

**MINUTES FOR MEETING 1637  
A SPECIAL MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, October 4, 2023 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/october-4-2023-meeting>

The Chair opened the meeting at 6:15pm.

**I. ROLL CALL**

**Commissioners present:**

Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joy Gary, Commissioner Carl Goldfield, Commissioner Alder Adam Marchand

**City Staff present:**

Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams

**II. BOARD OF ZONING APPEALS**

**1636-25**

**1409 CHAPEL STREET.**

MBLU: 316 0243 00100

**Owner:** Jonah Schwartz. **Applicant:** Mohammed Emdadullah

**Special Exception**

Allow for a neighborhood convenience use (convenience store) within a residential zone. Zone: RO. BZA file 23-69-S.

Planner Rose-Wilen introduced the item

The Commissioners discussed:

- Seating
- Products being sold
- Impact on the surrounding area
- Proximity to similar stores
- Proximity to alternative grocery access
- Potential to create nuisances for the neighborhood
- Need for the store based on proximity to medical uses with many employees
- Benefit of having a store at a walkable distance

**Commissioner Alder Marchand moved to recommend approval of item 1636-25 to the Board of Zoning Appeals at 6:40pm. 4-1 in favor.**

**1636-26**

**88, 94, 98 HAZEL STREET.**

MBLU: 286 0451 01200; 286 0451 01300; 286 0451 01400

**Owner/Applicant:** Neighborhood Housing Services of New Haven

**Special Exception**

Allow for 4 off-street parking spaces where 8 are required to allow for the creation of 8 dwelling units. Zone: RM2. BZA file 23-73-S.

Planner Rose-Wilen presented the item.

The Commissioners discussed:

- Street parking availability
- Need for affordable housing
- Support for the application

**Commissioner Alder Marchand moved to recommend approval of item 1636-26 to the Board of Zoning Appeals at 6:47pm. 4-0 in favor.**

**1636-27            296 BLATCHLEY AVENUE.**

MBLU: 172 0754 00101

**Owner:** 296 Blatchley Avenue, LLC. **Applicant:** Ariel Diaz

**Special Exception**

Allow for a neighborhood convenience use (deli / grocery store) within a residential zone. Zone: RM2. BZA file 23-75-S.

Planner Rose-Wilen presented the item.

The Commissioners discussed:

- Products being sold
- Prior use of the site
- Lack of proximity to similar uses
- Business owner living in an apartment in the same structure
- Distance from supermarket
- Support for the application

**Commissioner Alder Marchand moved to recommend approval of item 1636-27 to the Board of Zoning Appeals at 6:55pm. 5-0 in favor.**

**1636-28            86 EDWARDS STREET.**

MBLU: 212 0367 01700

**Owner/Applicant:** Roy's Treehouse, LLC

**Special Exception**

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-79-S.

Planner Rose-Wilen presented the item.

The Commissioners discussed:

- Support for bringing properties into compliance with the zoning code

**Vice Chair Pagan moved to recommend approval of item 1636-28 to the Board of Zoning appeals at 6:57pm. 5-0 in favor.**

**1636-29      224 KIMBERLY AVENUE.**  
MBLU: 268 0015 00200  
**Owner/Applicant:** Greenwich Plymouth & Kimberly, LLC

**Special Exception**

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-80-S.

Planner Rose-Wilen presented the item.

The Commissioners discussed:

- Ample street parking on the block
- Support for the application

**Vice Chair Pagan moved to recommend approval of item 1636-29 to the Board of Zoning appeals at 7:01pm. 5-0 in favor.**

**III.    ADMINISTRATIVE APPROVALS**

**1502-03A2      87 UNION AVENUE.**  
**Owner:** 44 Olive Street Ground Owner LLC; **Applicant:** Nadav Minkin, RSC New Haven LLC; **Agent:** Carolyn Kone of Brenner, Saltzman & Wallman LLP

**Administrative Site Plan Review**

Minor changes to an approved site plan (change of first floor commercial use).

Noted as approved.

**IV.    MINUTES OF MEETINGS**

Meeting:

- Meeting #1636, September 20, 2023

**Commissioner Alder Marchand moved to approve the 1636 minutes at 7:02pm. 4-0 in favor.**

**Vice Chair Pagan moved to adjourn at 7:03pm. 5-0 in favor, meeting adjourned.**

**NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, October 18, 2023 at 6:00 PM (Submission deadline: September 21, 2023 by 12:00 PM)