

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 310, 312 DIXWELL AVENUE, & 777 ORCHARD STREET. Acquisition of 310, 312 Dixwell Avenue and 777 Orchard Street with plans to demolish the existing structures and redevelop the site with new commercial uses. (City of New Haven, Livable City Initiative C/O Serena Neal-Sanjurjo)

REPORT: 1547-15

ADVICE: Approval

PROJECT SUMMARY:

Developer: City of New Haven, Livable City Initiative (Serena Neal-Sanjurjo)

Acquisition Price: \$150,000

Site: 15,878 SF

Zone: BA/RM-2

Use: Commercial

Financing: Public

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to acquire this former dry cleaners and land for site control. The city plans to create mixed-use redevelopment on Dixwell Avenue (subject to zoning approval, if required).

PLANNING CONSIDERATIONS:

The current owners of the properties at 310, 312 Dixwell Avenue and 777 Orchard Street are that of Kenneth V. and Carol D. Oliver. The city is proposing to buy the properties and demolish the existing structures to redevelop the site with new commercial uses. The dimensions of the properties are approximately 43-feet wide and 200-feet long, 30-feet wide and 158-feet long, and 32-feet wide and 100-feet long respectively.

ADVICE:

Approval.

ADOPTED: August 15, 2018
Leslie Radcliffe
Vice Chair

ATTEST:

MPD.
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 342 GRAND AVENUE. Disposition of a vacant single-family residential property to be rehabilitated and utilized as an office as part of the Fair Haven Health Clinic. (Fair Haven Community Health Clinic, Inc.)

REPORT: 1547-17

ADVICE: Approval

PROJECT SUMMARY:

Developer: Fair Haven Community Health Clinic, Inc.
Disposition Price: \$2,000
Site: 3,920 SF
Zone: BA-1
Use: Residential to Office
Financing: Public/Federal
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the property at 342 Grand Avenue to the Fair Haven Community Health Clinic, Inc., who will rehabilitate this currently vacant residential property to convert into an office space.

PLANNING CONSIDERATIONS:

The City of New Haven owns the property at 342 Grand Avenue via a tax foreclosure and the applicants are proposing to buy the property to expand their office space and campus footprint. The dimensions of the property are approximately 35-feet wide and 115-feet long.

ADVICE:

Approval.

ADOPTED: August 15, 2018
Leslie Radcliffe
Vice Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 56 HENRY STREET. Disposition of a vacant sliver lot to be split between both neighboring properties to be used as additional side yard area. (442 Orange, LLC/ Sublime Realty, LLC)
REPORT: 1546-10
ADVICE: Approval

PROJECT SUMMARY:

Developer: 442 Orange, LLC & Sublime Realty, LLC
Disposition Price: \$17,046
Site: 5,663 SF
Zone: RM-2
Use: Vacant to side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 56 Henry Street to 442 Orange, LLC and Sublime Realty, LLC who will use the lot as side-yard and parking area. The property will be split between the adjacent property owners at 52 and 58 Henry Street. The applicants may intend to utilize the additional lot area to construct an addition to the existing residences (subject to zoning approval, if required).

PLANNING CONSIDERATIONS:

The City of New Haven owns the property at 56 Henry Street and the applicants are proposing to buy and split the land at fair market value, \$3.00 per square foot, as opposed to Sliver Lot pricing of \$1.50 per square foot. The dimensions of the property are approximately 36-feet wide and 160-feet long. The lot will be split to give an additional 18-foot wide by 160-foot long area to the two neighboring properties at the cost of \$8,493 and \$8,553 respectively.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 56 HENRY STREET. Disposition of a vacant sliver lot to be split between both neighboring properties to be used as additional side yard area. (442 Orange, LLC/ Sublime Realty, LLC)
REPORT: 1546-10
ADVICE: Approval

PROJECT SUMMARY:

Developer: 442 Orange, LLC & Sublime Realty, LLC
Disposition Price: \$17,046
Site: 5,663 SF
Zone: RM-2
Use: Vacant to side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 56 Henry Street to 442 Orange, LLC and Sublime Realty, LLC who will use the lot as side-yard and parking area. The property will be split between the adjacent property owners at 52 and 58 Henry Street. The applicants may intend to utilize the additional lot area to construct an addition to the existing residences (subject to zoning approval, if required).

PLANNING CONSIDERATIONS:

The City of New Haven owns the property at 56 Henry Street and the applicants are proposing to buy and split the land at fair market value, \$3.00 per square foot, as opposed to Sliver Lot pricing of \$1.50 per square foot. The dimensions of the property are approximately 36-feet wide and 160-feet long. The lot will be split to give an additional 18-feet wide by 160-feet long area to the two neighboring properties at the cost of \$8,493 and \$8,553 respectively.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 552 HOWARD AVENUE. Disposition of a vacant sliver lot to be used as additional side yard area. (Hill Central, LLC, the JGM Realty LLC, JGE, LLC)
REPORT: 1546-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Hill Central, LLC, the JGM Realty LLC, JGE, LLC
Disposition Price: \$3,000
Site: 2,000 SF
Zone: RM-2
Use: Vacant to side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 552 Howard Avenue to Hill Central, LLC, The JGM Realty LLC, and JGE, LLC who will use the lot as additional side yard area to increase the total lot area of the Hill Central site located at 550 Howard Avenue.

PLANNING CONSIDERATIONS:

The City of New Haven owns vacant sliver lot and the developers are seeking to purchase the property to add to the existing Hill Central site to satisfy lot area requirements of the NHZO (lot coverage @ 30% in the RM-2 zone). The dimensions of the vacant lot are approximately 10-feet wide and 200-feet long.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPL.
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 13-17 WHITE STREET. Disposition of a vacant sliver lot to be developed into a single-family structure. (Habitat for Humanity of Greater New Haven, Inc.)
REPORT: 1546-09
ADVICE: Approval

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc
Disposition Price: \$1,000
Site: 4,356 SF
Zone: RM-2
Use: Vacant to single-family dwelling
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 13-17 White Street to Habitat for Humanity of Greater New Haven, Inc. Habitat for Humanity proposes to construct a single-family owner occupied property at the site.

PLANNING CONSIDERATIONS:

The dimensions of the existing lot are approximately 45-feet wide and 100-feet long and are, therefore, non-conforming, allowing the development of a single-family home on the property by right. The proposed single family property is to be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 551 WINCHESTER AVENUE & 108 STARR STREET. Disposition of a vacant sliver lot and portion of a sliver lot for side yard and parking area. (Winstarr, LLC)

REPORT: 1546-11

ADVICE: Approval

PROJECT SUMMARY:

Developer: Winstarr, LLC

Disposition Price: \$9,519

Site: 6,346 SF

Zone: RM-2

Use: Vacant to side-yard

Financing: Private

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot at the property of 551 Winchester Avenue and a portion of a City owned sliver lot at 108 Starr Street to Winstarr, LLC, the owners of 555 Winchester Avenue. The applicant will utilize the land as side-yard and parking area.

PLANNING CONSIDERATIONS:

The dimensions of the lots at 551 Winchester Avenue and 108 Starr Street are approximately 30-feet wide and 140-feet long and 73-feet wide and 29-feet long, respectively. The remaining portion of 108 Starr Street, encompassing an area of approximately 2,175sf, will be merged with City owned properties at 539-547 Winchester Avenue for future development purposes.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator