

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 99 & 107 WARWICK STREET, Site Plan Review for Construction of 2 new Residential Structures (5 units) in an RM-1 Zone (Owner/Applicant: Richard Giannattasio).

REPORT: 1391-06

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. A site restoration bond in an amount of \$2,500 per new dwelling unit (\$12,500) 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, or initiation of site work.
2. Parking on site shall be for residential use only. Any use of parking spaces for other than residential use shall require a Special Exception for joint use parking from the Board of Zoning Appeals.
3. Signoff on final plans by the City Engineer, Department of 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 Fire Marshall and Greater New Haven Water Pollution Control Authority (GNHWPCA) shall also review the plans.
4. 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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
5. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven (SESC Regulations)*. Soil erosion and sediment control measures shall be installed at the outset of the construction period.
6. Any proposed work within City right-of-way will require separate permits. A permit will also be required for any additional curb cuts.
7. 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.
8. 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

Submission: Development Permit Application dated 5/1/2006 and application fee of \$196, Application for Environment and Site Plan Review, Soil Erosion & Sediment Control Plan Review, Drainage Report dated 5/15/06 by Cardinal Engineering Assoc., Inc., Site Plan by Cardinal Engineering Assoc. dated 5/15/06, revised 6/13/06.

Previous CPC actions: Land Disposition of 99 Warwick Street for up to 3 units (CPC 1374-20, 08/17/05).

PROJECT SUMMARY:

Project: Construction of two new residential structures with a total of 5 units
Address: 99 and 107 Warwick Street
Site Size: Parcel 1: 16,313 SF (.489 acres); Parcel 2: 21,295 SF (.374 acres)
Zone: RM-1
Financing: Private
Units: #107 = 6, #99 = 3
Parking: #107 (and 109& 111, 113& 115) = 6, #99 = 6
Owner: Richard Giannattasio **Phone:** 203-469-6370
Applicant/Agent: same
Site Engineer: Cardinal Engineering **Phone:** 203-238-1969
City Lead: City Plan Dept. **Phone:** 203-946-6379

Project Summary/Proposed Activity: At 107 Warwick Street (Parcel 1), owner Richard Giannattasio proposes to construct a new two unit residential structure where there are already 2 two-unit structures on the parcel. At 99 Warwick street (Parcel 2) which he purchased from the City, he proposes another residential structure with 3 units. The site slopes up from Warwick Street from elevation 92' to approximately 112' at the rear of the new buildings. Across the street from the parcels is Milford Barrel, an industrial use at 100 Warwick Street.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone. Parking spaces on the sites shall be for residential use only. Any commercial or industrial parking will require an application for joint use parking to the Board of Zoning Appeals.

Stormwater Drainage/Utilities: This is a separated sewer area and the site currently sheet flows to Warwick Street. Bituminous curb and new catch basins will be added to accommodate runoff from the impervious surface and will connect into a 24" storm sewer in Warwick Street. New sanitary connections will be added at #107 into the sanitary System in Warwick Street. At #99 a lateral will connect into an existing 12" sewer line running in an easement from Cabot Street to the west.

Soil Erosion and Sediment Control Plan: An anti tracking pad will be installed prior to construction. Silt fencing will be installed along the property frontage. Richard Giannattasio is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. 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*.

Mr. Giannattasio 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, he is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

From Engineering:

- *Sidewalk and granite curb required along frontage from southern driveway apron to connect with sidewalk and curb to the north.*
- *Extend curb along #107-115, but no sidewalk required.*
- *Provide retaining wall details*
- *Add fencing at top of slope along #113 & 115 and repair wall.*

ACTION

The City Plan Commission adopts the submitted Site Plans dated June 13, 2006 subject to the standard conditions on Page 1.

ADOPTED: June 21, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director