

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDINANCE AMENDMENT** to Code of Ordinances Chapter 35-7 regarding Properties included within the Special Services District and Parcel Number Corrections (Chapel West Special Services District Board of Commissioners).

REPORT: 1439-12

ADVICE: Approval

BACKGROUND

On behalf of the Board of Commissioners of the Chapel West Special Services District (CWSSD), Brian McGrath, its business manager, has submitted to the Board of Aldermen an Amendment to Chapter 35, Section 7 of the Code of Ordinances, which adds 10 properties to the CWSSD. Further, the Amendment corrects some previous transcription errors to list all parcels in the format used by the City Assessor.

The parcels to be added are as follows:

280-0230-00400 (169 Park St.)	280-0271-00100 (21 Edgewood Av.)
280-0230-02400 (333 Crown St.)	280-0270-02300 (27 Edgewood Av.)
280-0230-02500 (337 Crown St.)	280-0270-02400 (33 Edgewood Av.)
280-0230-02601 (341 Crown St.)	280-0270-02500 (37 Edgewood Av.)
280-0230-02600 (341 Crown St.)	
280-0230-02800 (353 Crown St.)	

Sec. 35-8. Adding properties to the district.

A parcel of real property shall be included in the district among the properties already within the district if:

- (1) The owner(s) of such parcel shall notify the board of commissioners in writing of their intention to join the district, in a request which must be signed by the property owner(s) constituting a majority interest in said property, or a representative of such owner(s) authorized to sign such a request; and*
- (2) The board of commissioners of the district shall approve the inclusion of said parcel in the district; and*
- (3) The board of aldermen shall amend this chapter to include said parcel in the district. Such amendments shall be submitted to the board of aldermen during the months of March and/or September.*

The applicant states that the provisions of Section 35-8 have been met in this proposal. The Board of Commissioners approved the inclusion of the additional properties at its annual meeting on February 24, 2010.

PLANNING CONSIDERATIONS

The Chapel West Special Services District, one of three in the city, was established by ordinance and covers portions of Dwight and Edgewood, extending from York Street to St. Raphael's Hospital. The Commission has previously approved boundary amendments in 1987 (CPC 1037-03, 05/06/87 and in 2007 (CPC 1395-36, 01/17/07). Of the ten new properties, the five Crown Street addresses are owned by Yale University. The Commission notes that the participation of institutional and tax-exempt property owners would benefit the district in terms of enhanced stewardship, revenue and civic participation.

ADVICE

Approval.

ADOPTED: April 21, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director