

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 374 FRONT STREET (portion), PDU # 116 (Southern Tract), Request for Extension of Soil Erosion and Sediment Control Approval for Phase III for 39 New Units (Owner: Housing Authority of New Haven, Applicant: Trinity New Haven Housing Three Limited Partnership and Trinity New Haven Housing Four Limited Partnership).

REPORT: 1437-05

ACTION: Approval of Time Extension to March 17, 2011 of Soil Erosion and Sediment Control Plan

Project: 32 Housing Units (Phase III of Quinnipiac Terrace Hope VI Development)

Address: Portion of 374 Front Street (Parcels 15 and 17)

MBP: 157/0815/00302, 157/0815/00300

Site Size: 79,714.8 square feet (1.83 acres- all of Parcels 15 and 17) (4 sites)

Zone: PDU (underlying RM-2), CAM

Financing: Low Income Housing Tax Credit equity, Moving to Work Funds from the New Haven Housing Authority, s, CHFA debt financing, HUD CFRC Funds

Project Cost: \$12.5 million (total Phase III)

Units: Total=32: 10 Homeownership Units (7 additional in subsequent phase); 22 Rental Units

Parking: 59 space parking spaces

Owner: Housing Authority of New Haven

Applicants: Trinity New Haven Housing Three LP and Trinity New Haven Four Limited Partnership

Phone: Hank Keating, 617-720-8400

Agent: Carolyn Kone, Brenner Saltzman **Phone:** 203-772-2600

Architect: ICON Architecture, Boston **Phone:** Steve Heikin, 617-451-3333

Landscape Architect: Rojas Group Inc., Boston **Phone:** 617-720-4100

Site Engineer: Stantec Consulting Service Inc. **Phone:** 203-281-1350

Soil Erosion Contact: TBD

Recent relevant CPC Actions: DPR , SPR & CSPR (1426-04, 03/18/09), Special Exception for PDU designation (CPC 1425-19, 02/18/09), Special Exception for Parking on Another Lot (CPC 1425-18, 02/18/09) and Variance for Parking Space Size (CPC 1425-17, 02/18/09) voted by the Board of Zoning Appeals 03/10/09, Site Plan Review & CSPR Phase I (CPC 1362-01, 12/23/04), Site Plan Review & CSPR for Phase II (CPC 1391-07, 06/21/06).

Submission: Letter from Carolyn Kone requesting time extension (01/28/10).

BACKGROUND

Designated as Planned Development #116 this Southern Tract of Quinnipiac Terrace Phase III is bounded by Front Street on the east, new Peck Street on the north, Downing Street on the west, and existing buildings fronting on Lombard Street to the south. There will be six buildings on this tract. Two homeownership buildings face Front Street and are called Buildings S1 & S2. Three buildings, S3, S4, & S5 face Peck Street. Building S3 contains four homeownership units. Buildings S4 & S5 are rental units. Building S6 faces Downing Street and has a mixture of homeownership and rental units.

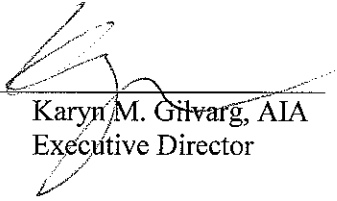
Current Request: Trinity New Haven Housing Three Limited Partnership and Trinity New Haven Four Limited Partnership request a one year extension of the Soil Erosion and Sediment Control Plan approval. While Zoning Ordinance Section 58(h) states a Soil Erosion and Sediment Control Plan approval is good for one year with a provision for a one year extension. The timetable for a Site Plan is governed under State law CGS Section 8-3(i) and (j) where a site plan is good for six years (five years at the time of this approval), and there are 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 eleven years from the date of approval. The current site plan approval was granted on March 18, 2009 and will expire on March 18, 2014.

ACTION

As the applicant has made application for a time extension in a timely manner, the City Plan Commission approves the request for a time extension of the Soil Erosion and Sediment Control Plan to March 17, 2011. It further acknowledges that the Site Plan Approval will expire on March 18, 2014, unless extensions are granted.

ADOPTED: February 17, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director