

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 208 COVE STREET/450 LIGHTHOUSE ROAD, PDD # 97, Certificate of Completion
(Owner: Anthony DelMonaco Family LP; Applicant: BL Companies).
REPORT: 1436-09
ACTION: Approval with Conditions

Previous CPC Actions: Application and General Plans for PDD Designation and Coastal Site Plan Review (CPC 1306-01, 09/19/01); Consolidated Conditions of Approval (CPC 1317-19, 03/20/02); Detailed Plans for Exterior Fencing (CPC 1319-14, 05/15/02), DPR for Phase I Improvements (1321-04, 10/16/02), Change in Professional Team and Six Month Extension of Time to file Final Plans (1403-13, 05/16/07), DPR for Refinements in Plans (CPC 1410-11, 11/14/07).

Submission: Letter from BL Companies 07/27/09 giving a detailed report on the completed work; as-built site plan 6/5/09; Noise abatement plan, Pledge and Security Agreement.

BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), the City Plan Commission must certify that all the requirements of Section 65 relating to planned developments have been met in accord with the approved plans for Anthony's Oceanview in Planned Development District #97. Anthony DelMonaco has requested that the improvements to the restaurant/catering facility be granted a final Certificate of Occupancy in that any outstanding conditions have been met. He also requests that a site bond be released.

PLANNING CONSIDERATIONS

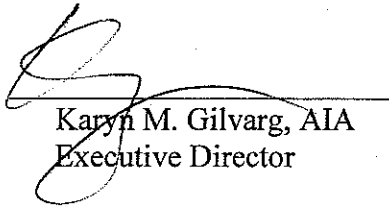
The Commission is aware the conditions of approval of the Planned Development District and the Detailed Plan Review have been satisfied. It has previously reviewed the Noise Abatement Plan and Pledge and Security Agreement distributed on November 12, 2009.

ACTION

The Commission hereby finds that PDD and Detailed Plan conditions of approval have been satisfied, that a Final Certificate of Occupancy may be issued and site bond released. The requirements of Section 65 have been met for Planned Development District #97.

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

