

AGENDA FOR MEETING 1396
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, NOVEMBER 15, 2006 at 6:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings:

- 1396-01** **254-258 KIMBERLY AVENUE**, Certificate of Approval of Location (CAL) for Used Car dealer in an IL Zone (Property Owner: Jean McNeilly; Proposed Tenant: Mackeyboy Auto LLC).
- 1396-02** **ZONING ORDINANCE AMENDMENT, 12-Month Extension of MORATORIUM** on the Issuance of Building Permits for Certain New Development on Paper Streets and /or Unimproved Streets (Alderwoman Arlene DePino).

Regular Meeting:

SITE PLAN REVIEWS

- 1396-03** **188, 196 COLLEGE STREET and 285 GEORGE STREET**, Site Plan Review for Mixed Use Development (272 Condominium Units, 50,000 SF retail shops, 427 structured parking spaces) in a BD Zone [Owners: James A. & Joseph L. Salatto (Parcel 900) and J&J Holdings, LLC Parcels 700 & 800].
- 1396-04** **QUINNIPIAC RIVER at 340 CHAPEL STREET and 120 FORBES AVENUE (M-B-Ps 178-547-002, 081-974-002)**, Site Plan Review including Coastal Site Plan Review for Relocation of Dual 42” Sanitary Force Mains to accommodate I-95 Bridge Reconstruction Project (Applicant: Greater New Haven Water Pollution Control Authority).
- 1396-05** **HILLHOUSE AVENUE BRIDGE OVER FARMINGTON CANAL GREENWAY**, Modification to Plans (Owner/Applicant: City Engineer, City of New Haven).
- 1396-06** **LONG WHARF MARITIME CENTER PDD**, Minor Modification for Temporary Wind Tower Installation on Garage (Applicant: Fusco Harbour Associates).
- 1396-07** **297 EASTERN STREET**, Amendment to Site Plan to add 4 Units for a total of 16 Units (Owner: Alberto Alvarez).
- 1396-21** **75 CENTRAL AVENUE**, Soil Erosion and Sediment Control Application for Soccer/Lacrosse Field Renovation (Owner: Yale University).
- 1396-22** **196 FOSTER STREET**, Amendment to Previous Site Plan Review for Four-Unit Addition to existing 2 Units in a RM-2 Zone (Owner/Applicant: T. Villano).

SITE PLAN REVIEWS – tabled items

- 1395-04** **1 GRAND AVENUE**, Site Plan Review including Coastal Site Plan Review for 6 new dwelling units and related community space in a BC Zone (Owner/Applicant: One Grand LLC).
- 1395-05** **22 ELLA T. GRASSO BOULEVARD**, Coastal Site Plan Review for new 300 SF Posterboard Sign in an IL Zone (Owner: Metal Management; Applicant: All Vision LLC).
- 1395-09** **436,438,468 WHALLEY AVENUE**, Site Plan Review for new Walgreen’s Store in BA and RM-2 Zones (Owner: New Haven Surplus, LLC; Applicant: Kaline New Haven, LLC).
- 1395-10** **295-297, 303-307 BLAKE STREET, 160-162 FITCH STREET**, Site Plan Review for new Dunkin Donuts Restaurant with Drive Thru in a BA Zone (Owner: Joseph & Francesca Maiorano; Applicant: Lino Santos).
- *1395-12** **OGDEN STREET**, Inland Wetlands Application for Single Family House in a RS-2 Zone (Owner/Applicant: Michael Kinney).
- *1395-13** **WOODWARD AVENUE from Pope Street to East Shore Treatment Plant**, Site Plan Review including Coastal Site Plan Review for Morris Cove Sewer Main Replacement (Owner: City of New Haven; Applicant: Greater New Haven Water Pollution Control Authority).
- *1395-14** **143 MAIN ST. (ANNEX)**, Site Plan Review for 3 new townhouse units behind existing 2-unit residential structure in a BB Zone (Owner: Nardo Marin).

* = expected to be tabled

- 1391-16 776-780 GRAND AVENUE**, Site Plan Review for 10 new Residential Units in a BA Zone (Owner/Applicant: CT Housing Co.).

BOARD OF ZONING APPEALS REFERRALS

- 1396-08 1040-1070 STATE STREET & 49-53 MECHANIC STREET**, Coastal Site Plan Review and Use Variance to permit 133 Residential Units; 6 Live/Work units; and other Mixed Use in an IL Zone (owner/appellant: The Seymour Cohen Partnership, 06-144-V, 06-16-CAM).
- 1396-09 466 FOXON BOULEVARD**, Special Exception to allow 267 parking spaces where 319 are required for a shopping center development; allow 2-drive in establishments within 250 of a residential in a BA zone (Owner: Krypac Development Associates, LLC, Applicant: Paul Denz for Krypac Development, 06-149-S).
- 1396-10 47-51 WHALLEY AVENUE**, Special Exceptions to permit 0 parking spaces where 18 spaces are required for 71 seat restaurant use; 0 loading space where 1 space is required in a BB zone (Owner/applicant Siew Lin Wong, Attorney Louis A. Crisci, Jr., 06-151-S).
- 1396-11 400 BURR STREET**, Special Exception to allow clarification that prior PDU approval permits 20' front yard setbacks, Modification of Condition #3 of PDU approval; Modification of PDU to permit a rear yard setback of 24' where 25' is required and to permit a front yard setback of 8.3' where 25' is required for unit#8; Modification of PDU to permit a south westerly side yard setback for unit 6 of 3.2' where 8' is required; Modification of PDU to permit Front Yard setback for Unit #7 of 12.3' where 25' is required, in PDU-108 (underlying zone RS-2) [Owner: Glen Meadow Realty, LLC, Applicant/Attorney Carolyn W. Kone, 06-152-S).
- 1396-19 30 LENOX STREET**, Coastal Site Plan Review for Construction of an Accessory Building in an IH Zone (Owner: Uretek/Archer Acquisition Corporation; Tenant: Uretek, LLC, 06-148-V, 06-17 CAM).
- 1396-20 83-85 KENDALL STREET**, Coastal Site Plan Review and Variance to permit 1,299 ft. billboard distance from an existing sign where 1,500 ft. is required to permit a new Billboard installation in a IH zone (Owner: Ronsal Ltd. Partnership, 06-157-V, 06-00-CAM).

LCI REFERRALS

- 1396-12 68 ASYLUM STREET**, Land Disposition for Side Yard (Calvin John).
- 1396-13 50 DAGGETT STREET (1/2)**, Land Disposition for Side Yard (J & B Nieves).
- 1396-14 50 DAGGETT STREET (1/2)**, Land Disposition for Side Yard (K. Reid).
- 1396-15 26 MONROE STREET**, Land Disposition for Parking (John & Adrian DeGennaro).
- 1396-16 68 HENRY STREET**, Land Disposition for Rehabilitation (Yifat Homes).

ALDERMANIC REFERRALS

- 1396-17 BISHOP WOODS PARK, OPEN SPACES PROGRAM Modification (Superintendent of Schools).**
- 1396-18 NEWHALLVILLE HOUSING**, Authorization for Application to and Acceptance of Funding from Federal Home Loan Bank of Boston to construct 10 new housing units (Livable City Initiative).

ALDERMANIC REFERRALS – Tabled items

- *1395-36 CHAPEL WEST SPECIAL SERVICES DISTRICT**, Ordinance Amendment to amend District Boundary and to allocate Payment in lieu of taxes for exempt properties within the District (Alderspersons Chen, Clark, and Shah, Shalek).
- *1387-30 ZONING ORDINANCE MAP AMENDMENT**, Amend New Haven Zoning Map to Change the Zone of 392 (091-0995-00700), 400 (091-0995-00600), 430 (091-0995-00501) and 466 (091-0995-00500) Quinnipiac Avenue from Heavy Industrial (IH) to Marine Commercial (BC) (Proposer: Alderman Joseph Jolly 14-D).
- *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).

2007 Meeting Schedule

* = expected to be tabled

OTHER BUSINESS

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

Next Regular Meeting of the City Plan Commission: Wednesday, December 13, 2006 at 6:00 PM.

(Submission deadline: November 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.