

**AGENDA FOR MEETING 1405**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, July 18, 2007 at 6:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**Public Hearings:**

- 1405-01 282 FORBES AVENUE**, Certificate of Approval of Location (CAL) for Used Car Sales and Auto Repair in an IH Zone (Owner: Carmen M Muniz; Tenant: Arturo Muniz).
- 1405-02 251 KIMBERLY AVENUE**, Certificate of Approval of Location (CAL) for Used Car Sales and Auto Repair in an IL Zone (Owner: Cele Okoro).

**ALDERMANIC REFERRALS**

**Continued from June 20, 2007:**

- 1404-01 ZONING ORDINANCE MAP AMENDMENT, Block bounded by HOWARD AVENUE, SYLVAN AVENUE, WARD STREET AND LEGION AVENUE (Tax Map 298, Block 161)**, Zone Map Change from RO, BA, and RM-2 to BD-2 (Petition of Intercontinental Fund IV New Haven LLC, Intercontinental Real Estate Investment Fund IV New Haven LLC, and 34 Legion Avenue LLC by Susman, Duffy & Segaloff, P.C.)

**Regular Meeting:**

**SITE PLAN REVIEWS**

- 1405-03 YORK STREET, SOUTH FRONTAGE ROAD, PARK STREET, and NORTH FRONTAGE ROAD, Air Rights Garage Under Space**, Site Plan Review for Redevelopment of Portion of Under space as Loading Dock for Yale New Haven Hospital Cancer Center in a BD-2 Zone (Owner: New Haven Parking Authority; Applicant: Yale New Haven Hospital).
- 1405-04 466 FOXON BOULEVARD**, Site Plan Review for Shopping Center Complex in a BA Zone (Owner/Applicant: Krypac Development Assoc., LLC)
- 1405-05 1481 QUINNIPIAC AVENUE**, Site Plan Review for Construction of new Pre- K – 8 Bishop Woods School in a RS-2 Zone (Owner/Applicant: New Haven Board of Education).
- 1405-06 986 FOREST ROAD**, Site Plan Review including Inland Wetland Review for Reconstruction of Existing Tennis Courts (off Knollwood Drive) in a RS-2 Zone (Owner/Applicant: Hopkins School).
- 1405-07 317 OGDEN STREET**, Soil Erosion and Sediment Control Review for New Single Family House in a RS-2 Zone (Owner/Applicant: Sailesh Atluru).
- 1405-08 387 JAMES STREET (corner Market Street)**, Site Plan Review for New Church Structure in a RM-2 Zone (Owner/Applicant: Jesus Church of Deliverance).

**SITE PLAN REVIEWS – Tabled items**

- 1404-05 83-85 KENDALL STREET**, Coastal Site Plan Review for new Bulletin Spectacular Billboard Sign in an IH Zone (Owner/Applicant: Ronsal Limited Partnership).
- 1403-06 Blocks bounded by ORCHARD STREET, NORTH FRONTAGE ROAD , LEGION AVENUE, TYLER STREET**, Site Plan Review for two Temporary Parking Lots (Sherman/Orchard and Sherman/Tyler) in BA and RM-2 Zones (Owner/Applicant: New Haven Parking Authority).
- 1403-10 300 EAST ROCK ROAD, 810 PROSPECT STREET, 765 PROSPECT STREET** Site Plan Review for Improvements to Existing Parking lot at 300 East Rock Road, Expansion of Parking Lots at 765 Prospect Street and 810 Prospect Street (Owner/Applicant: Albertus Magnus College). *Note: 765 Prospect Street (Mohun Hall) has been withdrawn from the application; Proposed Maintenance Building has been eliminated from 300 East Rock Road.*

**LCI REFERRALS**

- 1405-09 158 STARR STREET**, Land Disposition of Sliver Lot for Off Street Parking (Doreen Enill).
- 1405-10 103 POPLAR STREET**, Land Disposition of Sliver Lot for Side Yard (E&M Apartments).
- 1405-11 52 ARTHUR STREET**, Land Disposition of ½ of Sliver Lot for Sideyard (Lillian Torres).
- 1405-12 49 TRUMAN STREET**, Land Disposition of Sliver Lot for Sideyard for #47 (Anthony & Jennifer Wells).

- 1405-13** **18 WOLCOTT STREET (portion)**, Land Disposition of 10' Strip for Off-Street Parking for #22 (Andrew Ross).
- 1405-14** **18 WOLCOTT STREET (portion)**, Land Disposition of 20' Strip for Sideyard for #14 (Wanda Noria).
- 1405-15** **9 SALTONSTALL STREET**, Land Disposition for Sideyard and Driveway (Gelfand & Frydman).

**BOARD OF ZONING APPEALS REFERRALS**

- 1405-16** **383 FORBES AVENUE**, Special Exception to permit 0 parking where 4 spaces are required for 16- seat Full Restaurant with Liquor Service in a BA zone (Owner Raymond Fucci; Present Tenant Raymond's Restaurant; Applicant/Agent: Rajaram Sellakuppan, 07-58-S).
- 1405-17** **37 CASSIUS STREET**, Special Exception to permit Neighborhood Convenience Service (Hair Braiding Business in portion of 1<sup>st</sup> floor apartment) in a RM-2 zone (Owner/Applicant: Mama Victorine Guilavogui, 07-60-S).
- 1405-18** **745-807 CHAPEL STREET**, Special Exceptions to allow 333 residential parking spaces where 500 spaces is required in conjunction with proposed construction of 31-story mixed-use tower and to permit 100 Child Day Care Center in a BD-1 zone (Owner: City of New Haven; Applicant: Becker & Becker, 07-63-S).
- 1405-19** **193 WINTHROP AVENUE**, Special Exception to permit Front Yard Parking concerning new 2-family dwelling construction in an RM-2 zone ( Owner/Applicant: Mutual Housing of Greater New Haven, 07-65-S).

**ALDERMANIC REFERRALS**

- 1405-20** **RUSSELL STREET**, Acquisition of sliver lot (MBP 090-0097-0010) and Disposition of 150 SF of School Property formerly known as 40 Russell Street for New Jepson School (Board of Education).
- 1405-21** **CANAL STREET**, License Agreement between City and Yale University for Temporary Use of Undeveloped Section of Roadway for Parking During Construction of New University Health Services Center (Economic Development Administrator).
- 1405-22** **ORDINANCE AMENDMENT**, Amend Code of Ordinances to Add new Section 29-14 (Transportation Fund) and to Amend Sections 17-8 and Section 17-201 pertaining to Private Parking Lots and Garages (Acting Director of Traffic and Parking).
- 1405-23** **ESSEX STREET and FOXON STREET**, Acceptance of New Right of Way Limits for the Reconstruction of Intersection of the two Streets (City Engineer).
- 1405-24** **56 RIVER STREET**, Application to the US Environmental Protection Agency and Acceptance of \$200,000 in Remediation Funds (Economic Development Administrator).
- 1405-25** **34 LLOYD STREET**, Application to the US Environmental Protection Agency and Acceptance of \$200,000 in Remediation Funds (Economic Development Administrator).
- 1405-26** **FARMINGTON CANAL GREENWAY**, Authorization for Acceptance of Grant Funds from Connecticut Department of Transportation and any other Necessary Contractual Agreements (City Plan Department).
- 1404-27** **263 CHAPEL STREET**, Authorization for Installation of two Concrete Bollards in the Sidewalk Area (Cold Spring School).

**ALDERMANIC REFERRALS – Tabled items**

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

**MINUTES of Meeting 1404**

**INLAND WETLANDS AND WATERCOURSES REGULATIONS Draft Amendments; Schedule Public Hearing.**

**OTHER BUSINESS**

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

***Next Regular Meeting of the City Plan Commission:*** Wednesday, August 15, 2007 at 6:00 PM.  
(Submission deadline: July 19, 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 the meeting time.