

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 374 FRONT STREET. Request for extension of time for Detailed Plan Approval for Phase 2 of PDU #116. (Stephen Studer of Berchem Moses, P.C.)

REPORT: 1426-04R

ADVICE: Approval

BACKGROUND

374 Front Street: The applicant seeks to secure a time extension to allow for the completion of Phase 2 of PDU #116, the development of homeownership units and associated parking in Phase III of the Quinnipiac Terrace Revitalization Project (PDU# 116). On March 18, 2009, the City Plan Commission granted Detailed Plan approval for PDU #116 that requires that construction of that phase be completed by March 18, 2014. Construction was not completed by that date. On April 16, 2014, the applicant sought, and was granted, an extension of time of the Detailed Plan approval for PDU #116 to March 18, 2018. The project is not yet complete. The request is that the Detail Plan approval of Phase 2 of PDU #116 be extended from March 18, 2018 to March 18, 2023.

FINDINGS AND ADVICE

Based on the above information, the Commission should recommend approves the extension of time of the Detail Plan approval for PDU 116 until March 18, 2023. The Commission also notes that under recent changes to § 8-3(m) of the Connecticut General Statutes (duration of site plan approvals) and to Zoning Ordinance §§ 55(c)(2)a (duration of Coastal Area Management approvals) and 58(1)(1) (duration of soil erosion and sediment control approvals), the Site Plan, CAM and Soil Erosion and Sediment Control approvals for PDU 116 does not expire until March 18, 2023.

ADOPTED: March 28, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator