

**AGENDA FOR MEETING 1430**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, July 22, 2009 at 6:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Rooms 1 & 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**Public Hearing at 6:00 PM:**

**1430-01 299 WHALLEY AVENUE**, Special Exception to provide 23 Parking Spaces where 27 are required in the Whalley Avenue Overlay Zone (Owner: Oswaldo Torres; Applicant: First Community Bank of New Haven, 09-73-S).

**SITE PLAN REVIEWS**

**1430-02 592 ELLA T. GRASSO BOULEVARD**, Site Plan Review including Coastal Site Plan Review for Change of Use to Office and Program Space with 10 or more Parking Spaces in an IL Zone (Owner/Applicant: Columbus House, Inc.).

**1430-03 71 AKA 71, 73 & 77 WELTON STREET**, Site Plan Review including Coastal Site Plan Review for new 20,000 SF Warehouse Building in an IH Zone (Owner/Applicant: H. Krevit & Company, Inc.).

**1430-04 94, 96, 130 AMITY ROAD**, Site Plan Review for new McDonald's Restaurant at Amity Plaza in a BA Zone (Owner/Applicant: Wellmakara, LLC). *Request to withdraw*

**1430-10 110 DELL DRIVE PDU #95**, Change in Development Team and Minor Modifications to Detailed Plans (Dell Drive Associates LLC, Chris Vigilante).

**SITE PLAN REVIEWS – Tabled item**

**1429-08 12 UNION AVENUE**, Site Plan Review including Coastal Site Plan Review for new 115-kV Switching Station & Realignment of Cable Duct bank in a BE Zone (Property Owner: State of Connecticut; Applicant: United Illuminating Company).

**BOARD OF ZONING APPEALS REFERRALS – Hearing July 21, 2009**

**1430-05 920 ELM STREET**, Special Exception to permit 1 parking space within the Front Yard Setback in a RM-1 Zone (Owner/Applicant: Anthia M. Christian, 09-63-S).

**1430-06 27-35 SYLVAN AVENUE, 167-189 WARD STREET, & portions of 60, 72, & 80 LEGION AVENUE**, Special Exception for Reduction in Number of Parking Spaces from 104 to 86 and to permit 22 Front Yard Parking Spaces all to permit a mixed use Development in a BD-2 Zone (Owner: Yale New Haven Hospital, Inc., Applicant: Trinity Rowe Limited Partnership, 09-69-S).

**1430-11 294-300 YORK STREET**, Special Exception to Permit Retention of Previously Approved Parking Requirement for Use of Portion of Rooftop for Patrons in a BA Zone (Owner: EWP Realty, LLC; Applicant: S.K.M. Restaurants, Inc., 09-71-S).

**ALDERMANIC REFERRALS**

**1430-07 51 BROADWAY**, Authorization for Signage over City Sidewalk (American Apparel).

**1430-08 ORDINANCE AMENDMENT**, Add new Sections 15-52 and 15-53 regarding Anti-Blight and Property Maintenance (Aldermen Lemar and Rodriguez).

**1430-09 CANAL STREET**, Residential Parking Zone from Webster Street to Gregory Street (Alderman Morehead).

**Tabled items:**

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

**MINUTES of MEETING 1429**

**1430 A Administrative Site Plan Reviews**

**535 SHERMAN PARKWAY**, Minor amendments to Site Plan for Renovation of 34 Units at Canterbury Gardens (Mutual Housing).

\* = expected to remain tabled

**LEGION AVENUE, NORTH FRONTAGE ROAD, ORCHARD STREET and SHERMAN AVENUE**, Orchard/Sherman Parking Lot, Minor Amendments to Site Plan (Owner: City of New Haven; Applicant: New Haven Parking Authority)  
**68 EDWARDS STREET**, Site Plan Amendments (Matthew Higby).

**Other Communications**

**Congress Avenue Pavement Rehabilitation, Letter from City Engineer 07/16/09**

**Alternate Rotation:** 1) Elijah Huge 2) Susan Jordan

***Next Regular Meeting of the City Plan Commission:*** Wednesday, August 19, 2009 at 6:00 PM  
(Submission deadline: Thursday, July 23, 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.