

NEW HAVEN CITY PLAN COMMISSION PDD ACTION

RE: 950 QUINNIPIAC AVENUE, Amendment to Detailed Plan and Site Plan Review conditions of approval (regarding duration) in accord with C.G.S. Section 8-3 (i) (Owner: Hemingway Cove Condominium Association; Applicant: Hemingway Bay LLC).

REPORT: 1436-17

ACTION: Approval of Change in Condition #7 of CPC 1408-10

Submission: Letter from Attorney Timothy Lee 01/12/10.

PROJECT SUMMARY

ADDRESS: 950 Quinnipiac Avenue

SITE: 1.8 acres (±7.2 acres including wetlands in overall PDU)

PROJECT: Completion of 15 residential units and public access

ZONE: PDU #56, Coastal Management District

Parking: 34 Spaces including 2 designated HC spaces

FINANCING: Private

DEVELOPER: Hemingway Bay LLC

PRINCIPALS: Claude Brouillard and Joseph Pryor

ARCHITECT: Arthur Ratner of Ratner Architects, 260 Amity Rd. Woodbridge

CIVIL ENGINEER: DeCarlo & Doll, 1952 Whitney Avenue, Hamden

CITY LEAD: City Plan **CONTACT:** Karyn M. Gilvarg, AIA **PHONE:** 203-946-6379

Previous Relevant CPC Actions: Special Exception for PDU & CSRP (CPC 993-03, 07/10/85, BZA 85-113-S), Change in Professional Team to Hemingway Cove Development Inc. (CPC 1153-12, 12/02/92), Change in Professional Team to BA USA CT Properties, Inc. (CPC 1199-06, 12/13/95), change in Professional Team to Hemingway Bay LLC (CPC 1408-10, 09/19/07), Detailed Plan Review and CSRP for Construction of 15 New Condominium Units (1410-02, 11/14/07).

BACKGROUND

The applicant requests a time extension of the period of time in which to commence his project at 950 Quinnipiac Avenue, due to the fact that his client Hemingway Bay LLC was required to obtain consent of the mortgagees of each and every existing owner of Hemingway Cove in order to proceed with the project. This task has taken the better part of two years. In the Detailed Plan Review approval in 2007, the Commission stated in Condition #7 that the Soil Erosion and Sediment Control Plan was approved for a period of one year with the provision of a one year extension for commencement of the project. Conditions were silent on Site Plan approval.

While New Haven's Soil Erosion and Sediment Control Ordinance requires approvals to be initiated within one year with a provision to extend for one additional year, under CGS Section 8-3(i), a Site Plan is now good for six years with provisions for one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed ten years from the date of approval. The developer intends to initiate construction in Spring 2010.

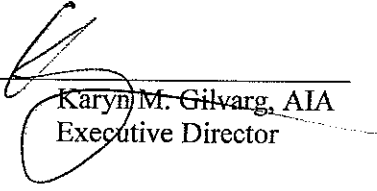
ACTION

The Commission hereby modifies CPC Report 1410-02 by replacing condition #7 with the following condition:

1. The Site Plan and Detailed Plans are approved for a period of six years, and the approval will expire if the project is not completed by November 14, 2013 unless extensions are granted under CT CGS Section 8-3(i).

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director