



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

May 4, 2026

To Board of Alders Legislation Committee/City Plan Commission,

New Haven is a great city of great non-profits. The Lost in New Haven (LINH) Museum is an absolute gem that has begun to enhance the fabric of life in Greater New Haven.

The industrial buildings in the LINH neighborhood need to be revived with modern adaptive reuse - there is very little productive industrial use that can occur in LINH's neighborhood that could ever make a difference in today's world (or tomorrow's world). We have seen adaptive reuse of loft buildings and former factories into residential apartments in the neighborhood. This has provided much-needed activity and life that serves to revive the city.

I have lived and worked in real estate in New Haven for all of my 56 years. I can't imagine New Haven without it's great non-profits and museums. Can anyone imagine New Haven without the Yale Art Gallery, the Yale British Center for Arts, or the Peabody Museum? These institutions are known and respected world-wide. They bring tens of thousands of visitors to our city each month. They provide an essential boost to our economy. LINH will do that too but we need to support its growth.

As a commercial real estate owner and broker, I have learned that repurposing old industrial space, which can no longer be used for modern industrial due to its low-ceiling heights, lack of docks, lack of modern HVAC, lack of electrical service, and lack of scale, is an essential task if we hope to breath life into semi-abandoned neighborhoods. Supporting LINH's needs is a rare multi-generational opportunity to accomplish that.

As a New Haven resident, business owner, and commercial real estate owner, I fully support the proposed zoning amendment to permit art galleries, libraries, and museums "as of right" in the Light Industrial (IL) District.

Sincerely,

John Wareck

Managing Broker, Wareck D'Ostilio Real Estate, LLC

Managing Member, Chapel Investment, LLC

174 CHERRY STREET  
MILFORD, CT 06460

47 HIGH STREET  
NEW HAVEN, CT 06510

378 AMITY ROAD  
WOODBIDGE, CT 06525

978 MAIN STREET  
BRANFORD, CT 06405

101 MAIN STREET  
OLD SAYBROOK, CT 06475