

STATEMENT OF USE

**South Shore Apartments
East Haven, Connecticut
SLR #12709.00035**

The applicant, Vigliotti Construction, plans to construct a four-story apartment building at 71 South Shore Drive (a vacant lot) that will contain 25 two-bedroom apartments and 47 one-bedroom apartments for a total of 72 apartments. There will be a large lobby with elevators and a mail room at the front entrance. On the first floor, there will be a leasing office and fitness center. On the fourth floor, there will be a lounge area that opens onto a rooftop deck with views of Long Island Sound. At the ground level outside of the fitness center, there will be a large patio and a lawn area facing south. On the north side of the building, there will be a parking area for 134 cars. The building will be connected to the public water and sewer system.

The application was approved as a Planned Development District (PDD). Under the East Haven Zoning Regulations, there is a two-step process for approving a PDD. The Commission must first approve the PDD, which is a "floating zone". After the PDD is approved, the Commission must then approve the site plan. The PDD was originally approved on September 1, 2004, for 68 residential units. The Planning & Zoning Commission approved a modification of the PDD on May 3, 2006, increasing the number of units from 68 to 72. Due to the economic situation, the prior owner was not able to start the development. The applicant, Vigliotti Construction, eventually acquired title to the property at 71 South Shore Road. They are requesting that the Planning & Zoning Commission re-approve the site plan that was approved in 2006.