

AGENDA FOR MEETING 1383
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, FEBRUARY 15, 2006 at 6:00 PM
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN CITY HALL, 165 CHURCH STREET
NEW HAVEN, CT

Public Hearings:

SPECIAL PERMIT

- 1383-01 151 EAST STREET**, Special Permit Application for Wireless Communications Facility
(Applicant: Omnipoint Communications, Inc., Property Owner: The Hurley Group).

CERTIFICATES OF APPROVAL OF LOCATION

- 1383-02 490 ORCHARD STREET**, Certificate of Approval of Location for Repairer (Applicant: Jack Benedetto, Owner: John Marone).
- 1383-03 1031 STATE STREET**, Certificate of Approval of Location for Used Auto Dealer and Repairer (Applicant: Ivelize Echevarria aka P.R. Auto Sales and Repairs).

Regular Meeting:

SITE PLAN REVIEWS

- 1383-04 122 HIGH STREET**, Site Plan Review for Complete Renovation of Cross Campus Library (Owner/Applicant: Yale University).
- 1383-05 189 FORBES AVENUE**, Site Plan Review including Coastal Site Plan Review for New Dunkin' Donuts Restaurant with Drive-Thru in an IH Zone (Owner: Ali Helmi, Forbes Diner, Applicant: Neil Velleca, Jr.)
- 1383-06 196 FOSTER STREET**, Site Plan Review for Four-Unit Addition to Existing 2 Dwelling Units in a RM-2 Zone (Owner/Applicant: T. Villano).
- 1383-07 280 WATERFRONT STREET**, Renewal of Approvals (Magellan Terminals Holdings LP).
- 1383-25 446 BLAKE STREET, WINTERGREEN OF WESTVILLE PDD #103**, Minor Modifications to Approved Detailed Plans (Applicant: Metropolitan Development at Wintergreen LLC).

SITE PLAN REVIEW –tabled item

- 1382-11 30 ORANGE AVENUE**, Coastal Site Plan Review for New Use (Liquor Store) in an IL Zone (Owner: Starview Ventures LLC, Applicant: Myriam Fernandez).

LCI REFERRALS

- 1383-08 279 EXCHANGE STREET**, Land Disposition of Sliver Lot for Side yard (J. & J. Penna).
- 1383-09 204 EDGEWOOD AVENUE**, Land Disposition of Sliver Lot for Driveway/Parking (J. Diaz).
- 1383-10 86 EAST GRAND AVENUE & HULSE STREET**, Land Disposition for Day Care/Early Childhood Education Center (Friends for Children, Inc.)
- 1383-11 13 BUTTON STREET**, Land Disposition of New Two-Family Dwelling for Owner Occupancy (E. Labrador & M. Barnes).
- 1383-12 15, 19, 21 WILSON STREET**, Land Disposition for 2 New Single-Family Dwellings (Habitat for Humanity).
- 1383-13 126 ADELIN STREET**, Land Disposition of ½ Sliver Lot for Side yard and Parking for #124 (M. Fernandez).
- 1369-13 144 1/2 LAMBERTON STREET**, Amend Previous Approval for Disposition of Entire Parcel to Single Owner (D. Gworek).

* = tabling expected

LCI REFERRALS – tabled items

- 1379-09 126 ADELIN STREET**, Land Disposition of ½ Sliver Lot for Side yard and Parking for #130 (Andreas Diaz).
- *1377-14 203 DWIGHT STREET**, Land Disposition for Rehabilitation as Two 1-Family Owner Occupied Dwellings (Neighborhood Housing Services).

BOARD OF ZONING APPEALS REFERRALS

- 1383-14 605 DIXWELL AVENUE**, Special Exception to allow 2 Front Yard parking spaces within the Hazel Street frontage in RM-2 zone (Owner/Applicant: First Calvary Baptist Church, 06-01-S).
- 1383-15 177 COLLEGE STREET**, Special Exception to permit zero parking requirement where 88 parking spaces are required for construction of N.H. Cooperative Arts and Humanities High School in BD zone (Owner: City of New Haven, Applicant: N.H. Board of Education, 06-07-S).
- 1383-16 65 WOLCOTT STREET**, Special Exception to permit 1 Front Yard parking space for single-family residence in a RM-1 zone (Owner/Applicant: Maritza Acevedo, 06-08-S).
- 1383-17 436, 454, 468 WHALLEY AVENUE**, Special Exception to permit Neighborhood Convenience Store (Walgreen’s Drug Store); Drive-through Window; Transition Parking; and to allow a reduction in parking requirement from 118 parking spaces to 78 parking spaces in BA and RM-2 zones (Owner: New Haven Surplus, LLC, Applicant/appellant: Kaline New Haven, LLC, 06-10-S).
- 1383-18 14 SHOREHAM ROAD**, Special Exception and Coastal Site Plan Review to permit the construction of a single-family dwelling on a flag lot in a RS-2 zone (Owner/Applicant: Sandro Colonna, 06-14-S).
- 1383-19 60 PECK STREET**, Coastal Site Plan Review and Use Variance to permit the reconstruction and expansion of a nonconforming building in a RM-1 zone (Owner/Applicant: Brack Poitier, 06-15-V).
- 1383-20 84 WALL STREET**, Special Exception to permit Neighborhood Convenience use (baked goods, coffee, tea, and newspapers) in a RH-2 zone (Owner: Yale University, Applicant: Priti S. Putel, 06-19-S).
- 1383-21 140-150 ORANGE STREET**, Special Exception to permit zero parking requirement where 8 parking spaces are required to convert office space to 8 residential units in a BD-1 zone (Owner/Applicant: Crown Orange, LLC, 05-21-S).

ALDERMANIC REFERRALS

- 1383-22 ORDINANCE AMENDMENT**, Amendments regarding Noise Control and Refuse Collection (Alders Addonizio & Reyes-Rivera).
- 1383-23 YORK STREET (between Chapel and Elm Streets)**, License Agreement for Utility Installation (Yale University).
- 1383-24 FERRY STREET BRIDGE over Quinnipiac River**, Authorization for Agreement with State of Connecticut (Director of Engineering).
- 1383-26 32 MEAD STREET**, Authorization for Acquisition for Barnard School Site (Superintendent of Schools).
- 1383-27 ORDINANCE AMENDMENT**, Amend Code of Ordinances to require Landlord/Owners of Multi-Family Apartments to File certain Contact Information with the Tax Assessor (Alderswoman Maria Reyes Rivera).

* = Tabling expected

ALDERMANIC REFERRALS – tabled items

1379-27 JUDSON AVENUE FROM WINTHROP AVENUE TO ELLA T. GRASSO BOULEVARD, Residential Parking Zone (Aldermen Shah and Rodriguez).

MINUTES of Meetings 1381 and 1382.

ALDERMANIC REFERRALS – tabled items

***1371-02 ZONING MAP AMENDMENTS**, Amend the City of New Haven Zoning Maps to Designate Certain Parcels to be Included in a new Central Business/Medical Institutions (BD-MI) District (Proposed by Yale-New Haven Hospital, Inc.), as follows:

HOSPITAL CORE CAMPUS (Block bounded by Park St., South Frontage Rd., York St., and Howard Av.)

AIR RIGHTS GARAGE WEST PARCEL (bounded by Park St., South Frontage Rd., North Frontage Rd., and York St.)

LOT E/2 HOWE ST. (Block bounded by Dwight St, No. Frontage Rd., Howe St., and Legion Av.)

LOT 1 (836,836R,840,842 Howard Av., 99,103-105,109,111-113,117,119-121 Davenport Av., 31-33 Vernon St.)

LOT X/HOWARD AV. GARAGE & PHYSICIAN'S BUILDING PARCELS (760,770,800 Howard Av., 457 Congress Av.)

CMHC PARCEL (Block bounded by South Frontage Rd., Park St., South St. and Howard Av.)

SOUTH ST. TRIANGLE (bounded by South St., Park St., and Howard Av.)

***1378-02 ZONING ORDINANCE TEXT AMENDMENT**, Amend Section 12.B.1 of the Zoning Code to Delete “General and Special Hospitals” (Alders James, Jackson Brooks, and Colon).

***1373-01 CERTAIN ACTIONS AND APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE YALE NEW HAVEN HOSPITAL CANCER CENTER PROJECT** (Proposed By Yale-New Haven Hospital, Inc.).

- a. Certain air rights and easements to permit a pedestrian bridge over and service tunnel below South Frontage Road, the construction of loading docks beneath the western portion of the Air Rights Garage, and certain permanent construction easements on South Frontage Road and Park Street;
- b. Easement to permit a service tunnel beneath the intersection of Howe Street and Legion Avenue connecting the Lot E garage with the Connecticut Mental Health Center service tunnel that connects with the West Pavilion;
- c. Discontinuance of South Street to permit reconstruction of the intersection at Howard Avenue and Park Street;
- d. Dedicated on-street parking spaces on Park Street for short-term permit parking for patients receiving radiation therapy.

Alternate Rotation: 1) Audrey Tyson

Next Regular Meeting of the City Plan Commission: Wednesday, March 15, 2006 at 6:00 PM (Submission deadline: February 16, 2006 at 3:00 PM)

The City Plan Commission Agenda is available on the City website one week before the meeting date at <http://www.cityofnewhaven.com/CityPlan/SchedulesCPC.asp> . Official Agenda is filed with City Clerk 24 hours prior to meeting time.

* = Tabling expected