

AGENDA FOR MEETING 1410
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, NOVEMBER 14, 2007 at 6:00 PM
Public Hearings at 7:00 PM

NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 & 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings beginning at 7:00 PM:

CERTIFICATES OF APPROVAL OF LOCATION

1410-01 **270 FORBES AVENUE**, Certificate of Approval of Location (CAL) for Limited Repair and Used Car Sales in an IH Zone (Owner: Sergio Mangione; Tenant/Applicant: Buy Rite II Sales and Service, Roberto Rodriguez).

Tabled item:

1408-01 **46-50 GOFFE STREET**, Certificate of Approval of Location (CAL) for General Repairer and Used Car Dealer in a BB Zone (Applicants: Wallace Weisser, LLC and Yale Motor Freight, Inc.).

PLANNED DEVELOPMENT ACTION

1410-02 **950 QUINNIPIAC AVENUE**, Hemingway Cove PDU #56, Detailed Plan and Coastal Site plan Review for Construction of 15 New Condominium Units (Owner: Hemingway Cove Condominium Association; Applicant: Hemingway Bay LLC).

SPECIAL PERMITS

1410-03 **494-496, 514, 530-556 QUINNIPIAC AVENUE**, Special Permit and Coastal Site Plan Review for Construction of 20 Condominium Units in 3 buildings and 15 Slip Marina in a BC Zone (Owner/Applicant: Oyster Shores of New Haven, LLC).

1410-04 **150 MIDDLETOWN AVENUE**, Special Permit and Coastal Site Plan Review for Auto Parts Facility in an IH Zone (Owner: John Petrillo, Applicant: Barry Steinberg).

1410-05 **123 YORK STREET**, Special Permit and Site Plan Review for Expansion of Parking Structure in a BD-1 Zone (Owner/Applicant: New Haven Towers LLC).

Administrative Meeting beginning at 6:00 PM:

SITE PLAN REVIEWS

1410-06 **986 FOREST ROAD**, Site Plan Review for new Art and Academic Building and Maintenance Building in a RS-2 Zone (Owner/Applicant: Hopkins School).

1410-07 **339 AKA 393 PROSPECT STREET**, Site Plan Review for new Greenberg Conference Center in a RM-2 Zone (Owner/Applicant: Yale University).

1410-08 **WALL STREET (between College and Temple Streets)**, Soil Erosion and Sediment Control Review for Utility Crossing (Yale University).

1410-09 **55 PARK STREET**, Site Plan Review for new Mixed Use Building (Medical and Laboratory Offices with Ground Floor Retail) in a BD-1 Zone (Owner: City of New Haven; Applicant: Fusco Park Street LLC).

1410-10 **220-230 COUNTY STREET**, Site Plan Review for Complete Renovation of Prescott Bush Elderly Housing in a RM-1 Zone (Owner: Housing Authority of New Haven; Agent: Silver Petrucilli and Associates).

1410-11 **208 COVE STREET, AKA 350 LIGHTHOUSE ROAD, 30,36-50 MORRIS COVE ROAD, 1, 5, and 7 BRISTOL PLACE**, Detailed Plan Review for Refinements in Plans for Parking Area, Fencing, Servery and Canopy/Façade Improvements (Owner/Applicant: Anthony's Oceanview).

***1410-12** **QUINNIPIAC AVENUE AT AMTRAK R.R.**, Site Plan Review including Coastal Site Plan Review and Soil Erosion and Sediment Control Review for Grading and filling 4 acres for Marine Industrial Storage in a IL Zone (Owner/Applicant: Grannis Island Company, Inc.).

1410-13 **393 EASTERN STREET**, Site Plan Modification for Constructed Elements not on Approved Plans (Owner/Applicant: New Haven Construction I LLC, Alberto Alvarez, Principal).

- 1410-19 WATERFRONT STREET**, Site Plan Review including Coastal Site Plan Review for Reconstruction of Street from Forbes Avenue to PSEG property in an IH Zone (Owner/Applicant: City of New Haven, Richard Miller City Engineer).

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).

BOARD OF ZONING APPEALS REFERRALS

- 1410-14 84 TRUMBULL STREET**, Special Exception to reduce parking from the required 27 spaces to 10 in conjunction with a church in an RH-2 zone (Owner/Applicant: Church of Jesus Christ of Latter-day Saints, 07-101-S).
- 1410-15 530 EAST STREET**, Special Exception to permit Front Yard parking for one vehicle and to permit backing over a sidewalk; Use Variance to permit a catering business, both in a RM-2 zone (Owner: M.J. Maloney Realty Co., Applicant: Doug Coffin, 07-106-S; 07-107-V).

LIVABLE CITY INITIATIVE REFERRAL – Tabled item

- ***1409-19 312 BLATCHLEY AVENUE**, Reuse Parcel S-61-B, Land Disposition of a Sliver Lot for Off-Street Parking (DeGregorio Enterprises)
- 1409-14 115 JAMES STREET**, Revise Condition of Approval (Corporation for Urban Homeownership).
- 1409-15 15 HURLBURT STREET**, Revise Conditions of Approval (13 Hurlburt LLC; Elmer Rivera).

ALDERMANIC REFERRALS

- 1410-16 UNION AVENUE**, Amendment to the Lease and Funding Agreement between the State of Connecticut, New Haven Parking Authority and the City to exclude the construction of proposed Parking Garage and authorizing withdrawal of Parcels D and E and a portion of Parcel C regarding the **Union Station Transportation Center** and related improvements (Executive Director, New Haven Parking Authority).
- 1410-17 WALL STREET (between College and Temple Streets)**, License Agreement for underground chilled water, electrical and fire water service utility improvements (Yale University).
- 1410-18 550 GRAND AVENUE**, Authorization for Banners overhanging City Sidewalk (Bender Plumbing).

ALDERMANIC REFERRAL – Tabled item

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

MINUTES of Meeting 1408

OTHER BUSINESS

Meeting Schedule for 2008

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

Next Regular Meeting of the City Plan Commission: Wednesday, December 12, 2007 at 6:00 PM.

(Submission deadline: November 15, 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.