

April 27, 2009

Public Hearing
Amendment to the Zoning Map
497 East Main St. & 153 Main St., Ansonia

Present: Bart Flaherty, Chairman
Doug Furtek
Jared Heon – arrived 7:35 p.m.
Jeff Lawlor
Ed Phipps
Jim Tanner

Others Present: Fred D’Amico, City Engineer
Peter Crabtree, Zoning Enforcement Officer
Oswald Inglese, Planning Consultant
Kevin Blake, Corporation Counsel
Steve Blume, President Board of Aldermen

The Public Hearing of the Planning & Zoning Commission to hear the petition by John Sponheimer and Duke Realty of Connecticut to amend the Zoning Map for the following two parcels from “HI” Heavy Industrial District to “C” Commercial District: 497 East Main Street and 153 Main Street was called to order at 7:15 p.m. by Chairman Flaherty.

All present rose and Pledged Allegiance to the Flag.

The secretary called the roll. There was a quorum present.

Chairman Flaherty read the call of the meeting as follows:

Notice of Public Hearing
April 27, 2009
Amendment to the Zoning Map
497 East Main St. & 153 Main St., Ansonia

The Planning and Zoning Commission of the City of Ansonia will hold a public hearing on Monday, April 27, 2009 at 7:15 p.m. to hear the petition by John Sponheimer and Duke Realty of Connecticut to amend the Zoning Map for the following two parcels from "HI" Heavy Industrial District to "C" Commercial District:

497 East Main Street (ATP Building): all that tract or parcel of land with the buildings and improvements thereon, situated in the City of Ansonia, county of New Haven and State of Connecticut, more particularly bounded and described as follows:

Easterly: By highway, now known as East Main Street, 229.3 feet, more or less;
Southerly: By land formerly of the American Brass Company, later of Esther Pierson, Now of The Savings Bank of Ansonia, 138.9 feet, more or less;
Westerly: By land formerly of the Ansonia National Bank, now the Savings Bank of Ansonia, in part and in part by land now or formerly of Edward F. Palmer, 63.39 feet, more or less;
Northerly: By land now or formerly of Edward Palmer, 21.93 feet, more or less;
Westerly: again, by land now or formerly of Edward F. Palmer, 56.24 feet, more or less;
Northerly: again by land now or formerly of Edward F. Palmer, in part and in part by land now or formerly of Farrel Corporation, 228.4 feet, more or less.

For a more particular description reference is hereby made to a map entitled "Map of property to be conveyed by Crescent Corporation, Ansonia, Conn., Scale 1 in.=10 ft., Sept. 18, 1952, prepared by V. B. Clarke, CE.

153 Main Street (Palmer Building): A certain piece or parcel of land containing 26,823 sq.ft., 0.616 acres situated in the City of Ansonia, County of New Haven, State of Connecticut, being shown on a map entitled "Property Map showing land now or formerly of the City of Ansonia, Main Street, Ansonia, Conn." dated 9/30/83, revised through 11/16/89, by DeCarlo & Doll, Inc. said parcel being more particularly bounded and described as follows:

Commencing at a point on the easterly street line of Main Street said point being North 15 degree -58' -53" West 111.01 feet from the intersection of the northerly street line of Kingston Street and the easterly street line of Main Street, when measured along the easterly street line of main Street. Said point further being the southwesterly corner of the herein described parcel;

Thence running north 15 degrees -58' -53" West 226.73 feet along the easterly street line of Main Street;

Thence running north 73 degrees -55' -07" East 93.95 feet along land now or formerly Angelo Gagliola and Nancy Gagliola;

Thence running South 16 degree -12' -53" East 19.87 feet, North 73 degree -59' -07" East 16.00 feet, South 16 degree -17' -53" East 60.25 feet, North 73 degree -42' -07" East 29.15 feet and South 15 degree -59' -23" East 71.31 feet along Land now or formerly the Farrel Company;

Thence running South 73 degree -40' -07" West 22.85 feet, South 16 degree -22' -53" East 56.24 feet, South 74 degree -41' -07" West 21.93 feet, and South 16 degree -00' -36" East 19.01 feet along Land now or formerly Samuel Kreiger, David Kreiger and Beechwood Road Enterprises;

Thence running south 73 degree -43' -07" West 95.15 feet along land now or formerly the Savings Bank of Ansonia to the point and place of commencement.

A copy of the file for the proposed zone changes are on file at the Office of the Town & City Clerk, 253 Main Street, Ansonia, CT 06401.

At said hearing interested persons may appear and be heard and written communications will be received.

Dated at Ansonia, Connecticut this 16th day of April, 2009.

ANSONIA PLANNING & ZONING COMMISSION

Bartholomew R. Flaherty, III, Chairman

Jo-Lynn Flaherty, Secretary

Publish 2 times:

Thursday, 4/16/09

Thursday, 4/23/09

Chairman Flaherty said this public hearing is for the ATP Building and the Palmer Building from Heavy Industrial to Commercial. He said this change is compatible to downtown Ansonia.

Mr. Ingles asked Mr. Sponheimer the square footage for the two properties.

Mr. Sponheimer said that 153 Main Street has 26,823 square feet and 497 East Main Street has 15,428 square feet.

Mr. Sponheimer said that he is representing the developer of the project. The developer has a contract for condos and will have to come back to Planning and Zoning for site plan approval. The concept is for 55 units. The property sold for 1.5 million with \$500,000 city take back mortgage with the stipulation that the Senior Center remains and they forgive the mortgage. There are 110 parking spaces that have been agreed upon. The two parcels are zoned heavy industrial and we are requesting they be changed to commercial with living units on the second floor. The first floor will be commercial. The City worked on partner in project to recoup the money in the project.

Mr. Sponheimer said the zone change is for both properties. There is 40,000 s.f. of land space that should be in the commercial zone.

Chairman Flaherty asked Mr. Sponheimer if they plan to work the property as a whole parcel.

Mr. Sponheimer said yes, it will not be piece meal. It will be done as one project on one parcel.

Mr. Inglese asked Mr. Sponheimer how many units are they planning on the 42,251 s.f.

Mr. Sponheimer said 55 units. He said even with the City Center Plan overlay they can get 30 units.

Mr. Inglese asked if 55 was the break even number.

Mr. Sponheimer said yes. It has been that number. The City was envisioning 55 units.

Chairman Flaherty said we have to look at the zone change and we'll see how the numbers are.

Mr. Sponheimer said that they will go to ZBA for a variance to increase the number of units.

Mr. Phipps said we have to check everything out and if it is viable and then to see if it is in the best interest of everyone concerned.

Joan Radin
198 Wakelee Ave.
Ansonia, CT

Ms. Radin said there are 55 units with one to two people per condo and 110 parking spaces. We don't have 110 parking spaces in this town. You are saying 55 units and 110 cars.

Chairman Flaherty said 55 units with 110 parking spaces will be compatible.

Joan Radin said so no one knows how many there will be.

Chairman Flaherty said we haven't seen the plan. Tonight P&Z is being asked to change the zone from Heavy Industrial (HI) to C Commercial.

Ms. Radin said when will the hearing be held on the condo units.

Chairman Flaherty said that this is a Special Permit and it will require a Public Hearing for the proposed number of units that they propose.

Ms. Radin said she is curious as to where they will put all of the cars.

Chairman Flaherty said that P&Z regulations count the Municipal Parking Lot and this has been in the regulations for a long time. P&Z doesn't have the plans.

Dr. Dzuidis said she is here this evening on the parking.

Chairman Flaherty asked three (3) times if there is anyone from the public who wishes to address the Commission. There being none, he called for a motion to close the public session.

Mr. Phipps made a motion to close the public session. Mr. Tanner seconded. All in favor, so carried.

Chairman Flaherty asked if there were any comments or questions from the Commission members or the public officials in attendance. There were none.

Mr. Phipps made a motion to close the public hearing at 7:37 p.m. Mr. Tanner seconded. All in favor, so carried.

Respectfully submitted,

Jo-Lynn Flaherty
Secretary