

AGENDA FOR MEETING 1657
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 23, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be passed over

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/october-23-2024-cpc-meeting-1>

I. ROLL CALL

II. SITE PLAN REVIEW

1655-01 210 BARNES AVENUE.
MBLU: 126 1051 01600
Owner/Applicant: Michael Puccino

Site Plan Review

Construction of a single-story residential structure to create four elderly dwelling units in the RM-1 zone.

1655-06 1460 WHALLEY AVENUE.
MBLU: 435 1197 01200
Owner/Applicant: Whalley Amity, LLC; **Agent:** Nick Jhilal

Site Plan Review

Construction of a second story addition to create six dwelling units in the BA zone.

1655-07 188 BASSETT STREET.
MBLU: 290 0487 01000
Owner/Applicant: City of New Haven

Site Plan Review

Renovation of an existing two-story structure, including the construction of an addition on the south side of the structure, reconstruction of parking, and the improvements to stormwater and utility infrastructure to be used as an adult education center.

1655-08 300 WOODWARD AVENUE. EAST SHORE PARK LIVING SHORELINE PROJECT.

MBLU: 050 0950 00100

Owner: Giovanni Zinn on behalf of City of New Haven; **Applicant:** Dawn Henning, City of New Haven Engineering

Site Plan Review and Coastal Site Plan Review

Improvements to the shoreline at East Shore Park, including revetment installation, site regrading, construction of pedestrian pathways, landscaping, and the installation of stone sills along the shoreline. The site is located in the Park zone.

^1655-09

340 CHAPEL STREET.

MBLU: 178 0547 00200

Owner/Applicant: York Hill Trap Rock Quarry Co.; **Agent:** Stephen Benben

Coastal Site Plan Review

Construction of a rail spur in the IH zone.

1657-01

269 HUMPHREY STREET.

MBLU: 212 0369 04400

Owner: Richard Bruno Trustee. **Applicant:** Humphreysville LLC. **Agent:** Ben Trachten

Site Plan Review

Site Plan Review for renovation to an existing apartment building to increase from six to 15 dwelling units in the RM-2 zone.

1657-02

165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET. YALE OSBORN MEMORIAL LAB.

MBLUs: 245-0363-00100, 00200,00201, 00300, 00400, 00500, 00501, 00600, 00800, 00900, 01100, 01200, 01201, 01300

Owner/Applicant: Yale University; **Agent:** Peter Majewski

Site Plan Review

Site plan review for the renovation of and construction of an addition to Osborn Memorial Laboratories (OML). The zoning lot consists of the block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem St.

1657-03

1450, 1380 CHAPEL STREET; 330, 323, 301, 289, 285 ORCHARD STREET; 583, 579, 629 GEORGE STREET; 1346, 1360, 1366 CHAPEL STREET. SAINT RAPHAEL TEMPORARY AMBULANCE AREA.

MBLUS: 317/0213/00100, 00103; 315/1293/00900; 317/0213/00101, 00102; 315/1293/00401, 00402; 315/1293/00400; 315/1293/00200; 315/1293/00100; 315/1293/03300; 315/1293/03200; 317 /0213/00200, 00201; 315/ 1293/01500; 315/1293/01300; 315/1293/01200

Owner/Applicant: Yale New Haven Hospital/City of New Haven. **Agent:** John W. Knuff, Esq, Hurwitz, Sagarin, Slossberg & Knuff, LLC

Site Plan Review

Site Plan for a temporary ambulance area within a portion of Orchard Street during construction of the renovation and expansion of the Emergency Department and Heart Vascular and Cardiac Center ("ED/HVC") at Saint Raphael Campus ("SRC").

1657-04 19 RIVER STREET.

MBLU: 164 0707 00100

Owner: Robert J Leahy, Treasurer of General Partner **Applicant:** Seth Gellis, CPP **Agent:** Melissa Cox, Ebersoldt + Associates

Flood Damage Prevention Ordinance Variance

For renovations to existing historic building converted to rental housing in 1984. No change to building footprint. Finished space added to basement includes storage and a clubroom for the residents - no dwellings below grade. New mechanical equipment installed for the clubroom will be located in the basement below BFE.

III. PUBLIC HEARINGS (Begin at 7pm)

1655-08 300 WOODWARD AVENUE. EAST SHORE PARK LIVING SHORELINE PROJECT.

MBLU: 050 0950 00100

Owner: Giovanni Zinn on behalf of City of New Haven; **Applicant:** Dawn Henning, City of New Haven Engineering

Class C Inland Wetland Review and Class C Soil Erosion and Sediment Control Review

Improvements to the shoreline at East Shore Park, including revetment installation, site regrading, construction of pedestrian pathways, landscaping, and the installation of stone sills along the shoreline. The site is located in the Park zone.

1657-05 ORDINANCE OF THE BOARD OF ALDERS amending the Zoning Ordinance of the City of New Haven Section 19: Table 1. Summary schedule of permitted uses in residence districts to include the RS-3 zone and to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in all residential zones and Section 19 Table 2: Summary of density, bulk, parking and loading regulations to include the RS-3 zone, remove the Business & Industrial Districts, incorporate the previously approved revisions to minimum lot width and minimum lot area in the RS-1, RS-2, RM-1, and RM-2

zones and to establish Article III. Section 20: summary of uses & bulk regulations for residential districts which tables 1 and 2 will be relocated.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

- 1657-06** **ORDINANCE OF THE BOARD OF ALDERS** to amend the Zoning Ordinance of the City of New Haven Sections 11(b), 12(b), 12.5(b), 13(b), and 42: Table 3. use table (q) to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in the RS-1, RS-2, RS-3, RM-1, BC and MU zoning districts.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

- 1657-07** **258 FERRY STREET.**
MBLU: 166 0733 00500

Disposition of a portion of a sliver lot at 258 Ferry Street to the adjacent property owner at 260-264 Ferry Street. The property will be utilized as a side-yard area and for parking.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

- 1657-08** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the execution and delivery of a proposed Development and Land Disposition Agreement between the City of New Haven and Art CT 770 land, LLC, providing for the conveyance of reuse parcel 'A' in the River Street Municipal Development Project Area, being known as 112 Chapel Street, in accordance therewith and resolution authorizing the acceptance of additional grant funds from the Connecticut Department of Economic and Community Development for remediation of said reuse parcel "A"

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

- 1657-09** **A COMMUNICATION ADDRESSING** the "Public Safety Communication System Requirement," concerning the installation of a radio-based communication system to enhance and guarantee coverage minimums for the Police and Fire radio communications systems throughout the City of New Haven

Submitted by: Gerald Antunes, Former Alder of the 12 Ward

- 1657-10** **ORDER OF THE BOARD OF ALDERS** approving amendment 1 to the lease, operating and funding agreement with the State of Connecticut Department of

Transportation for the management and operation of the New Haven Union Station and State Street Station Campus

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

1657-11 **ORDER OF THE BOARD OF ALDERS** approving the discontinuance of a portion of Peck Alley between Maltby Street and Downing Street to the extent that there has been either formal or implied acceptance of the alley and said discontinuance is to allow any abutting landowner to assert any claims that they may lawfully have to the ownership of the alley.

Submitted by: Hon. Frank E. Redente Jr., Ward 15

1657-12 **ORDER OF THE BOARD OF ALDERS** designating the corner of Davenport Avenue and Asylum Street to "Rev. Bonita D. Grubbs Corner."

Submitted by: Executive Director of the Christian Community Action Agency

VI. BOARD OF ZONING APPEALS REFERRALS

1657-13 **744 CONGRESS AVENUE.** Special Exceptions to permit the use of an assembly space within an existing structure and to allow 2 off-street parking spaces where 13 are required with 1 space designated as transitional parking. Zone: BA/RM-2. **Owner/Applicant:** Denise Keyes. BZA File: 24-79-S.

1657-14 **92 LEXINGTON AVENUE.** Variance and Coastal Site Plan Review to permit a rear yard of .5ft where 25ft is required, rear building wall height of 36ft, 3in where 1ft is permitted, and a building lot coverage of 53.5% where 30% is permitted (53% exists) to construct an elevator shaft. Zone: RM-1, PDU 75. **Owner:** Riverview Propco Limited Liability Company. **Applicant:** Attorney Benjamin Trachten. BZA File: 24-87-V, 24-88-CAM

VII. ADMINISTRATIVE APPROVALS

1657-15A **246 HALLOCK AVENUE.**
MBLU: 266 0012 00600.
Owners: National Construction LLC. **Applicant/Agent:** Ben Trachten

Administrative Site Plan Review

Conversion of a three-family house to a four-family house and opt-in to the Inclusionary Zoning Ordinance in the RM-2 Zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Special Meeting #1656, September 25, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, November 20, 2024 at 6:00 PM (Submission deadline: October 17, 2024 by 12:00 PM)

NOTE:

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 48 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

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HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

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2. Or dial in by phone:

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