

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **35-39 CHURCH STREET AND 110 CROWN STREET.** Site Plan Review for conversion of existing space to residential units. (Owner: 35-39 Church Street, LLC; Applicant/Agent: James Segaloff of Susman, Duffy, & Segaloff, P.C.).

REPORT: 1507-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until September 16, 2020. 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. Comments under **Site Plan Review** 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 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.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for 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. 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.
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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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 [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received June 17, 2015.

- Recorded BZA approval letter dated October 17, 2014 granting variance allowing 0 SF of usable open space where a minimum of 450 SF is required. Received June 17, 2015.
- Parking agreement for use of 110 Crown Street lot to satisfy building parking requirements.
- Stormwater management plan. Received September 4, 2015.
- Application drawings. 39 revised sheets received September 11, 2015.
- Sight line study. Drawing date January 22, 2014. Received June 16, 2015.

PROJECT SUMMARY

Project: Conversion of second through fourth floors to 18 residential units
Address: 35-39 Church Street; 110 Crown Street
Site Size: 8,096 SF (0.19 acres) (35-39 Church Street); 6,384 SF (0.15 Acres) (110 Crown Street)
Building size: 27,787 SF (35-39 Church Street)
Zone: BD-1 (Central Business - Residential)
Financing: Private
Parking: 14 spaces (1 HC van-accessible, 4 compact)
Owner: 35-39 Church Street, LLC; 110 Crown Lot, LLC **Phone:** 203-848-6474
Applicant: James Segaloff of Susman, Duffy, & Segaloff **Phone:** 203-624-9830
Agent: James Segaloff of Susman, Duffy, & Segaloff **Phone:** 203-624-9830
Site Engineer: Karen Isherwood of BL Companies **Phone:** 203-630-1406
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1306-11: Authorization for awnings over city sidewalk.
CPC 1287-07: Site plan review for new 19-space parking lot.
CPC 1026-05: Permission for alternation of sidewalk.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone, with the zoning relief granted by variance 14-62-V allowing 0 SF of usable open space where a minimum of 450 SF is required.

Site Description/existing conditions:

35-39 Church Street is an existing building with ground floor retail and vacant space above. 110 Crown Street is an existing privately-operated 19-space surface parking lot.

Proposed Activity:

The project will create a mixed-use development, consisting of renovating existing ground floor retail/restaurant space and constructing 18 residential units on the second through fourth floors. The basement area will contain tenant amenities, storage, mechanicals, and bicycle parking. The building historic façade will be renovated.

Circulation/Parking/Traffic:

Parking for building residents will be provided by an existing surface lot at 110 Crown Street that is 200 feet from the main entrance to the building. The lot is owned by 110 Crown Lot, LLC, a single-purpose entity affiliated with the owner of 35-39 Church Street. The existing 19 on-site spaces will be restriped and reduced to 14 spaces to allow for better maneuverability within the lot.

Trash removal:

Separate rolling trash and recycling containers will be stored in the rear of the parking lot at 110 Crown Street. These containers will be rolled to the street for garbage collection; garbage vehicles will not enter the parking area.

Signage:

None

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 0

Start Date: as soon as possible

Completion Date: June 1, 2016

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phase;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan:

STANDARDS

Due to the building at 35-39 Church Street occupying the entire site, the required stormwater storage for both sites is located on the 110 Crown Street site.

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;

- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting:

No changes to the existing exterior lighting system are contemplated.

Sec. 60.2 Reflective Heat Impact:

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	5,500	SF
50% of non-roof hardscape:	2,750	SF
Shaded (based on average values per code):	1,320	SF
Areas with SRI > or = 29	1,500	SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,753*	SF
% SHADE/HIGH SRI PROPOSED	50%	

*totals do not sum due to overlap of shaded and high SRI areas

Project Timetable:

Construction is expected to begin as soon as possible and finish in June 2016.

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 except for the following issues, which must be addressed prior to sign-off for permits:

- Submit complete planting plan for 110 Crown Street lot;
- Add sign to 110 Crown Street lot indicating permit parking only.

ACTION

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

ADOPTED: September 17, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director