

AGENDA FOR MEETING 1398
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, JANUARY 17, 2007 at 6:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings:

- 1398-01** **247 FORBES AVENUE**, Certificate of Approval of Location (CAL) for Used Car Dealer in an IH Zone (Owner: A&B Real Estate; Applicant: Ivelize Echevarria).
- 1398-02** **250 MIDDLETOWN AVENUE**, Special Permit and Coastal Site Plan Review for Existing Scrap Metal Recycling Facility in an IH Zone (Owner/Applicant: Chase Waste Material Corp.).
- 1398-03** **ZONING ORDINANCE TEXT AMENDMENT**, Amend Text to Allow for Conversion of Official Zoning Map to a Digital Format (City Plan Director).

Tabled item (*Note: This item has been withdrawn*):

- 1395-12** **OGDEN STREET (MBP 218/1075/01700)**, Inland Wetlands Application for Single Family House in a RS-1 Zone (Applicant: Michael Kinney).

Regular Meeting:

SITE PLAN REVIEWS

- 1398-04** **WEST RIVER FLOOD PROTECTION PROJECT**, (West River from Blake Street to Whalley Avenue and Wintergreen Brook from Blake Street to the West River), Inland Wetlands and Watercourses Application for Maintenance Work within the River Banks (Applicant: Robert Levine, Department of Parks, Recreation and Trees).
- 1398-05** **181 MITCHELL DRIVE, Wilbur Cross High School PDU #34**, Detailed Plan Review of Signage Plan (Owner/Applicant: Board of Education).
- 1398-06** **81 FOURNIER STREET**, Inland Wetlands Review for Drainage Improvements to New Haven Animal Shelter in a Park Zone (Owner/Applicant: City of New Haven).
- 1398-07** **360 JAMES STREET**, Site Plan Review including Coastal Site Plan Review for Addition of new Storage Freezer building and loading facilities to Chabaso Bakery in an IH Zone (Owner/Applicant: Atticus Bakery, LLC).
- 1398-08** **904 QUINNIPIAC AVENUE**, Site Plan and Coastal Site Plan Review for 13 Condominium Units in a RM-1 Zone (Owner/Applicant: Evoda Real Estate Group, LLC).
- 1398-09** **66 ANDERSON STREET**, Site Plan Review including Coastal Site Plan Review for Conversion of existing Warehouse /Vehicle Storage Building to Office Use in a RS-2 Zone (Owner/Applicant: Larda Holdings, LLC).
- 1398-10** **254 KIMBERLY AVENUE**, Site Plan Review for Used Car Dealer in an IL Zone (Owner: Jean McNeilly, Applicant: Steve McNeilly: MackeyBoy Auto).
- 1398-11** **400 BURR STREET, Burwood Hill PDU #108**, Site Plan Review and Detailed Plan Review for Phase I Construction of 5 new Single Family Dwelling Units (Owner/Applicant: Glen Meadow Realty LLC).

SITE PLAN REVIEWS – Tabled items

- 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.)
- 1397-06** **155-157 VALLEY STREET**, Site Plan Review for 3 single-family houses (Condominium) in a RM-1 Zone (Owner/Applicant: Marc A. Seigel).

LCI REFERRALS

- 1398-12** **33-35 & 37-39 KOSSUTH STREET**, Land Disposition for Construction of 2-Family Dwelling (Common Ground Community).
- 1398-13** **258 FERRY STREET (one half)**, Land Disposition for Sideyard (Oren Bitman).
- 1398-14** **258 FERRY STREET (one half)**, Land Disposition for Sideyard (Susan Como).

* = expected to be tabled

1398-15 52 ASYLUM STREET, Land Disposition for Sideyard for #50 and #54 (KBS Development LLC).

LCI REFERRAL – Tabled item

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

ALDERMANIC REFERRALS

1398-16 57 GIRARD STREET, Emergency Procurement for Remediation Work (Purchasing Agent).

1398-17 SHELTON AVENUE and BREWSTER STREET (corner), Authorization to name “Bishop Austin Atkinson, Sr. Corner” (Alderman Charles Blango).

1398-18 CAPITAL PROJECTS BUDGET FY2006-2007, Ordinance Amendment to Appropriating Ordinance #4 concerning appropriations for School Construction Projects (Mayor).

1398-19 GRANNIS STREET, Abandonment of Paper Street (Livable City Initiative).

1398-20 560 WHALLEY AVENUE, Authorization for Encroachment of 18” Roof Eave and 7 canopies over the City Sidewalk (Whalley Terrace LLP).

1398-21 360 JAMES STREET, Grant Agreement in the amount of \$168,678 between the City and Chabaso Bakery to support the expansion of the Bakery in the Mill River Municipal Development Project area (Economic Development Administrator).

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) Quinnipiac Avenue from Heavy Industrial (IH) to Marine Commercial (BC) (Proposer: Alderman Joseph Jolly 14-D).

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 (Alderpersons Chen, Clark, and Shah, Shalek).

DEVELOPMENT COMMISSION REFERRAL

1398-22 142 RIVER STREET, Lease Agreement with Evax Systems (Alarm System Manufacturer) within the River Street Municipal Development Project area (Economic Development).

MINUTES of Meetings 1394, 1395, and 1396

OTHER BUSINESS

2007 Meeting Schedule (Revised)

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

Next Regular Meeting of the City Plan Commission: Wednesday, February 21, 2007 at 6:00 PM.

(Submission deadline: January 25, 2007 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.