

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: BOARD OF ALDERS APPROVAL FOR SPECIAL DEVELOPMENT GRANTS BETWEEN CITY AND Yuriy Faryna (Southern portion 56 RIVER STREET) (Economic Development Administration)**

**REPORT: 1495-08**

**ADVICE:** Approval

**BACKGROUND**

Before the Board is an Order authorizing Mayor Harp to execute and deliver a grant between the City and the redeveloper Yuriy Faryna. The grant may not exceed \$250,000.00 for this project. The grant from the State Department of Economic and Community Development may be used to offset extraordinary foundation and site development costs.

The Commission recently saw the LDA for sale of the property to the same LLC; CPC Report 1492-12, May 2014.

The grant funds will be used by Yuriy Faryna to construct a new 8,000 SF building on the southern portion of the parcel at Poplar Street and the riverfront walkway. The new building will accommodate Galicia United, Inc. which he owns, and which currently employs 7 people at rented quarters at 90 River Street. Galicia United Inc. is a woodworking and mill work company that manufactures cabinets, furniture and other wood products. He hopes to add 7 to 10 new workers to the 7 he already employs.

**PLANNING CONSIDERATIONS**


The River Street Development Plan was approved by the Board of Alders in 2002, providing guidance for resale and redevelopment of City owned vacant land and buildings, improvement of infrastructure as well a conduit for government assistance in order to redevelop this area along the Quinnipiac River in Fair Haven.

In the MDP Parcel C was envisioned as a merger of the lots at 46 and 56 River Street into a single reuse parcel of 3.2 acres, based on assumption that the market for industrial properties would be for larger parcels than the existing parcelization. The Economic Development Administration has proposals from two redevelopers who between them would redevelop the 56 River Street parcel. This parcel has frontage along both Poplar and River Street so both properties will have direct access to the street network.

**ADVICE**

The Commission finds the Grant Agreement in the best interest of the City and recommends approval.

**ADOPTED:** July 16, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director