



Chapel West News 8/11

Chapel West Rezoning Advances

With an approval from city planners, **Chapel West** moved a step closer to becoming the kind of dense, mixed-use neighborhood you might find in Prague or Milan—and without gun shops, pawn shops, or adult cabarets.

The **City Plan Commission** last week approved a change to the zoning of a portion of Chapel West, the area **between downtown and the Dwight neighborhood**. With aldermanic approval, the area will change from BA and RH zoning to **BD-1, which allows for more dense development and fewer parking restrictions**.

The zone change is the brainchild of the **Chapel West Special Services District**, the organization of area businesses. At a previous City Plan Commission meeting, **Brian McGrath**, the district's Business Manager, pitched the plan as a way to foster tightly packed, mixed-use, "European-style" development.

Tom Talbot, deputy director of zoning, highlighted the major changes. **Some uses were nixed completely**, he said. Those include "drive-in establishments" (whether they sell food or not), adult cabarets, game rooms, off-track betting and auto repair. The revisions would also allow some uses currently prohibited, like

garden-supply stores and veterinarian offices.

Another aspect of the changes deals with parking. Existing BD-1 zoning does not include parking requirements for "nearly all commercial uses," according to a City Plan report drafted by Talbot. But the new BD-1 would include "**significant parking requirements**" for hotels, dance

halls, and "places of assembly."

Thirdly, clubs, now permitted by right, would require a special zoning exception and **have to have on-site parking**. Restaurants, including those which serve alcohol, would be permitted by right and **would not be subject** to such a parking requirement.



Photo by Thomas MacMillan for the New Haven Independent

Annual Cookout

The **Chapel West Annual Cookout** was well attended by at least 200 people. Every bit of food and drink was easily consumed although we were well prepared for another 100 if necessary. We used the back of the Pro-park lot this year and this may be permanent now (until we build!). We found it was much better than the middle of the lot because we had perfect shade.

All parts of the neighborhood and local organizations were represented as well as a dozen City departments. **Police Chief Frank Limon** came by with his deputy **Tobin Hensgen**. **Lt. Joe Vitale** from

Yale PD and **Lt. Ray Hasset** also came by, each with a crew in tow. Many property owners and businesses attended, loyal as always.

Food was catered by **Miya's, Main Garden, Casbah Cafe, Chaps Grille, Pizza House, Rudy's, and Jack's Italian Ice**. Others offered to help but we simply had no more room. We have a lot of pictures. Anyone who needs a picture of themselves should drop us an email at chapeldistrict@aol.com and we will send whatever we have. Good to see former **Alderman Nate Zeidenberg** attend after recuperating from a recent illness.



Above: Jonathan Leff. Below left; Lahcen, Zahra and Vin. Below; Jack and Wally.



Photos by Tom Strong



Surveillance Cameras Do Their Job

Last week a mugger stopped 3 people on **Edgewood Ave near Park**, threatening with a weapon. A review of the surveillance camera tapes, watching for a person of the description given by the victims, showed the thief returning to a parked vehicle and his plate number was clearly visible. Based on this information, **Yale Police were able to apprehend the individual. Chapel West will follow up** to determine if a conviction is obtained. If so we hope to publicize this and future stories to the mass media as a deterrent to such activity in our area.

We also would like to report that a Police Dept. camera has been installed at the corner of **Chapel and Norton**, on a test run, and that Chapel West is preparing to install another camera at the corner of **Chapel and Kensington**.

Tidbits by Vin Romei

"I love cooking with wine. Sometimes I even put it in the food."!!!

I had an interesting chat with **Tetsou Lai (Miya's)**. She's very interested in gardening, flowers, etc. She wants to work with us creating some ideas for **improving the streetscape of Chapel West**. I was very impressed with her enthusiasm and knowledge in this area. Looking forward to working with her next spring.

I think **our cleaning crew has done an outstanding job** this summer in maintaining the District. The weather has been hot and tough to work in but the neighborhood has never looked as clean.

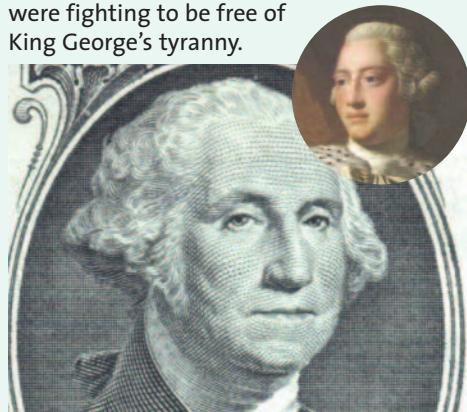
The contract for **new sidewalks on Chapel St. from York to Park** has been issued by the City. We expect construction to begin shortly. It should be a big help to all the merchants and residents in that part of our District.

"Did you know?" Leonardo Da Vinci invented the scissors. It took him ten years to paint the Mona Lisa's lips!!! He could also write with one hand and draw with the other at the same time, hence, multi-tasking was invented.

George St

Named for **George Washington**, general of the Revolutionary Army and first president of the United States. General Washington visited New Haven on July 2, 1775. He put up for the night at Beer's Tavern (College and Chapel) and departed for Boston early the next morning.

The History of the Foot Guard states that the street was named for **King George III**. This is hard to believe since the colonists were fighting to be free of King George's tyranny.



Neighbors of all ages enjoy the Annual Cookout.

*We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei*

Orchard St

At first Orchard was just a one-block street, then gradually it was extended on both ends until now it stretches along fourteen blocks.

Named for the **orchard** that belonged to the **Downes** families, who lived in the (Elm/Edgewood) area. James Downes was a coach lamp-maker, William, a carriage smith, and Milo, a butcher. Almost everyone in the early days of the town had a sizeable garden and small orchard near his house.



Around the District

Chapel West was well represented in the annual **"Best of New Haven"** survey conducted by the N.H. Register.

Miya's was voted *Best Sushi*
Mamoun's was voted *Best Mediterranean*
M & M Pawn Shop was voted *Best in its category*.



Dr. Ron Delfini and staff at the Annual Cookout.

In a further tribute, **Connecticut Magazine** again named **Dr Ron Delfini** in the *Best of CT Periodontic's Practice*.

Congratulations to all. We're all proud of you being part of our neighborhood.



Photo by Thomas MacMillan for the New Haven Independent

Pancho Café (above) finally opened and the reviews so far are very good. **Food is wonderful**. Look forward to trying it. It also received a clean inspection report by the health department.

Chap's has a new executive chef. They have spiffed up the menu and redecorated. I'm looking forward to a re-birthing of its restaurant. **Alex** has always worked hard to please.



Alex at the recent Cookout.

Brian and I are working with **NHPD** to expand our **Security Camera coverage**. ...We'll keep you updated as we progress.

Condolences



Larry Schaffer, President of C.A. White passed away July 22, 2011. Our sympathies and prayers are extended to all. I had known Larry as a gentleman and a friend for many years. He will be immensely missed by me and many others. May God rest his soul.

CWSSD

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Photo by Tom Strong