

**BOARD OF ALDERMEN
PUBLIC HEARING
SEPTEMBER 9, 2015**

A Public Hearing was held on Wednesday, September 9, 2015, in the aldermanic chambers of City Hall. Chairman Vetro opened the public hearing at 6:40 p.m.

2. ROLL CALL

Board Members Present

B. Anderson
B. Bier
M. Casey
S. Fontana
D. German
A. Giannattasio
J. Golden
M. Hardiman
D. Kubek
S. Shaw
F. Smith
G. Stanford
N. Veccharelli
P. Vetro
R. Vitali

Also Present

Mayor Benjamin G. Blake
J. Rohrig, City Clerk
J. Berchem, City Attorney
P. Erodicti, Finance Director

3. Public Hearing

- (a) 25-27 Daniel Street – Consideration of Lease to Eli's Restaurant for an outdoor patio.

Chairman Vetro stated the public hearing was being held in accordance with Connecticut General Statute Section 8-24 at the request from Richard Ciardiello. Chairman Vetro asked if anyone wished to speak concerning the matter:

G. Uberti - 308 Meadowside Road - stated she does not know the owner or anyone who works there. As a long time resident of this city she is concerned with what is going on. She stated she did not understand why the city was not being kind to this particular. She pointed out other businesses that have been in that location has failed, but Eli's is not. She stated she may understand why Cafe Atlantic might not want the outdoor dining, but she did not understand why the mayor and so many are against this business. She stated it is not fair and that she just did not understand. She stated Cafe Atlantique received a lease from the city and Eli's should as well. She stated as a taxpayer she felt they should receive a lease from the city.

D. Artz - 9 Nayer Lane - lifelong resident - lived here 29 years along with her daughter and her husband. Spoke of the shopping, dining and wonderful harbor downtown. She continued reading

from a prepared statement regarding the downtown she recalls growing up. She commented regarding change and that it could be good, but that it should be fair. She continued reading from a prepared statement. She stated she is in favor of Eli's to lease a portion of the land for an outdoor patio where patrons such as herself could enjoy lunch or dinner. She questioned why Eli's should be singled out and be the only one without outdoor dining. She continued reading from a prepared statement questioning why they were being turned down. She asked the Board to strongly consider the application of Eli's outdoor dining, adding her family is frequent patrons of all the downtown establishments.

T. Williams - 4 Beacher Road - stated he walked downtown and spoke of this little park being an oasis and somewhere where residents could just sit down. He stated he would recommend the Board keep the park the way it is.

K. Hausen - 110 Wilcoxsen Road - stated she is in support of the patio and that Milford should be supporting all businesses. She stated today is an opportunity to support a business and keep them here. She also pointed out they support Milford's tax base.

G. Eli - 152 West River Street - lived here 30 years, CEO of Connecticut Orthopedics, with a business adjacent to Eli's and has witnessed their work ethic. He stated it seemed counter intuitive to not support this particular business. He spoke of this being an upscale business and attracting patrons to dine at this location. He stated it is a very reasonable application to attract business to the location. He pointed out the city has lost Villa Gourmet because it was not supported. He stated this is a stable, sophisticated business and asked the Board to consider the application on its true merits and that Milford is business friendly.

T. Marquis - 67 Point Beach Drive - lived here 33 years with property downtown, where Liquid Lunch is housed on the first floor. She stated when she purchased her property they checked the property lines and that they have not had to ask for any special exceptions. She spoke of how careful they were to make sure they addressed all components of owning a business and not to have any zoning violations. She spoke of the relevance of knowing what they were doing and not having to go before planning and zoning or this Board. She stated business is business and that businesses close for various reasons. She stated it is not anti-business to preserve green.

J. Profetto - 48 Carrington Drive - stated his concern is the authority of the aldermen to issuing these leases and the precedent. He stated his problem is the memorial benches that are on the property and that it would be disrespectful to do anything that takes away from those benches.

J. Lombard - 29 River Street - stated she lives above the cafe. She stated she was concerned about the noise level on the patio and that they would not be able to keep their windows open. She stated she would be against the patio because of the noise issue.

J. Casey - 77 Todd Drive - spoke about giving leases to one downtown business and not another. He stated it was important the city and this Board be fair to all. He stated the objectives he has heard tonight are just not there. He asked the Board to be fair with all business people. He stated he is in support of Eli's patio because he just has not heard a reason why it should not be given a lease.

R. Mauro - 21 Daniel Street - stated she lives above Eli's and moved here in the last 6 months. She spoke of her reasons for moving to Milford, nightlife, etc. She stated the noise has been a non-issue. She stated the patio would be an addition to an already booming downtown area.

M. Brown - 67 Point Beach Drive - stated the city should not lease public property, parks to New Haven bar owners or anyone who wants to put in a restaurant.

T. Couloumbe - Milford Point Road - stated she is in support of Eli's outdoor patio and that she was also here as a taxpayer. She stated it comes down to dollars and cents. She spoke of the cost to the city to maintain the property and that the city would be relieved of that burden and giving back to the Milford taxpayers.

R. Ciardiello, Eli's - he stated this is his 4th month coming before this Board. He stated he wished to clarify the memorial benches are not a part of the parcel and that they would not be disturbed. He also stated he wanted the aldermen to be clear that he went to every department he needed to get to this point. He spoke of the process and that he did his due diligence. He also stated he was told the lease would not be a problem because the previous building owner received a lease for the same property. Finally, he was to he needed an 8-41 and that he needed to go before the Planning and Zoning Board, then he was told he needed a lease and then finally to get this vote forward a majority vote would be needed. He stated he is bewildered at what he has gone through. He stated he simply wanted to do business in this town and get something that was promised to him from the start.

R. Jagoe - 1 Morningside Drive - stated he is a taxpayer and expressed his hope the Board would not make a decision based on being bullied or lawsuits. He stated the parcel is maintained and supported by the taxpayers. He spoke of the difference between the leases on the two different properties, adding a vestibule that was needed never was done, so the lease was not completed. He also pointed out that lease did not have anything for tables, food or liquor. Section 15-3 does not allow for liquor. He also stated there is no lease that has been written to this point and asked how this Board could possibly vote on a lease that does not exist.

J. Amann - 515 Popes Island Road - spoke regarding the egress. He also pointed out Cafe Atlantique serves wine on their patio. He stated he was appealing to the Board and the mayor and asked for a compromise. He stated this year has essentially been lost for this business owner and expressed his hope the Board would approve at least a one-year lease and see how things are going. He spoke of the reputation of Eli's in this state. He asked the Board to take a very good look at this and appealed to the Board and the mayor and asked they do the right thing.

A. Jagoe - 1 Morningside Drive - opposed to the request of the application of Eli's for an outdoor bar. She spoke of the public nuisances in that area and the violence in that area. He she also spoke of 9/11 and remembering that day. She stated this area is considered a memorial to the Milford residents who died on that day. She asked the Board not to violate this area which is in fact a memorial.

P. Smith - 394 Gulf Street - stated he likes Eli's but that this is not about whether they are a good or bad restaurant but the community they live in. He spoke of the decision to give Cafe Atlantique a patio area and that it is an area of character. He also stated his concern is not just about Eli's and

that there is the expectation that another restaurant may stated they too are contiguous to that park which would likely result in the taking down of trees and possibly those benches. He also asked the long term plan and doing it piecemeal. He stated the city and Board needed to be thoughtful in their decision and that this Board's task was to do what is best of the town and what is long term and the future. He stated he felt the area should remain green grass.

C. Evans- 19 Reed Street - speaking for someone he does not know who was given the authority to build an addition. He stated half of it went up and then the town stated there was a mistake.

Mayor Blake interjected stating this public hearing from pertinent to 25-27 Daniel Street.

R. Goodwin, Manager at Elis 23-48 Whitney Avenue, Hamden

Chairman interjected stating he was not allowed to speak since he is not a resident.

Chairman Vetro closed the public hearing at 7:11 p.m.

Being no further business, Ald. Shaw and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The Board adjourned at 7:11 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary