

NEW HAVEN CITY PLAN COASTAL SITE PLAN REVIEW

RE: 46 MIDDLETOWN AVENUE. Coastal Site Plan Review for operation of motor vehicle junkyard. (Owner/Applicant: Elm City Properties, Inc.; Agent: Atty Bernard Pellegrino for the Pellegrino Law Firm.)

REPORT: 1618-05

ACTION: Approval

Note: Companion CPC Special Permit Report 1618-09 for the same site.

Previous CPC Actions: CSPR, Special Permit to permit operation of a motor vehicle junkyard (1511-02, 1511-04). CSPR, CAL, and Special Exception to permit recertification of motor vehicle junkyard (1071-12, 7/13/88); CSPR and CAL for new construction for used car dealer in an IH zone (1112-08, 5/9/90); CSPR, Special Exception, and CAL for motor vehicle junkyard and used card dealer (1152-10, 10/21/92); Special Permit and CSPR for existing motor vehicle junkyard in IH zone (1403-04, 5/16/07)

Submission: Received August 19, 2022 including: CSPR forms; coastal narrative; application fee of \$550 (including Special Permit); existing site plan, satellite image of site. Previous CSPR approval staff report (CPC #1511-02).

COASTAL PLANNING CONSIDERATIONS

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Intertidal Flats: The southern end of Quinnipiac River in New Haven is a tidal body, with gently sloping banks composed of muddy, silty, and fine sandy sediments and generally devoid of vegetation

Freshwater Wetland and Watercourses: At its closest point, the Quinnipiac River is approximately 630 feet from the property.

Navigable waters: The Quinnipiac River is navigable and accessible from New Haven Harbor and Long Island Sound.

The site is not in a FEMA Flood Hazard Zone.

Coastal Program Criteria	Comments
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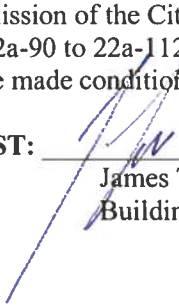
<p>1. Potential adverse impacts on coastal resources and mitigation of such impacts</p>	<p>The greatest potential adverse impact is the runoff of chemicals and other pollutants from the site into the Quinnipiac River. The topography of the area mitigates this somewhat, as the river is more than 600 feet away from the site, across railroad tracks in one direction or multiple developed properties in the other direction.</p> <p>Furthermore, the applicant will operate the facility in such a way as to mitigate the potential for adverse impacts. Any fluids in vehicles stored on the site are immediately drained on the concrete pad area with a berm. Once removed, fluids are then stored within the building and are subsequently removed from the site by a licensed hauler of such fluids and materials.</p>
<p>2. Potential beneficial impacts</p>	<p>None identified in application.</p>
<p>3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)</p>	<p>The existing facility is consistent with the provisions of C.G.S. Section 22a-92, and no conflicts exist between activities at the facility and the goals and policies established in this section of the C.G.S.</p>
<p>4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?</p>	<p>The continued operation of the facility will not further preclude development of water dependent uses on the site in the future.</p>
<p>5. Have efforts been made to preserve opportunities for future water-dependent development?</p>	<p>The facility has preserved the opportunity for future water-dependent development at the site by refraining from developing new facilities along the existing developed portion of the site that would preclude opportunities for future water-dependent development.</p>
<p>6. Is public access provided to the adjacent waterbody or watercourse?</p>	<p>Site is not a waterfront site. Due to the industrial nature of the uses on the site, public access is not allowed.</p>
<p>7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?</p>	<p>No.</p>
<p>8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.</p>	<p>No.</p>

ADOPTED: October 19, 2022
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
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.

ADOPTED: October 19, 2022

ATTEST: 
James Turcio
Building Official