

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 321 AND 325 DIXWELL AVENUE.
MBLU: 283 0346 04900, 283 0346 05000

Disposition of two vacant lots for East Rock Lodge. The land will serve as parking and site control.

Submitted by: Evan Trachten, LCI

REPORT: 1640-05
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	EAST ROCK LODGE, NO. 141, I. B. P. 0. E. OFW., INCORPORATED; Gary Hogan
Price:	\$22,500
Site:	11,250 SF
Zone:	BA
Use:	Parking and site control
Financing:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven proposes to dispose of the vacant lots at 321 Dixwell Avenue and 325 Dixwell Avenue totaling 11,250 square feet, to be utilized for parking and site control as part of the business relocation for the Dixwell Plaza redevelopment. The business mentioned was part of Dixwell Plaza before the redevelopment process, causing their relocation. The applicant is seeking these lots since they are adjacent to 329 Dixwell Avenue, an existing structure that they are in the process of redeveloping to serve as the "Elks Lodge." The applicant will pay \$2.00 per square foot. The total purchase is \$22,500. The applicant will be required to apply for Site Plan Review with the City Plan Commission for the project.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Strategic and targeted planning efforts are recommended within Dixwell ... such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

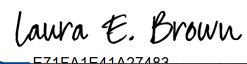
The Commission makes the following recommendations for the proposed disposition:

- Ensure that the converted two lots are in good condition to avoid blight
- Ensure the converted lots take into consideration runoff and stormwater and that nearby residents in the RM-2 zoning district on Munson Street do not experience any negative externalities from the project
- Preserve the street trees currently in front of these lots

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan

ADOPTED: November 15, 2023
Leslie Radcliffe
Chair

Signed by:

 ATTEST: _____
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 Laura E Brown
 Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**RE: 192 CEDAR STREET.**
MBLU: 265 0084 00300

Disposition of sliver lot at 192 Cedar Street to adjacent owner occupant. The property will be used as side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1640-04**ADVICE: Approve****PROJECT SUMMARY:**

Applicant(s):	Fernando Tenorio Arboleda
Price:	\$762.25
Site:	3,049 SF
Zone:	RM-2
Use:	Side-yard
Financing:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven proposes to dispose of the 3,049 square foot sliver lot at 192 Cedar Street to the owner-occupant at 190 Cedar Street, an adjacent property. The occupant will pay \$0.25 per square foot for a purchase price of \$762.25. The purpose of the land will be for additional yard area. The sliver lot is in between two properties, 190 Cedar Street and 194 Cedar Street. Under current zoning requirements, housing development is not possible since the minimum lot area for development is 5,400 square feet.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Enhance the quality of the housing stock”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**

RECOMMENDATIONS

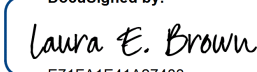
The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Preserve the current trees in future plans for the site, because greenery is sparse on Cedar Street

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: November 15, 2023
Leslie Radcliffe
Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 145 PORTSEA STREET.
MBLU: 264 0082 00800

Disposition of sliver lot at 143 Portsea Street to adjacent owner occupant. The property will be used as a driveway and a side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1640-03
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Roberto E. Cooper
Price:	\$290.00
Site:	1,160 SF
Zone:	RM-2
Use:	Driveway and side-yard
Financing:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven proposes to dispose of the 1,160 square foot sliver lot at 145 Portsea Street to the owner-occupant at 143 Portsea Street, an adjacent property. The occupant will pay \$0.25 per square foot. This is a narrow strip of land at 10' wide. The total purchase is \$290.00. The purpose of the land will be for a driveway and additional yard area. Under current zoning requirements, housing development is not possible since the minimum lot area for development is 5,400 square feet. The property owner currently maintains the parcel.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Enhance the quality of the housing stock”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**

RECOMMENDATIONS

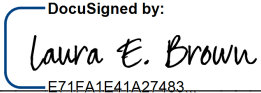
The Commission makes the following recommendations for the proposed disposition:

- Allow for better stewardship to avoid blight.
- Increase vegetation/trees because this section of Portsea Street lacks greenery

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: November 15, 2023
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 333 JAMES STREET.
MBLU: 172 0773 01400

Disposition of sliver lot at 333 James Street to adjacent owner occupant. The property will be used as side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1640-06
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Joseph Pozarlik
Price:	\$689.00
Site:	2,756 SF
Zone:	RM-2
Use:	Side-yard
Financing:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

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BACKGROUND

The City of New Haven proposes to dispose of the 2,756 square foot sliver lot at 333 James Street to the owner-occupant at the adjacent property 329 James Street. The owner will pay \$0.25 per square foot. The total purchase is \$689.00. The purpose of the land will be for additional yard area. The sliver lot is on the corner of Castle Street and James Street. Under current zoning requirements, housing development is not possible since the minimum lot area for development is 5,400 square feet. There has been a lot of illegal dumping at this site over the last few years so this disposition would allow for better stewardship to avoid blight.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

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- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Enhance the quality of the housing stock”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

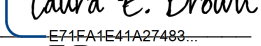
The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: November 15, 2023
Leslie Radcliffe
Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department