

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 279 HUMPHREY STREET, Time Extension for Soil Erosion and Sediment Control Plan
(Owner/Applicant: Armand Aloï).

REPORT: 1439-03

ACTION: Approval of Time Extension to June 18, 2011

Submission: Letter from Armand Aloï dated March 22, 2010

Previous City Plan Actions: Site Plan Review including Soil Erosion and Sediment Control Review (CPC 1417-08, 06/18/08), Time extension for SESC Plan (CPC 1428-01, 05/20/09)

PROJECT SUMMARY:

Project: construction of 2 new wood frame units behind existing 3-unit residential structure
Address: 279 Humphrey Street
Site Size: 10,500 SF
Zone: RM-2
Financing: Private
Project Cost: N/A
Parking: 7 parking spaces (2 in garages)
Owner: Armand J. Aloï
Applicant: Same
Agent: Eleanor B. Aloï
Site Engineer: Giordano Engineers
City Lead: City Plan Dept.

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BACKGROUND

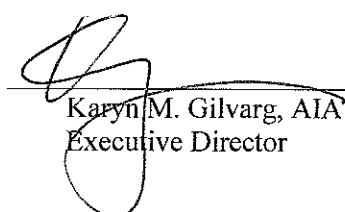
The applicant seeks to construct 2 townhouse style units behind an existing 3-unit residential structure already under rehabilitation in a RM-2 zone. 279 Humphrey Street is located on the north side of Humphrey Street between Orange and State Streets. The proposed building will be a 3-story wood frame structure containing 2 units, each with a garage and another room on the ground floor, living kitchen/dining and ½ bath on the second floor and two bedrooms and full bath on the third floor. 5 surface parking spaces will be provided between the two structures on the site, in addition to the 2 garage spaces. The site will be landscaped.

Current Request: The applicant requests an additional one year extension of the approved Soil Erosion and Sediment Control Plan for his project at 279 Humphrey Street, due to economic conditions at this time. Condition #5 of CPC 1417-08 noted "The Site Plan is approved for a period of five years, and the approval will expire if the project is not complete by June 18, 2013".

ACTION

The City Plan Commission approves the request for a time extension to June 18, 2011. Conditions of the Site Plan approval (CPC 1417-08) remain in effect.

ADOPTED: April 21, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director