

AGENDA FOR MEETING 1417
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, June 18, 2008 at 6:00 PM
Public Hearings beginning at 7:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings at 7:00 PM:

ALDERMANIC REFERRALS

- 1417-01 ZONING ORDINANCE TEXT AMENDMENT, WHALLEY AVENUE AT ORCHARD STREET, PLANNED DEVELOPMENT DISTRICT #90,** Amend PDD to Expand Allowable Uses (Owner: Coral New Haven Associates II, LLC c/o Greater Dwight Community Investment Corporation).
- 1417-02 ZONING ORDINANCE MAP AMENDMENT, 819 WOODWARD AVENUE (MBL 070/0979/02500), 825 WOODWARD AVENUE (MBL 070/0979/02600), 827 WOODWARD AVENUE (MBL 070/0979/02700), 835 WOODWARD AVENUE (MBL 070/0979/02800) AND WOODWARD AVENUE (MBL 070/0979/02400),** changing the use classification from RM-1 (low-middle density residential) to BA (General Business) (Alderman Paolillo).

Hearing Continued:

- 1414-05 ZONING ORDINANCE TEXT AMENDMENTS,** Amend Sections 65, 29 and 45 pertaining to Planned Developments, Parking and Loading (City Plan Director).

CERTIFICATES OF APPROVAL OF LOCATION

- 1417-03 185 GRAND AVENUE,** Certificate of Approval of Location (CAL) for Used Car Dealer (Change in Ownership) in a BA Zone (Property Owner/Applicant: Lisa Miazga, Burkey LLC).
- 1417-04 23 BERNHARD ROAD (AKA Woonsocket Street),** Certificate of Approval of Location (CAL) for Used Car Dealer (Change in Tenancy) in an IL Zone (Property Owner: Ironworker Local 424; Applicant: Lucky Sevens Auto Connections Inc.).

OTHER

- 1417-05 308-312 WHALLEY AVENUE,** Special Exception and Site Plan Review for new Convenience Store with Fueling Pumps within Whalley Avenue Overlay Zone in a BA Zone (Owner: Boost LLC; Applicant: Gurjant Narain).

Regular Meeting at 6:00 PM:

SITE PLAN REVIEWS

- 1417-06 230 WHITNEY AVENUE,** Site Plan Review for new 180,000 GSF Biology Building and Service Node in an RH-2 Zone (Owner/Applicant: Yale University).
- 1417-07 44, 54 AND 57 EAST RAMSDELL STREET, 2 SOUTH GENESEE STREET (Rear),** Site Plan Review for Construction of New 26,400 SF Residential Substance Abuse Treatment and Counseling Facility (Addition to Existing Building) in a RM-1 Zone (Owners: Crossroads, Inc., New Haven Housing Authority).
- 1417-08 279 HUMPHREY STREET,** Site Plan Review for 2 new Residential Units on Lot with existing 3-Family Residence in a RM-2 Zone (Owner/Applicant: Armand J. Aloï).
- 1417-09 111 PARK STREET,** Site Plan Review for Temporary Parking Lot in a RH-2 Zone (Owner/Applicant: New Haven Towers LLC).
- 1417-10 100 RIVER STREET,** Site Plan Review and Coastal Site Plan Review for new 72,000 SF Warehouse Facility for Colony Hardware in an IM Zone (Owner: City of New Haven; Applicant: The Sophie Group).
- 1417-11 776-780 GRAND AVENUE,** Site Plan Review for 19 new residential units in existing building in a BA Zone (Owner: Grand Avenue Arms LLC/Applicant: Michael Steinbach et al).

1417-12 466 FOXON BOULEVARD, Time Extension for Soil Erosion and Sediment Control Approval for new Shopping Center in a BA Zone (Applicant/Owner: Krypac Development Associates, LLC).

Tabled items:

1416-03 662-666 MIDDLETOWN AVENUE, Site Plan Review including Coastal Site Plan Review for Two new 3-bedroom Residential Units in a RM-1 Zone (Owner: Corporation for Urban Homeownership; Applicant: John Torello).

1416-04 185-189 BLATCHLEY AVENUE, 246-252 EXCHANGE STREET, Site Plan Review for Four new 3-bedroom Residential Units in a RM-2 Zone (Owner: Corporation for Urban Homeownership; Applicant: John Torello).

***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).

ALDERMANIC REFERRALS

1417-13 ORDINANCE AMENDMENT PROHIBITING GRAFFITI as a Public Nuisance and Blighting Influence, Banning Sale of Spray Paint to Minors, and Mandating that Owners Remove Graffiti on Public and Private Property (Alders Sturgis-Pascale and Rodriguez).

1417-14 GRANNIS STREET, Discontinuance of any formal or implied Acceptance of the Street (Executive Director, Livable City Initiative).

1417-15 ROUTE 34, Resolution Approving Application for and Acceptance of a Federal Grant and Confirm the City's Commitment to Provide a 20% Match to Federal Transportation High Priority Project Program Funding for Design and Construction of the Conversion of Route 34 to an Urban Boulevard East of Park Street and authorizing the Mayor to Accept the Grant and Enter into Contractual Agreements Necessary to Complete the Project (City Plan Director).

BOARD OF ZONING APPEALS

1417-16 61 ROOSEVELT STREET, Special Exception to permit Front Yard Parking (attached garage) in a RS-2 Zone (Owner/Applicant: William Augustine, 08-43-S).

1417-17 210-220 PARK STREET, Special Exception to permit Reduction in Parking from 23 Spaces to 11 Spaces where 40 Spaces are required in a RH-2/BA Zone (Owner: Yale University, 08-45-S).

1417-18 254 SPRING STREET (AKA 670 WASHINGTON AVENUE), Special Exception to permit Neighborhood Convenience Use (Hair Salon) in a RM-2 Zone (Owner: Mario Lara; Applicant: Joel Diaz, 04-46-S).

Minutes of Meeting 1415

OTHER BUSINESS

Administrative Reviews

1417-19 88 MUNSON STREET, Tract J AKA Parcel 7, Preparation for Use as Temporary Parking Lot for 25 Science Park during Construction of new Science Park Garage at 276 Winchester Avenue (Owner: Science Park Tract J, LLC; Applicant: Winstanley Enterprises).

1417-20 34-60 LEGION AVENUE, 167-189 WARD STREET, 21-35 SYLVAN AVENUE, 914.5 HOWARD AVENUE, Demolition in Preparation for Development (Intercontinental Fund IV New Haven, LLC).

Alternate Rotation: 1) Maricel Ramos-Valcarcel

Next Regular Meeting of the City Plan Commission: Wednesday, July 16, 2008 at 6:00 PM. (Submission deadline: June 18, 2008 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.