



CITY OF WEST HAVEN, CONNECTICUT
INLAND WETLAND Watercourse AGENCY

City Hall 355 Main Street Third Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580

APPLICATION
INLAND WETLAND WATERCOURSE PERMIT
Conservation & Open Space Permit

THIS APPLICATION IS CONSIDERED INVALID UNLESS

- 1) ALL FIELDS ARE COMPLETE (all pages) and read by applicant/Property Owner
- 2) SIGNED BY THE PROPERTY OWNER AND DATED
- 3) SIGNED BY THE WEST HAVEN INLAND WETLAND WATERCOURSE AGENCY OR it's AUTHORIZED CITY PLANNING & DEVELOPMENT AGENT AND DATED.
- 4) FULL APPLICATION FEES ARE SUBMITTED WHEN SUBMITTING APPLICATION.

Application type Inland Wetland Office Use Only

Commercial ☒ or Residential ☐

Standard Two Meeting ☐

Single Meeting ☒

Limited Use
(see 9.5.1 regulations)

Administrative Approval ☐

Restricted Use
(see 9.6.0 9.7.0 regulations)

This section completed after application type is determined by Inland Wetland agency or authorized agent

ANY ACTIVITY WITHIN A WETLAND, WATERCOURSE, OR REGULATED CONSERVATION OR OPEN SPACE AREA WITHOUT A PERMIT SHALL BE SUBJECT TO A \$1,000 PER DAY PENALTY UNTIL A PERMIT IS OBTAINED FOR THAT ACTIVITY PURSUANT TO CGS SECTION 22a-44c. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY THIRD-PARTY REVIEWS AS WELL AS FOR ANY WEST HAVEN CITY ATTORNEY FEES INCURRED

Applicant IDEAL GROUP LLC

Applicants Address 189 Echo Hill Dr, Stamford, CT, 06903-1015

Application Activity Address 561 MAIN STREET WEST HAVEN CT

Property Owner CITY OF WEST HAVEN

Property Owner Address CITY HALL 355 MAIN STREET WEST HAVEN CT 06516-0312

Email Address Florjan Shehaj <florjanshehaj@icloud.com>

SAKONCHICK@KRATZERTJONES.COM 860-919-1779 fernandompastor@gmail.com

Daytime Phone Number of Applicant

Party(s) to be Notified by applicant as per West Haven Wetland Inland Watercourse regulations

Address(s) _____

ADJOINERS NAMES AND ADDRESSES AS LISTED ON SITE PLAN

Name of Registered Soil Scientist who delineated the wetlands address

SCOTT D. STEVENS PROFESSIONAL SOIL SCIENTIST

(Soil Scientist Requirement based on Application type)

**INLAND WETLAND WATERCOURSE
Conservation & Open Space APPLICATION**

PAGE TWO

Soil Scientist Daytime Telephone Number & Email Address
(203) 272-7837 phone : Scott Stevens <ssesinc@yahoo.com>

Date of Property Inspection and Flagging of Wetlands 6-24-22 7-24-22

Purpose & Description of Proposal. List all Regulated Activities and area of proposed wetland or watercourse disturbance or conservation / open space areas. Include on separate sheet if necessary additional details of each listed item below. DO NOT STATE as "SEE ATTACHED"

ADAPTIVE REUSE OF EXISTING SCHOOL BUILDING TO APARTMENTS
AND REUSE OF PAVED AREAS FOR PARKING.
NO ACTIVITIES IN WETLANDS.

Alternatives Considered. List alternatives considered and why the submitted proposal was chosen based on application type.(ILWL-Conservation-Open Space)

REOPEN SCHOOL - REJECTED DUE TO CODE CHANGES
DEMOLISH SCHOOL - REJECTED DUE TO NEGATIVE
IMPACTS OF DEMOLITION AND NEW CONSTRUCTION.

Checklist. Complete attached checklist and attach to application.

Required Referrals. If you Check YES to any question below, an adjoining municipality must be notified by the applicant by Certified Mail within seven (7) business days of receipt of the application by the City (the date of the next Regular Meeting of the Inland Wetland Agency)..

[] Yes [X] No Is the property within 500 feet of an adjoining municipality?

[] Yes [X] No Will traffic attributable to the completed project on the site use streets within an adjoining City or Town to enter or exit the site?

[] Yes [X] No Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within an adjoining City or Town?

[] Yes [X] No Will water run-off from the improved site impacts streets or municipal or private property within an adjoining City or Town?

**INLAND WETLAND WATERCOURSE
CONSERVATION / OPEN SPACE APPLICATION**

PAGE THREE

CERTIFICATION

I/WE CERTIFY THAT ALL OF THE ABOVE INFORMATION AND STATEMENTS CONTAINED IN ANY DOCUMENTS SUBMITTED WITH THIS APPLICATION ARE TRUE TO THE BEST OF MY/OUR KNOWLEDGE. I/WE FULLY UNDERSTAND THAT THE INLAND WETLAND AGENCY RESERVES THE RIGHT TO REVOKE ANY PERMIT SHOULD THE INFORMATION CONTAINED HEREIN NOT BE TRUE AND CORRECT OR THAT INFORMATION REQUESTED BY THIS APPLICATION HAS NOT BEEN FULLY DISCLOSED.


SIGNATURE OF PROPERTY OWNER

DATE

8/6/25


SIGNATURE OF APPLICANT

James Sakonchick, agent

NOTICE: BY FILING THIS APPLICATION, OWNER AND APPLICANT CONSENT TO SITE INSPECTIONS BY CITY STAFF AND/OR COMMISSIONERS

SPECIAL NOTICE AND AGREEMENT

IF SPECIAL ASSISTANCE IS REQUIRED TO EVALUATE ANY PROPOSAL, THE INLAND WETLAND AGENCY MAY, AFTER DUE NOTICE, ENGAGE SUCH CONSULTING SERVICES AND MAY CHARGE THE APPLICANT FOR ALL SUCH EXPENSES REASONABLY AND NECESSARILY INCURRED. AGREEMENT TO SUCH CONSULTING SERVICES, WHICH MAY REQUIRE A DEPOSIT, IS HEREWITH MADE BY:

APPLICANT

City of West Haven application received.

By: _____ Date: _____

THIS APPLICATION IS CONSIDERED INVALID UNLESS

- 1) ALL FIELDS ARE COMPLETE Only Pages 1,2,3 NEED BE COMPLETED AND RETURNED
- 2) SIGNED BY THE PROPERTY OWNER AND DATED
- 3) SIGNED BY THE WEST HAVEN INLAND WETLAND WATERCOURSE AGENCY OR it's AUTHORIZED AGENT AND DATED.
- 4) FULL APPLICATION FEES ARE SUBMITTED WHEN SUBMITTING APPLICATION.

APPLICANT / PROPERTY OWNER AGREES TO ONSITE INSPECTION PRIOR TO
INLAND WETLAND WATERCOURSE AGENCY DECISION
Applicant is responsible to read current city ILWL agency regulations prior to application submission.
All application types require all regulations to be complied with.
Applicant acknowledges agreement by submitting application

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

NFIP community number for West Haven, Connecticut is 090153 BY GOOGLE LOOKUP

- NFIP Community Number: 090092 Property Name or Address: STILES SCHOOL, 561 MAIN ST, WEST HAVEN, CT
MAP PANEL NO. 09009C0439J
- Are the elevations listed below based on ☒ existing or ☐ proposed conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☐ slab on grade ☐ basement/enclosure ☐ other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. Long.
Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 41.27046 Long. -72.96022

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
561 MAIN ST, WEST HAVEN, CT	MAP 34	LOT 53	11.6 (LOMA)		11.0 - 13.0	FIS & FIRM
NOTE - LOW LOT ELEVATION IS WHERE BASE FLOOD EL IS 11.0. - NOTE FIS COVE RIVER SHOWS BASE FLOOD DROPS UNIFORMLY 13>11						

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: JAMES SAKONCHICK License No.: PE LS 11302 Expiration Date: 03-01-2026
Company Name: KRATZERT, JONES & ASSOC INC. Telephone No.: 860-621-3638
Email: JIMSURVEYOR@GMAIL.COM Fax No. NA
Signature: *J. Sak* Date: 06-16-2025

J. Sakonchick

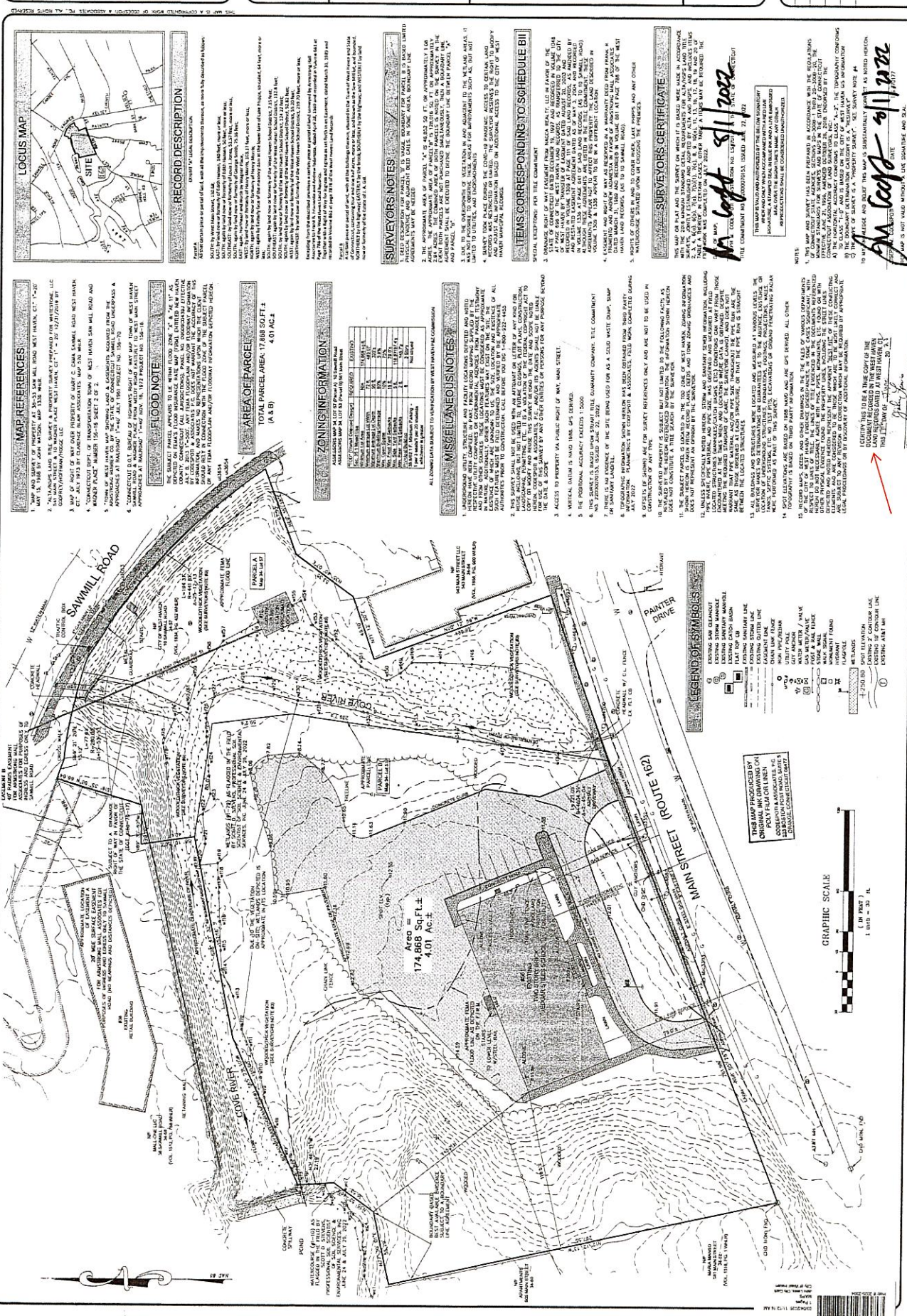
Digitally signed by James N Sakonchick
DN: c=US, st=Connecticut, le=Hilldale,
serialNumber=AATL20250414396095, o=KRATZERT, JONES &
ASSOCIATES, INC., cn=James N Sakonchick,
email=sakonchick@kratzertjones.com
Date: 2025.07.20 07:30:50 -0400



Seal (optional)

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

[illegible]





Federal Emergency Management Agency

Washington, D.C. 20472

July 17, 2025

Mr. James Sakonchick
KJA
1755 Meriden Waterbury Road
P.O. Box 337
Milldale, CT 06467-0337

IN REPLY REFER TO:

CASE NO: 25-01-0898A

**COMMUNITY: CITY OF WEST HAVEN, NEW
HAVEN COUNTY, CONNECTICUT**

COMMUNITY NO: 090092

216-AD

RE: PARCEL B (STILES SCHOOL) -- 561 MAIN STREET

Dear Mr. Sakonchick:

This is in response to your request for a Letter of Map Amendment for the property referenced above.

The Federal Emergency Management Agency (FEMA) uses detailed application/certification forms for revision requests or amendments to the National Flood Insurance Program (NFIP) maps. The forms provide step-by-step instructions for requestors to follow, and are comprehensive, ensuring that the requestors' submissions are complete and more logically structured. Therefore, we can complete our review more quickly and at lower cost to the NFIP. While completing the forms may seem burdensome, the advantages to requestors outweigh any inconvenience.

The following forms or supporting data, which were omitted from your previous submittal, must be provided:

- Please submit topographic data for the metes and bounds area requested for removal from the Special Flood Hazard Area (SFHA). This can be in the form of contours or a representative number of spot elevations to confirm the entire metes and bounds area is equal to or above the Base Flood Elevation (BFE).
- Thank you for submitting a cop of the recorded plat. Unfortunately, the recording information (marked on attachment) is illegible/blurry. Please submit the recorded plat with the recording information visible.
- The Elevation Information Form (MT-1 Form 2) must be included for all requests, except requests for determinations in which the Flood Insurance Rate Map (FIRM) CLEARLY shows the property and/or structure to be outside of the Special Flood Hazard Area (SFHA). For cases in which the determination for the structure is uncertain, certified elevation data must be submitted in order to provide a definitive determination. This form must be completed by a licensed land surveyor or registered professional engineer.

Please note that if all of the required items are not submitted within 90 days of the date of this letter, any subsequent request will be treated as an original submittal and will be subject to all submittal procedures.

response fema with
samples of what is
needed

When you write to us concerning your request, please include the case number referenced above in your letter. All required items for your request are to be either uploaded through the Online LOMC tool, for requests initiated online, or mailed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426, for requests initiated through the mail.

If you have any questions concerning FEMA policy, or the NFIP in general, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel R. Natale". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Daniel R. Natale, PMP, CFM
MT-1 Project Director
North Wind Resource Partners

**Please include this sheet with any
correspondence, data, and/or fees that
you send to FEMA for the case
referenced below.**

If you are sending fees please indicate
the amount here: \$ _____

Case Number: 25-01-0898A

Project ID: PARCEL B (STILES SCHOOL) -- 561 MAIN
STREET

Community Name: CITY OF WEST HAVEN, NEW HAVEN
COUNTY, CONNECTICUT



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

LOMAENC-1 (LOMA Removal)

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WEST HAVEN, NEW HAVEN COUNTY, CONNECTICUT	A portion of Parcel B, as shown on the Plat recorded as Instrument No. 2025-2394, in the Office of the City Clerk, City of West Haven, Connecticut The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 090092	
AFFECTED MAP PANEL	NUMBER: 09009C0439J	
	DATE: 7/8/2013	
FLOODING SOURCE: COVE RIVER; LONG ISLAND SOUND		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.270003, -72.959955 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Parcel B	--	--	561 Main Street	Portion of Property	X (unshaded)	--	--	11.6 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE FLOODWAY
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A CHD MONUMENT IN THE NORTH SIDE OF WEST MAIN STREET, SAID POINT AT THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED AND IS LOCATED ABOUT NAD83 COORDINATE OF: North: 658971 East : 942187; thence N12°11'37"W, 256.72'; thence N48°53'16"E, 161.25'; thence S78°17'55"E, 152.22'; thence S42°02'26"E, 111.71'; thence S25°56'50"W, 94.20'; thence S54°43'10"W, 232.28'; thence S68°05'28"W, 65.00' TO THE POINT AND PLACE OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

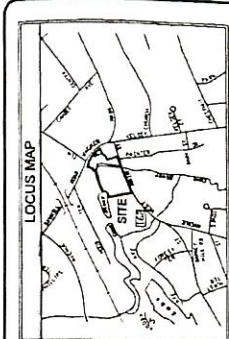
A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



RECORD DESCRIPTION

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN THE ONE SHOWN ON THE MAP.

ITEMS CORRESPONDING TO SCHEDULE B(1)

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN THE ONE SHOWN ON THE MAP.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of Connecticut, and that I am the author of the foregoing map and survey, and that the same are true and correct to the best of my knowledge and belief.

MAP REFERENCES

1. THE MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.

FLOOD NOTE

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN THE ONE SHOWN ON THE MAP.

AREA OF PARCEL

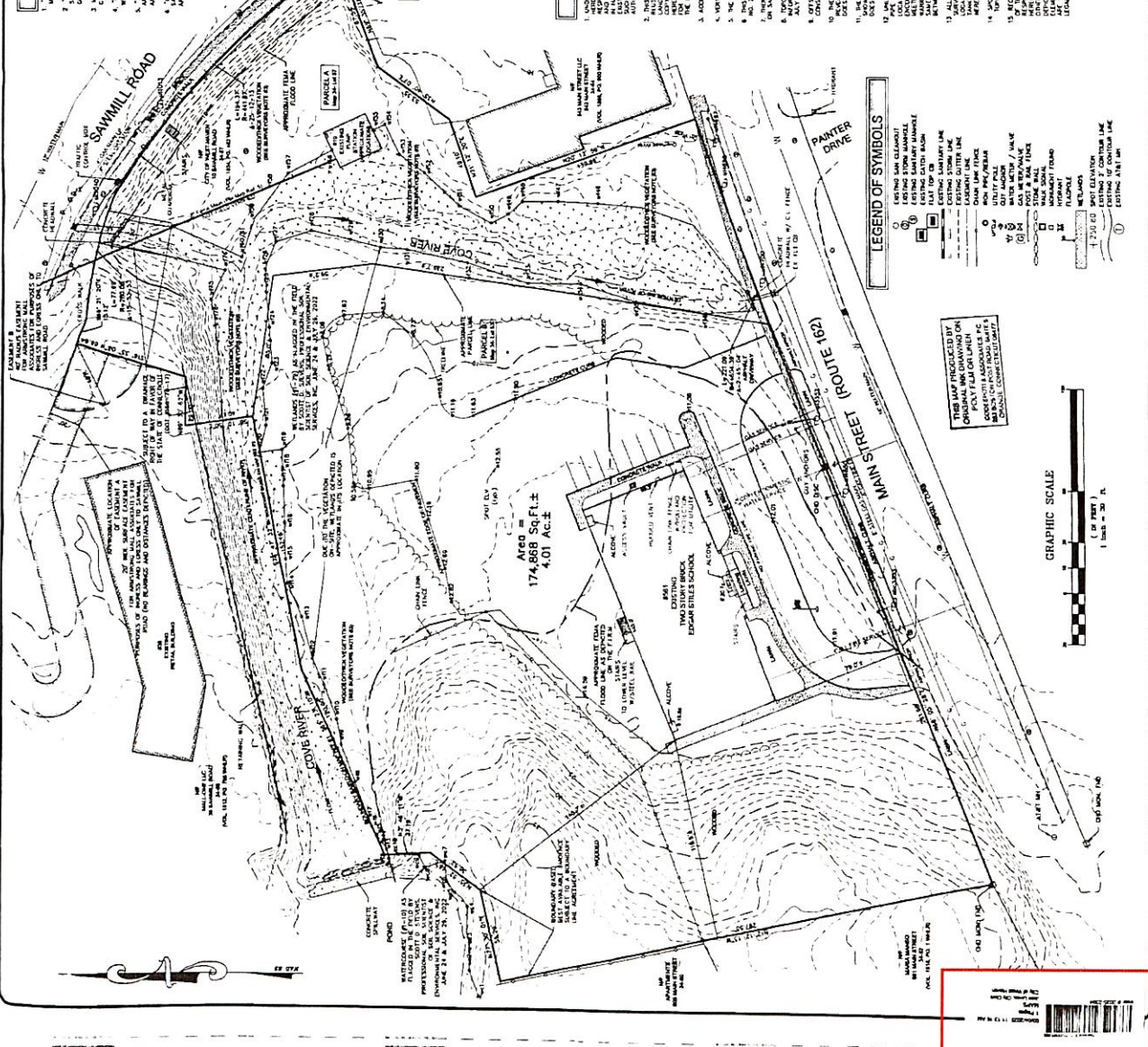
TOTAL PARCEL AREA: 174,868 SQ. FT.
4.01 AC.

ZONING INFORMATION

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN THE ONE SHOWN ON THE MAP.

MISCELLANEOUS NOTES

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN THE ONE SHOWN ON THE MAP.





Guidance for Flood Risk Analysis and Mapping

MT-1 Technical Guidance

November 2024



FEMA

4.8. Metes and Bounds Considerations (Portion of Property)

An MT-1 submittal with the intent of removing a portion of a legally recorded property from the SFHA is known as a metes and bounds request. The required data for a metes and bounds submittal must include:

- A metes and bounds description containing all bearings and distances for a single enclosed area. If the request includes multiple metes and bounds areas, a description for each enclosed area must be included.
- A metes and bounds map showing the area and containing all bearings and distances for the enclosed area.
- Certification of the metes and bounds description and the metes and bounds map. The certification must be completed by a licensed professional eligible to certify survey data.
- The applicable review fee. A multiple-lot fee will be assessed for a portion of property affecting more than one existing or proposed lot or parcel of land.

A good rule to follow when defining an area for removal from the SFHA is to provide an elevation buffer between the LLE for the metes and bounds area and the corresponding BFE. By providing a buffer, a FEMA review is less likely to result in a non-removal determination simply because of a slight difference in the calculation of the BFE. For example, if the BFE is determined to be 100.0 feet, a good rule is to define the metes and bounds area so the LLE of that area is no less than 100.5 feet, or even 101.0 feet, providing a 1-foot buffer. This can avoid portions of the defined area from being below the BFE, which could result in the need to revise the description and accompanying map.

Some requests may require multiple LLEs to be submitted for a metes and bounds area. This usually applies to a metes and bounds area that is large enough for the BFE to change across the property, or an area where the BFE of the flooding source changes rapidly due to the steep gradient of the stream profile. For most MT-1 requests, the BFE is calculated to the 10th of a foot (100.0 feet, 100.1 feet, etc.) so the BFE may not need to change very much for the submitted low-property elevation to be below the upstream BFE. By submitting multiple LLEs along the flooding source, the corresponding BFE at that location can be used for comparison, to determine if the portion of property is eligible for removal from the SFHA using a range of BFEs.

As with all elevation information submitted for an MT-1 application, the elevation(s) submitted for the metes and bounds area must be calculated to a 10th of a foot and must be certified by a licensed professional eligible to certify elevation information.

To avoid an additional data request for a revision to the metes and bounds description and accompanying map, keep in mind the following requirements for the described area:

- It should be for the buildable portion of a property.
- It should not be submitted with the intent of removing only the SFHA area shown on the FIRM or with the intent of redefining the SFHA boundary shown on the FIRM.
- It cannot define an area for removal that will create a disconnected SFHA.
- It cannot cut through any portion of a proposed or existing structure. It must include or exclude the entire footprint of the structure, including any attachments.
- It must define an enclosed portion of property.
- It cannot include any portions of water or waterways used to convey water. Any ditch, stream channel, pond, lake, drainage easement or other waterway must be excluded from the metes and bounds area being submitted for removal from the SFHA.
- It cannot define an area of exception (an area to remain within the SFHA).
- It must have a legally identified point of commencement.
- It must include the required map and accompanying description and they must match.
- The required map and accompanying description must be certified.
- It must include bearings and distances on the accompanying map.
- It should have a buffer in the vertical elevation between the LLE for the metes and bounds area and the corresponding BFE.
- Multiple LLEs may need to be surveyed for comparison to multiple BFEs. This is usually a requirement for large areas or a flooding source with rapidly changing BFEs.
- A metes and bounds area that follows the top of a retaining wall will have the LLE taken at the bottom (outside) of the wall. This will likely result in a LLE below the BFE and the issuance of a non-removal determination document or comment document.
- The metes and bounds description should be submitted in digital format.

The following paragraph shows an example of an appropriate metes and bounds description for a portion of a property to be removed from the SFHA, and Figure 20 shows an appropriate metes and bounds map.

BEGINNING at the northeast corner of Lot 1, as described on the previously referenced and recorded Deed; thence S16°42'22"E, 100.00 feet; thence S33°14'40"W, 145.92 feet; thence S89°13'29"W, 156.01 feet; thence N16°42'22"W, 223.14 feet; thence 210.49 feet along a curve to the left having a radius of 542.00 feet to the POINT OF BEGINNING.

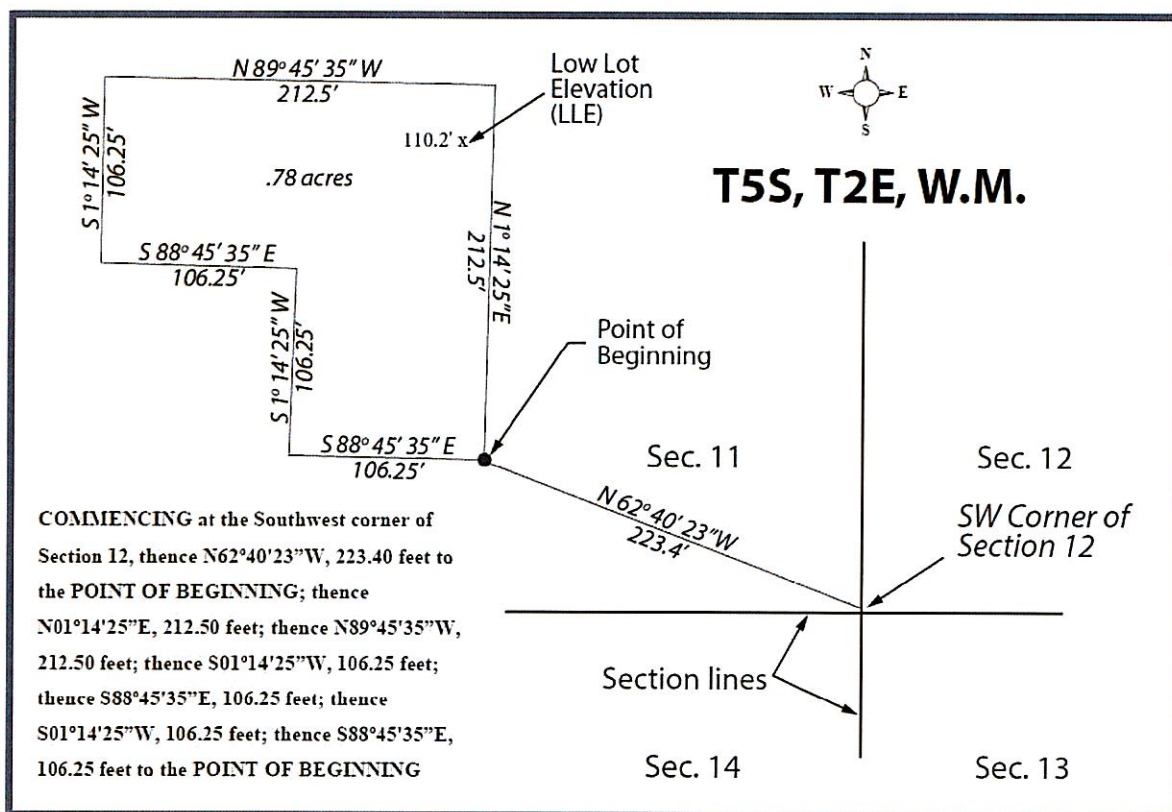


Figure 20: Example of a Metes and Bounds Description and Map

q.impact to the site; the following must be covered:

1.changes to the existing contours;

NONE PROPOSED

2.describe how the existing natural features were considered in the design of the project;

REUSE OF EXISTING IMPROVEMENTS.

3.show areas to be drained and the impact to the water table levels;

NO ALTERATION OF SITE - JUST UPDATING EXISTING IMPROVEMENTS
FOR ADAPTIVE REUSE OF SCHOOL AS APARTMENTS

4.changes to the estimated water runoff - include calculations to show anticipated runoff changes;

NONE

5.areas that will be covered with an impervious surface and a description of that material;

REFURBISH EXISTING IMPROVEMENTS.

6.changes in the water quality as a result of the proposed project;

NO CHANGES

7.changes in the incidence and duration of flooding on the site as well as the impact upstream and downstream from it;

NO CHANGES

8.impacts to the wetlands, the 100' setback zones or 200' watercourse setback
EROSION AND SEDIMENT CONTROLS TO PROTECT AGAINST IMPACTS
BECAUSE EXISTING IMPROVEMENTS ARE WITHIN THE 200 FOOT
WATERCOURSE SETBACK.

9..statement by engineer that he is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;



SUBMITTED BY
JAMES SAKONCHICK PE LS
engineer

DOCUMENTS FROM APPROVED
LOMA
LETTER OF MAP AMENDMENT



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WEST HAVEN, NEW HAVEN COUNTY, CONNECTICUT	A portion of Parcel B, as shown on the Plat recorded as Instrument No. 2025-2394, in the Office of the City Clerk, City of West Haven, Connecticut The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 090092	
AFFECTED MAP PANEL	NUMBER: 09009C0439J	
	DATE: 7/8/2013	
FLOODING SOURCE: COVE RIVER; LONG ISLAND SOUND		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.270003, -72.959955 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION								
LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Parcel B	--	--	561 Main Street	Portion of Property	X (unshaded)	--	--	11.6 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE FLOODWAY
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A CHD MONUMENT IN THE NORTH SIDE OF WEST MAIN STREET, SAID POINT AT THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED AND IS LOCATED ABOUT NAD83 COORDINATE OF: North: 658971 East : 942187; thence N12°11'37"W, 256.72'; thence N48°53'16"E, 161.25'; thence S78°17'55"E, 152.22'; thence S42°02'26"E, 111.71'; thence S25°56'50"W, 94.20'; thence S54°43'10"W, 232.28'; thence S68°05'28"W, 65.00' TO THE POINT AND PLACE OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

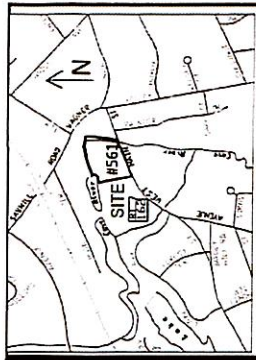
A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



KEY MAP

DESCRIPTION OF LAND OF LOMA (LETTER OF MAP AMENDMENT)

A PARCEL OF LAND AT 561 WEST MAIN STREET, WEST HAVEN, CT. SAID PARCEL OF LAND BEING OCCUPIED BY A SCHOOL. BUILT IN 1936.

BEGINNING AT A CHD MONUMENT IN THE NORTH SIDE OF WEST MAIN STREET AT THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED AND IS LOCATED ABOUT NABLY COORDINATE OF

IF INJECT ALONG THE FOLLOWING LINE COURSE BEARINGS IN DEGREES-MINUTES AND SECONDS AND LINE LENGTHS IN FEET:

Line Course: N 44-53-16 E Length: 161.25

Line Course: S 78-17-55 E Length: 152.22

Line Course: S 47-09-26 E Length: 111.71

Line Course: S 25-56-50 W Length: 94.20

Line Course: S 54-45-10 W Length: 232.26

Line Course: S 88-05-28 W Length: 65.00

TO THE POINT AND PLACE OF BEGINNING

SAID ENTIRE LOMA PARCEL HAS A GROUND ELEVATION HIGHER THAN THE REGULATED FLOOD HAZARD 1988 ELEVATION OF 11-15

AREAS 75,998 sq. ft. 1.74 acres

kratzert, Jones & Associates, Inc.

EXISTING SURVEY SHOWING LOMA

PROPERTY OWNER CITY OF WEST HAVEN

APPLICANT IDEAL GROUP LLC

561 MAIN STREET WEST HAVEN, CT

DATE: JUNE 18, 2023

SCALE: 1" = 20'

225-018 S-0



part response

225-018 S-0



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

LOMAENC-I (LOMA Removal)

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), *including an attached deck or garage*. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed *in its entirety*. Incomplete submissions will result in processing delays.

NFIP community number for West Haven, Connecticut is 090153 BY GOOGLE LOOKUP

- NFIP Community Number: 090092 Property Name or Address: STILES SCHOOL, 561 MAIN ST, WEST HAVEN, CT
MAP PANEL NO. 09009C0439J
- Are the elevations listed below based on ☒ existing or ☐ proposed conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☐ slab on grade ☐ basement/enclosure ☐ other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the *structure* (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. Long.
Please provide the Latitude and Longitude of the most upstream edge of the *property* (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 41.27046 Long. -72.96022

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
561 MAIN ST, WEST HAVEN, CT	MAP 34	LOT 53	11.6 (LOMA)		11.0 -13.0	FIS & FIRM
NOTE - LOW LOT ELEVATION IS WHERE BASE FLOOD EL IS 11.0. - NOTE FIS COVE RIVER SHOWS BASE FLOOD DROPS UNIFORMLY 13>11						

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: JAMES SAKONCHICK License No.: PE LS 11302 Expiration Date: 03-01-2026

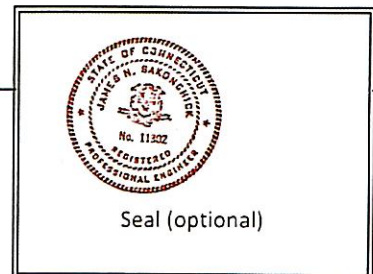
Company Name: KRATZERT, JONES & ASSOC INC. Telephone No.: 860-621-3638

Email: JIMSURVEYOR@GMAIL.COM Fax No. NA

Signature: *J. Sakonchick* Date: 06-16-2025

J. Sakonchick

Digitally signed by James M Sakonchick
DN: cn=US, o=Connecticut, ou=Hilldale,
serialNumber=ANTL20250414196295, o=KRATZERT, JONES &
ASSOCIATES, INC., cn=James M Sakonchick,
email=sakonchick@kratzerjones.com
Date: 2025.07.20 17:33:50 -0400

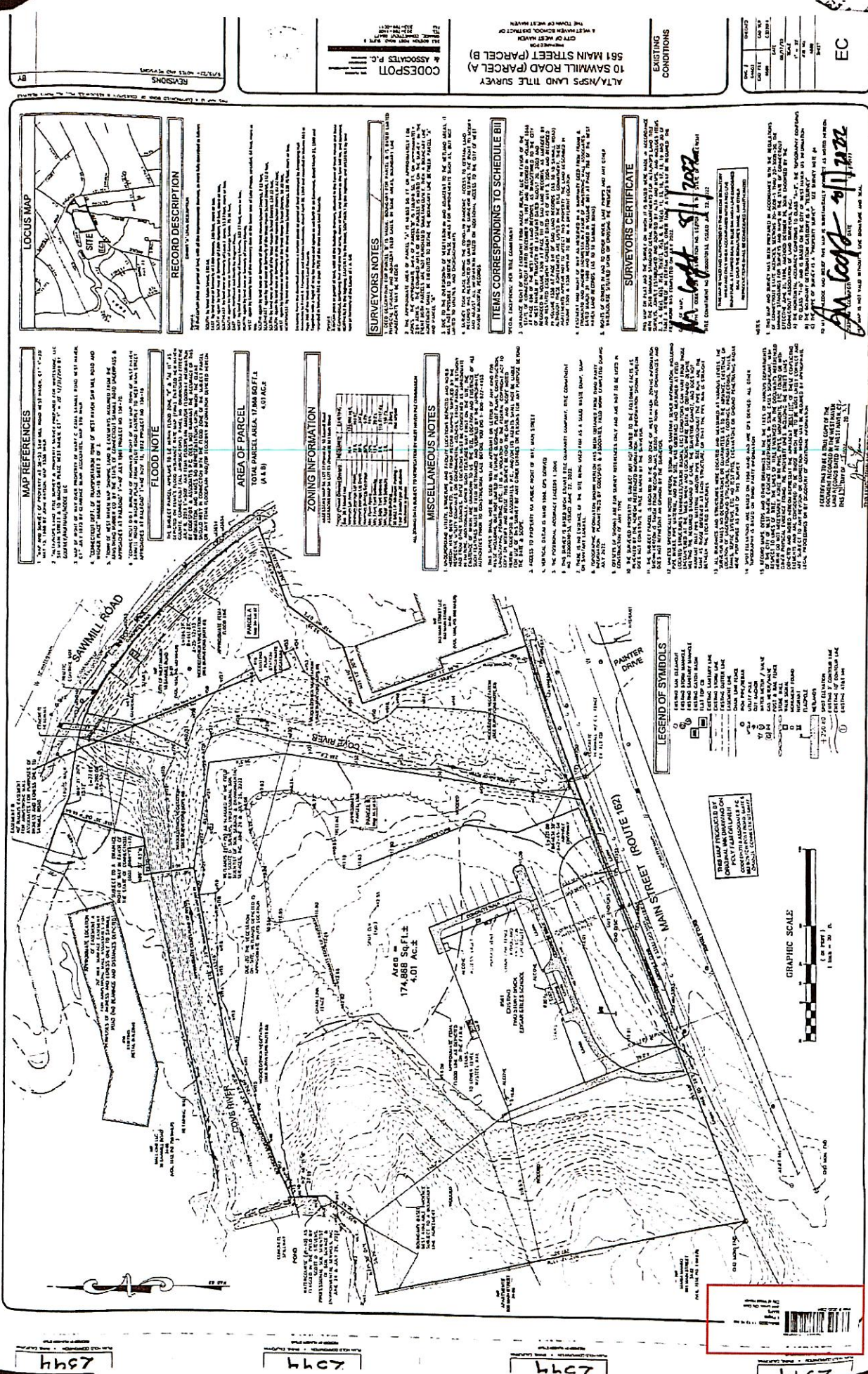


Seal (optional)

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

[illegible]

FILED MAP OF PROPERTY FROM TOWN CLERKS RECORDS





CITY OF WEST HAVEN, CONNECTICUT

Planning and Development Department

City Hall | 355 Main Street | Third Floor
Phone 203.937.3580 Fax 203.937.3742

West Haven, Connecticut 06516-0312
E-Mail: planning@cityofwesthaven.com



CITY HALL 1898-1967

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Attach to Planning and Zoning Application)

1. APPLICANT INFORMATION

JAMES SAKONCHICK PE LS AGENT

6-15-2025

APPLICANT NAME

DATE

KRATZERT, JONES & ASSOCIATES, INC 1755 MERIDEN WATERBURY ROAD
MILLDALE (SOUTHINGTON), CT 06467-0337

ADDRESS

STILES SCHOOL (CLOSED)
561 Main Street, West Haven, CT, 06516

PROJECT ADDRESS OR LOCATION

2. PROJECT PLANS

- A. ☒ Plan of Entire Project showing existing and proposed buildings and site improvement SEE S-1 & G-1
- B. ☒ General Project Area Map locating Coastal Resources on or adjacent to the site, as defined in §22a-93(7), C.G.S., the Connecticut Coastal Management Act - CCMA. SEE D-2
- C. ☒ List the type and extent of vegetation, animal habitats and plant types at or adjacent to the site.
SEE S-1 G-1 AND D-2 THESE PLANS SHOW THE DENSE VEGETATION LIMITS, THE FACT THAT
WE ARE REUSING EXISTING DEVELOPMENT, AND THE UPLANDS AND WETLANDS INFORMATION.

COASTAL RESOURCES

- A. ☐ Yes ☒ No Does this project affect the view to or from this site of coastal resources?
- B. ☒ Yes ☐ No Is this a previously developed urban site *REMOTE* from the waterfront?
- C. ☒ Yes ☐ No If this Parcel is in a Flood Zone? Fill in the Flood Zone AE and Community-Panel
Number 090092-000 Map Date _____

IF YES, A FLOOD PERMIT WILL BE REQUIRED AS PART OF THE BUILDING PERMIT APPLICATION.

EXISTING STRUCTURE SURROUNDED BY GRADES ABOVE FLOOD EL11 - LOMA PENDING

3. COASTAL RESOURCES IMPACT. Review lists below check each item on or adjacent to the site.

- | Yes | No | COASTAL RESOURCES | L. | M. | |
|--|-------------------------------------|--|--------------------------|-------------------------------------|-----------------------|
| A. ☐ | ☒ | Coastal Bluffs or Escarpments | ☐ | ☒ | Offshore Waters |
| B. ☐ | ☒ | Rocky Shorefront | ☐ | ☒ | Upland Shoreland Area |
| C. ☐ | ☒ | Beaches or Dunes | | | |
| D. ☐ | ☒ | Intertidal Flats | | | |
| E. ☒ | ☐ | Tidal Wetlands | | | |
| F. ☐ | ☒ | Freshwater Wetlands & Watercourses per §22A-38 | | | |
| G. ☐ | ☒ | Estuarine Embayments | | | |
| H. ☐ | ☒ | Coastal Flood Hazard Area | | | |
| I. ☐ | ☒ | Developed Shorefront | | | |
| J. ☐ | ☒ | Island | | | |
| K. ☐ | ☒ | Nearshore Waters | | | |

Rev. 12-13-17

- | | Yes | No | OTHER FEATURES |
|----|--------------------------|-------------------------------------|---------------------------------|
| 1. | ☐ | ☒ | Historical Structure or Feature |
| 2. | ☐ | ☒ | Scenic Feature |
| 3. | ☐ | ☒ | Archeological Feature |
| 4. | ☐ | ☒ | Recreational Feature |
| 5. | ☐ | ☒ | Shellfish Concentration Area |
| 6. | ☐ | ☒ | Navigable Waters |

7. ☐ ☒ Coastal Waters
 8. ☐ ☒ Other (Please Describe below):

For EACH BOX CHECKED YES above **ATTACH THE FOLLOWING INFORMATION:**

- Describe the character and condition of EACH coastal resource or other feature checked above.
- Identify and describe potential adverse or beneficial impacts of the project on the condition, character and value of EACH resource checked above.
- Describe any measures to mitigate adverse impacts described.
- Identify any conflicts between the proposed activity and any goal or policy in §22a-92, C.G.S. (CCMA)
- After installation of reasonable measures:
 - a. Describe any remaining adverse impacts.
 - b. Explain why the impacts were not mitigated.
 - c. State why the Commission should find the impacts acceptable.
 - d. Explain how the proposed project is consistent with coastal goals and policies in §22a-92, C.G.S., CCMA.

4. CALCULATION OF DREDGING VOLUME

Is dredging planned? [Please Check ☒ No or Yes]

No ☒ YOU ARE FINISHED WITH THIS PAGE.

Yes ☐ YES, PLEASE FURNISH CALCULATIONS BELOW

Volume of dredging: _____ Cubic Yards. Depth of Dredging: _____ Feet.

Dredging Method: _____

NOTE: If YES, Connecticut Department of Environmental Protection (CTDEP) Permit is ALSO required.

NOTICE: BY FILING THIS APPLICATION, OWNER AND APPLICANT CONSENT TO SITE INSPECTIONS BY CITY STAFF AND/OR COMMISSIONERS



CITY OF WEST HAVEN, CONNECTICUT

Planning and Development Department

City Hall | 355 Main Street | Third Floor
Phone 203.937.3580 Fax 203.937.3742

West Haven, Connecticut 06516-0312
E-Mail: planning@cityofwesthaven.com



CITY HALL 1898-1967

CSPR SUPPLEMENT FOR A SITE ON THE WATERFRONT

Check ☒ YES or ☒ NO for each question listed. Print or type information in space provided, or attach.

1. Waterfront Supplement

Yes No

2. ☐ ☒ Are the proposed use(s) water dependent as defined above?
3. ☐ ☒ Is the site located on a navigable water body?
4. ☐ ☒ Will the project preclude development of water dependent uses as defined above on or adjacent to this site in the future? IF YES, DESCRIBE.

Yes No

5. ☐ ☒ Have efforts been made to preserve opportunities for future water dependent development?
IF YES, DESCRIBE. _____

Yes No

6. ☐ ☒ Is public access provided to the adjacent waterbody or watercourse?
IF NO, DESCRIBE WHY NOT _____

7. ☐ ☒ Has the Harbor Management Commission approved the application?

IF YES, INCLUDE DATE OF APPROVAL AND A COPY OF THE CERTIFICATE OF DECISION



DESCRIPTION OF LAND OF LOMA (LETTER OF MAP AMENDMENT)

A PARCEL OF LAND AT 561 WEST MAIN STREET, WEST HAVEN, CT. SAID PARCEL OF LAND BEING OCCUPIED BY A SCHOOL BUILT IN 1930.

BEGINNING AT A CHD MONUMENT IN THE NORTH SIDE OF WEST MAIN STREET, SAID POINT AT THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED AND IS LOCATED ABOUT NAD83 COORDINATE OF:

NORTH: 942187
EAST: 942187
THE FOLLOWING LINE COURSE BEARINGS IN DEGREES-MINUTES AND SECONDS AND LINE LENGTHS IN FEET:

Line Course: N 12°-11'-37" W Length: 256.72'
Line Course: N 48°-53'-16" E Length: 161.25'
Line Course: S 78°-17'-55" E Length: 152.22'
Line Course: S 42°-02'-26" E Length: 111.71'
Line Course: S 23°-56'-50" W Length: 94.20'
Line Course: S 44°-43'-10" W Length: 232.28'
Line Course: S 68°-05'-28" W Length: 65.00'
TO THE POINT AND PLACE OF BEGINNING.

SAID ENTIRE LOMA PARCEL HAS A GROUND ELEVATION HIGHER THAN THE REGULATED FLOOD NAVD 1988 ELEVATION OF 11-13 FEET.

Area: 75,998 sq. ft. 1.74 acres

kratzert jones & associates, inc.
1155 ASH ST. 3RD FL.
WEST HAVEN, CT 06490-5337
TEL: (203) 437-3434
FAX: (203) 437-3434
WWW.KRAZERTJONES.COM

EXISTING SURVEY SHOWING LOMA

PROPERTY OWNER
CITY OF WEST HAVEN

APPLICANT
IDEAL GROUP LLC

561 MAIN STREET WEST HAVEN, CT

SCALE: 1" = 20'

DATE: JUNE 18, 2023

PROJECT: 225-018

SHOWN: S-0

