Activity: The waterfront site is located on the north side of Grand Avenue between the west branch of the Mill River and East Street. A rail line cuts through the site from north to south although the applicant does not intend to use it for transport. Universal Hotel Liquidators proposes to move its warehouse operation to Grand Avenue with its accessory retail component. The front portion of an existing building at #517-527 Grand plus a rear concrete loading dock will be demolished to create room for a parking area. General site improvements will be made to existing exterior parking areas, and all other improvements will be interior to the remaining buildings. The buildings which will be utilized first are 517 Grand (12,819 SF) which will be used for the retail and office operation, and the building to its rear (28,840 SF), 59 New Street, as a storage warehouse. Two other buildings on site at #539 Grand (28,649 SF) and 555 Grand (9,898 SF) will not be used for the time being, but may be used in the future. A large area (138,270 SF) to the north of the existing buildings which had been used for parking at some point has not specific use.

Stormwater Drainage: There are two catch basins in Grand Avenue adjacent to the driveway into the new parking lot. An existing catch basin in this area with 6" outlet pipe to the river will be utilized but the applicant will utilize a newly created grass buffer to capture and filter some of the runoff from the new lot.

Soil Erosion and Sediment Control Review. David White of Bart Realty LLC is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering the City's storm sewer system or the Mill River. Once the contractor is chosen, Mr. White will name an individual who will be responsible on a daily basis for monitoring soil erosion and sediment control measures. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both 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*.

Such individual 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: Shipments and deliveries will enter from East Street onto New Street and proceed to the existing loading dock at the building known as 59 New Street. Retail customers will enter the site off Grand Avenue to access the retail element. There are 21 parking spaces including 2 HC in the new lot. A new driveway apron will be installed in accord with City standards.

Trash removal: Dumpster in rear

Landscaping /Lighting: No mention is made of new lighting. A new landscaped element will be added at the edge of the river both to improve water quality and to provide green space along the water body.

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:

Developed Shorefront: The area has been previously developed and is primarily impervious surface. There is a relatively new 228' bulkhead in good condition along the property. For the remaining portion of the site there is a natural river bank.

Navigable waters: The west branch of the Mill River is navigable in this location.

Coastal flood hazard area: The site is located within Flood Zone A4 where the base elevation has been determined at 11. The retail building has a finished floor elevation of 9.15 and may be subject to flood proofing in accord with the City's Flood Damage Prevention Ordinance.

Potential adverse impacts to coastal resources: Adverse impacts associated with development activity include degradation of water quality through introduction into coastal waters of suspended solids, nutrients, toxics, heavy metals or pathogens, alteration of natural or existing drainage patterns, increase in coastal flood hazards, and degrading water quality. Implementation of soil erosion and sediment control measures and best management practices that address and treat storm water runoff will mitigate any adverse impacts.

Beneficial impacts: Creation of a vegetated buffer at the water's edge will improve water quality by filtering runoff, and general cleanup of the site will remove dumped materials some which currently may be subject to washing into the river.

Public access: There is potential for public access in this location, and the applicant is willing to examine the possibility. The New Haven Coastal Program encourages non-water dependent waterfront sites to provide public access and the Commission has supported public access within the Mill River Municipal Development Plan area, primarily on John Murphy Drive. The Commission encourages the applicant to pursue providing a point location for public access to the river, both passive for viewing and possibly active with a small boat launch location.

Water Dependent Use: While this use is not a water dependent use, the proposed development does not preclude future water dependent uses from locating here.

Project Timetable: The project will proceed subsequent to approvals and closing on the property.

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:

Engineering:

- *Remove any non functional driveway aprons along property of current application and replace with new concrete sidewalk and granite curb*
- *Replace any damaged sidewalk panels along property of current application(noted on 1/20/10 Overall Grading and Drainage Plan)*

Transportation:

- *Add stop sign and stop bar to parking lot entry/exit 4' to the back of sidewalk(noted on Enlarged Grading & Drainage Plan 1/20/10)*
- *Maintain 7' sidewalk width at parking lot*

City Plan:

- *Show dumpsters on site plan (proposed location shown on revised plan).*

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

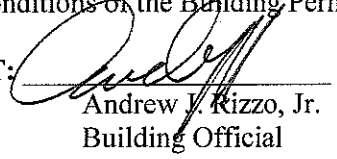
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST: 
Katyn 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: 1/22/10

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official