

AGENDA FOR MEETING 1397
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, DECEMBER 13, 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:

- 1397-01** **ZONING ORDINANCE AMENDMENT**, Amend Section 42.Q. of the Zoning Ordinance regarding Pumping Stations (City Plan Department).
- 1397-02** **10 OLIVE STREET**, Certificate of Approval of Location (CAL) for Used Car Dealership in a BA Zone (Property Owner: Long Wharf Galleria LLC; Applicant: Albert Hanson for Crown Auto Center).

Continued from November 15, 2006:

- 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).

Regular Meeting:

SITE PLAN REVIEWS

- 1397-03** **195 PROSPECT STREET, 41 SACHEM STREET**, Site Plan Review for new 55,000 SF Yale Forestry and Environmental Studies Building (Owner/Applicant: Yale University).
- 1397-04** **321 EASTERN STREET, BELLA VISTA PDD # 23**, Detailed Plan Review and Coastal Site Plan Review for new Parking Lot (Owner: Village Park I Realty Co.)
- 1397-05** **CONSTANCE STREET**, Site Plan Review and Coastal Site Plan Review for New Roadway and two new single-family houses (Owner/Applicant: Mike Massimino)
- 1397-06** **155-157 VALLEY STREET**, Site Plan Review for 3 single-family houses (Owner/Applicant: Marc A. Seigel).

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).
- 1395-12** **OGDEN STREET (MBP 218/1075/01700)**, Inland Wetlands Application for Single Family House in a RS-1 Zone (Applicant: Michael Kinney).
- 1395-13** **WOODWARD AVENUE from Pope Street to East Shore Treatment Plant**, Inland Wetlands and 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 STREET (ANNEX)**, Site Plan Review for 3 new townhouse units behind existing 2-unit residential structure in a BB Zone (Owner: Nardo Marin).
- 1391-16** **776-780 GRAND AVENUE**, Site Plan Review for 10 new Residential Units in a BA Zone (Owner/Applicant: CT Housing Co.).

LCI REFERRAL – Tabled item

- *1396-15** **26 MONROE STREET**, Land Disposition for Parking (John & Adrian DeGennaro).

BOARD OF ZONING APPEALS REFERRALS

- 1397-07** **87-89 TRUMBULL STREET, 60 SACHEM STREET, 77-135 PROSPECT STREET, 28-56 HILLHOUSE AVENUE, PDU #89**, Special Exception to allow Minor Modifications of PDU 89 to allow 27.30% is required; Maximum Building Coverage where 27.13% is allowed; Gross FAR .6587 where .06511 is allowed, Yard Set Backs of 0'4', 10, & 12 feet where 17' Front yard, 25' Rear Yard 8' and 10' Side Yards are allowed to permit new Social Sciences Academic Building addition; in the underlying RH-2 zone (owner/applicant: Yale University; agent: David Yager, 06-160-S).

* = expected to be tabled

- 1397-08 1219-1227 CHAPEL STREET**, Special Exception to permit 0 parking where 17 spaces are required; Sale of Beer and Wine in conjunction with a proposed organic restaurant in a BA zone (owner: Schaffer Properties, applicant: Ahimsa, Inc., 06-163-S).
- 1397-09 896-898 WHALLEY AVENUE**, Special Exception to allow 4 parking spaces where 11 spaces are required; Sale of alcoholic beverages in conjunction with an existing 44 seat Restaurant (Bella Rosa Café) in a BA zone (owner: Abe Perecman; applicant: Rosemarie Foote, 06-165-S).
- 1397-10 83-85 KENDALL STREET**, Coastal Site Plan Review and Variance to permit 1, 299' billboard distance from an existing sign at 161 Forbes Avenue where 1,500' is required; permit 810' billboard distance from proposed sign at 383 Forbes Avenue where 1,500' is required to permit a new Billboard installation in a IH zone (owner/applicant: Ronsal Ltd. Partnership, 06-169-V, 06-17-CAM).

BOARD OF ZONING APPEALS REFERRALS – Tabled item

- 1396-11 400 BURR STREET, PDU #108**, 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).

ALDERMANIC REFERRALS

- 1397-11 111-119 WATER STREET**, Land Acquisition for new Metropolitan Business Academy Construction Project (Board of Education).
- 1397-12 34 LLOYD STREET**, Lease Agreement with Option to Purchase a Portion of River Street MDP Parcel "I" for use by Capasso Restoration, Inc. (Lloyd Street LLC).
- 1397-13 ORDINANCE AMENDMENT**, Amend Code of Ordinances regarding Noise Control and Refuse Collection (Alderwoman Maria Reyes Rivera).
- 1397-14 EAST ROCK PARK**, Designate as New Haven's Peace Park (New Haven Peace Commission).
- 1397-15 FY2006-07 CAPITAL PROJECTS BUDGET**, Ordinance Amendment to Appropriating Ordinance #3 amending appropriations regarding the city's Street Reconstruction Program and authorizing the issuance of general obligation bonds (Mayor DeStefano).
- 1397-16 FY2006-07 CAPITAL PROJECTS BUDGET**, Ordinance Amendment to Appropriating Ordinance #3 amending appropriations regarding the New Haven Coliseum and authorizing the issuance of general obligation bonds (Mayor DeStefano).
- 1397-17 FY2005-06 GENERAL FUND BUDGET**, Ordinance Amendment to Appropriating Ordinance #1 and the Revenue Appropriating Ordinance (Controller).
- 1397-18 181 CROWN STREET**, Authorization for Banner over the city sidewalk (The Wine Thief).

ALDERMANIC REFERRALS – Tabled items

- 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) Quinipiac 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).
- *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).

OTHER BUSINESS

* = expected to be tabled

1397-19 HAZARD MITIGATION PLAN, Annual Review.

PORT LAND USE PLAN

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

Next Regular Meeting of the City Plan Commission: Wednesday, January 17, 2007 at 6:00 PM.
(Submission deadline: December 21, 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.