

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 139 BUTTON STREET. Disposition of vacant sliver lot for driveway.  
(Applicant: Hill Central, LLC, JGE, &The JGM Realty, LLC)  
**REPORT:** 1556-14  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Hill Central, LLC, JGE, &The JGM Realty, LLC  
**Disposition Price:** \$1.00  
**Site:** 1,686 SF  
**Zone:** RM-2  
**Use:** Vacant to side yard area  
**Financing:** None  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes a land swap involving the former Hill Central Cooperative site at 139 Button Street to Hill Central, LLC, JGE, &The JGM Realty, LLC. The applicant will incorporate this land into their property for use as the side-yard area. The applicant plans to develop affordable housing at the site and the land swap creates a straight property line. The land to be disposed is currently controlled by the New Haven Board of Education (BOE). The BOE agrees that the property to be given back to the City is more beneficial for its use. A marked survey is attached to this report as Exhibit A for reference.

### PLANNING CONSIDERATIONS:

**New Haven Vision 2025, IV-14:** It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”

**Zoning Ordinance, Sections 67(a):** This land swap should not create any nonconformities in violation of Section 67.

### ADVICE:

Approval.

**ADOPTED:** April 17, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**

  
Aicha Woods  
Director, City Plan Department