

AGENDA FOR MEETING 1428
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, May 20, 2009 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

Regular Meeting:

SITE PLAN REVIEWS

- 1428-01 279 HUMPHREY STREET**, Time Extension for Soil Erosion and Sediment Control Plan (Owner/Applicant: Armand Aloï).
- 1428-02 165 CENTRAL AVENUE**, Site Plan Review for Construction of New Stadium at Reese Field (Owner/ Applicant: Yale University).
- 1428-03 PROSPECT STREET (GROVE TO HILLSIDE), SACHEM STREET (CANAL TO WHITNEY, CANAL STREET (PROSPECT TO WEBSTER) AND LOCK STREET (ASHMUN TO CANAL)**, Site Plan Review for Installation of new Below-Ground Utilities (Electric, Telephone, Cable, Data) to facilitate Yale and City of New Haven Development Projects (Owner/Applicant: Yale University; Owner: City of New Haven).
- 1428-04 21-35 SYLVAN AVENUE, 171-173 WARD STREET, 60 LEGION AVENUE (portion), 912 HOWARD AVENUE (portion), 914 HOWARD AVENUE a/k/a 914.5 HOWARD AVENUE & HOWARD AVENUE (portion) a/k/a 912.5 HOWARD AVENUE**, Site Plan Review for Construction of new 121,000 SF Mixed Use Building with 104 Residential Units and Commercial and Program Space in a BD-2 Zone (Owners: Housing Authority of City of New Haven and Yale New Haven Hospital, Inc.; Applicant: Trinity Rowe Limited Partnership).
- 1428-05 180 FAIRMONT AVENUE**, Site Plan Review including Coastal Site Plan Review for new 6-Unit Condominium in a RM-2 Zone (Owner/Applicant: Juan Jose Alvarez deo Lugo, Arkin Decoraciones, LLC).

SITE PLAN REVIEWS – Tabled items

- 1427-04 91 CHURCH STREET**, Site Plan Review for Complete Renovation of Existing Building for Commercial and Residential Use with Interim Surface Parking Lot in a BD-1 Zone (Owner/Applicant: Paul Denz, Mid Block Development LLC).
- 1427-08 CANAL STREET (Portion), MUNSON STREET (Portion), SCANTLEBURY PARK (Portion) (former Canal Street)**, Site Plan Review for Installation of Chilled Water Lines and other related Utilities in approved License Area (Owner: Yale University and City of New Haven; Applicant: Yale University). *To be withdrawn*

Public Hearings at 7:00 PM:

- 1428-06 ZONING ORDINANCE TEXT AMENDMENT**, Add New Section 34 pertaining to Keeping of Hens in RM-1, RM-2, RS-1 and RS-2 Zones (Sponsored by Alders Lemar, Sturgis-Pasquale, Rodriguez, Castro, and Silverman).
- 1428-07 86 FITCH STREET**, Special Permit and Coastal Site Plan Review for Storage of Towed Vehicles in a Light Industrial (IL) Zone (Owner: Elm City Development LLC; Applicant: John & Filomena Ruffano, Wheelers Auto Service, Inc.).
- 1428-08 50 BROOKSIDE AVENUE, West Rock PDUs #111, 112, 113, 114, 115 and 116**, Detailed Plan Review and Site Plan Review for Phase I of West Rock-Brookside Project (Construction of 121 New Housing Units and Maintenance Building) (Owner: Housing Authority of New Haven; Applicant: Peter Wood for Michaels Development Company). *pending zoning approval*

Regular Meeting (continued):

ALDERMANIC REFERRALS

- 1428-09 ORDINANCE AMENDMENT**, Amend Chapter 4½ of the New Haven Code of Ordinances pertaining to burglar alarm systems (Proposed by Chief of Police).
- *1428-10 FARMINGTON CANAL GREENWAY**, Permanent Easement to Yale University for a portion of the Greenway (proposed by Economic Development Administrator).
- 1428-11 CHAPEL WEST SPECIAL SERVICES DISTRICT**, Imposition of Tax Levy as municipal tax levy and fiscal year 2009-2010 budget (Chapel West Special Services District).

* = expected to be tabled or to remain tabled

- 1428-12** **WHALLEY AVENUE SPECIAL SERVICES DISTRICT**, Imposition of Tax Levy as municipal tax levy and fiscal year 2009-2010 budget (Whalley Avenue Special Services District).
- 1428-13** **TOWN GREEN SPECIAL SERVICES DISTRICT**, Imposition of Tax Levy as municipal tax levy and fiscal year 2009-2010 budget (Town Green Special Services District).
- 1428-14** **GRAND AVENUE SPECIAL SERVICES DISTRICT**, Imposition of Tax Levy as municipal tax levy and fiscal year 2009-2010 budget (Grand Avenue Special Services District).
- 1428-15** **CITY AND TOWN DEVELOPMENT ACT**, Authorization for City of New Haven to undertake programs and projects authorized under the Act to assume and to exercise all of the rights, powers, obligations and privileges and authorizing such other actions as may be necessary to implement the purposes of the Act (Mayor DeStefano).
- 1428-16** **21 BROADWAY**, Easement on the public right of way for an ATM banking machine (Attorney David Avigdor for A One Pizza and Fiddow, Inc.).
- 1428-17** **ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT**, Authorization to Apply for and Accept \$1,263,500 in American Recovery and Reinvestment Act funding through a three-year program (Chief Administrative Officer).

Tabled item:

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

BOARD OF ZONING APPEALS REFERRALS

- 1428-18** **920-922 ELM STREET**, Special Exception to permit zero parking space where 1 space is required to convert a bldg from a 2-fam to a 3-fam dwelling in a RM-1 zone (Owner/Applicant Anthia Christian, 09-36-S).
- 1428-19** **Portion of 378 Front Street M/B/P: 157-0815-00301 known as New Parcel 21D.2 on Map #2 entitled "Phase 3 Lot Plan for Zoning Calculations Revised April 17, 2009"** Special Exception to amend PDU #117 to modify max bldg coverage for New Lots 21D.2b, 21D.2c, 21D.2d, 21D.2e, 21D.2f, 21D.2g, 21D.2h, and 21D.2i and lot area per dwelling unit for New Parcel 21D.2 (Owner: Housing Authority of New Haven (HANH); Applicant: Trinity NH Four Ltd Partnership, 09-37-S).
- 1428-20** **Portion of 374 Front St M/B/P 157-0815-00302 known as New Parcels 17B, 17C & 17D on Map #2 entitled "Phase 3 Lot Plan for Zoning Calculations Revised April 17, 2009"** Special Exception to amend PDU #116 to modify max bldg coverage for New Lots 17B.1, 17C.2, 17D.1, 17D.2 & lot area per dwelling unit for New Parcel 17D (Owner: HANH; Applicant: Trinity NH Four Limited Partnership, 09-38-S).
- 1428-21** **306 YORK STREET**, Special Exception to permit 0 parking spaces where 85 spaces are required in conjunction with additions to a Private Club in a RH-2 Zone (Owner: Mory's Association; Applicant: Richard Wies, Gregg Wies & Gardner Arch LLC, 09-43-S)
- 1428-22** **50 AKA 49 BROOKSIDE DRIVE (PDU #116, WR Sec 5)**, Special Exception to correct Sec 5 size from 1.618 acres to 1.793 acres for 35 multi-family dwelling units (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-44-S).
- 1428-23** **50 BROOKSIDE DRIVE (PDU #115, WR Sec 4)** Special Exception to correct Sec 4 size from 0.799 acres to 0.806 acres for 8 multi-family dwelling units (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-45-S).
- 1428-24** **50 BROOKSIDE DRIVE (PDU #114, WR Sec 3)** Special Exception to correct Sec 3 size from 1.826 acres to 1.825 acres for 26 multi-family dwelling units where 28 were previously approved (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-46-S).
- 1428-25** **50 BROOKSIDE DRIVE (PDU #113, WR Sec 2)** Special Exception to correct Sec 2 size from 0.706 acres to 0.698 acres for 12 multi-family dwelling units (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-47-S).
- 1428-26** **50 BROOKSIDE DRIVE (PDU #112, WR Sec 1)** Special Exception to correct Sec 1 size from 1.686 acres to 1.697 acres for 20 multi-family dwelling units where 18 units were previously approved (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-48-S).

* - expected to be tabled or to remain tabled

- 1428-27** **50 BROOKSIDE DRIVE (PDU #111A, Home ownership Sec).** Special Exception to correct overall size of home-ownership unit area from 1.484 acres to 1.561 acres for 20 residential dwelling units on individual lots (Owner: HANH; Applicant: Brookside 1 Assoc LLC, 09-49-S).
- 1428-28** **862-864 ORANGE STREET,** Special Exception to permit zero parking spaces where 1 space is required to convert a bldg from a 2-fam to a 3-fam dwelling (Owner: Applicant: Gerald H. Kahn, 09-51-S).

MINUTES of MEETING 1426

OTHER BUSINESS

1428 A Administrative Site Plan Reviews

258 Grand Avenue, Change in Use to Bank; 10 or more parking spaces (Angelo Reyes)

835 Woodward Avenue, Change in Use to Studio (Annex Group, LLC)

339 Eastern Street, Antennas on Bella Vista Building "E" (Cellco d/b/aVerizon Wireless)

Other Communications

Municipal Inland Wetland Commissioners Training Program: Report on Segment I, 4/4/09

Alternate Rotation: 1) Elijah Huge 2) Susan Jordan

Next Regular Meeting of the City Plan Commission: Wednesday, June 17, 2009 at 6:00 PM

(Submission deadline: Thursday, May 21, 2009 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>. Updates will occur to the web agenda as necessary. Official Agenda is filed with City Clerk 24 hours prior to the meeting time.