

**AGENDA FOR MEETING 1386**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, APRIL 5, 2006**  
**Executive Session at 6:30 PM**  
**Regular Meeting at 6:45 PM**  
**Public Hearing at 7:00 PM**  
**Aldermanic Chamber, 2<sup>nd</sup> floor atrium**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**

**Executive Session at 6:30 PM:**

**17-35 PARK STREET**, Discussion with Counsel pertaining to Possible Legal Settlement of Litigation with Yale New Haven Hospital regarding Site Plan and Soil Erosion and Sediment Control Review for Demolition of Grace Building (1367-02).

**Close Executive Session and Resume Regular Meeting at 6:45 PM:**

**Discussion and Vote on Settlement of Litigation:**

1386-01      **17-35 PARK STREET**, Site Plan and Soil Erosion and Sediment Control Review for Demolition of Grace Building (Owner/Applicant: Yale New Haven Hospital).



**Public Hearing at 7:00 PM:**

**ALDERMANIC REFERRAL – tabled item**

**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.)

**Resume Regular Agenda:**

**ALDERMANIC REFERRALS – tabled items**

**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;

\* = expected to be tabled or to remain tabled

- 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.

**\*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).

**SITE PLAN REVIEW – Tabled items**

**\*1385-10 340 DIXWELL AVENUE**, Site Plan Review for New Pharmacy Construction in a BA Zone (Owner: City of New Haven, Applicant: Beulah Land Development Corp.)

**\*1385-11 603-611 ORANGE STREET**, Site Plan Review for Parking Lot for Neighborhood Market in a RM-2 Zone (Owner/Applicant: Joseph Sabino - Nica’s Market).

**LCI REFERRAL – tabled item**

**\*1377-14 203 DWIGHT STREET**, Land Disposition for Rehabilitation as Two 1-Family Owner Occupied Dwellings (Neighborhood Housing Services).

**Alternate Rotation:** 1) Maricel Ramos-Valcarcel 2) Audrey Tyson

**Next Regular Meeting of the City Plan Commission:** Wednesday, April 19, 2006 at 6:00 PM (Submission deadline: March 23, 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.