

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 433 CHAPEL STREET, 56 WALLACE STREET AND 64 WALLACE STREET, Amendment to Land Disposition Agreement (Attorney Avallone on behalf of Chapman and LaSarghina, LLC).

REPORT:1483-15

ACTION: Approval with Condition

BACKGROUND

Before the Board is an Order to Modify a Land Disposition Agreement concerning 433 Chapel Street, 56 Wallace Street and 64 Wallace Street. This historic former carriage manufacturing property was originally acquired by the City through tax foreclosure and sold to Peter Chapman (COPC 1304-13 on 5/16/01) for reuse as a mixed use property with residential units on the upper stories and commercial space on the ground and lower floors. Mr. Chapman transferred ownership to LaSarghina LLC on March 22, 2004. The Site Plan review of the property is covered in CPC 1415-04 of 4/23/08, at which time 18 dwelling units on the upper stories were contemplated.

There have been several BZA actions concerning this property, the most recent being 12-71-V, of November 13, 2012 which allowed 22 residential units, with a maximum of 33 bedrooms.

The current Order would allow transfer the ownership of the property as well as the rights and obligations of the LDA to a new owner, Jacob Feldman, FeldmanLLC. In order to this the BOA must first acknowledge the transfer from Peter Chapman to LaSarghina, and then from La Saracghina to the new purchaser Jacob Feldman/Feldman LLC.

PLANNING CONSIDERATIONS

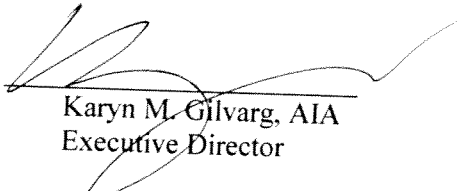
This historic mill-type building sits just east of Wooster Square in a formerly industrial area. Recent renovations have seen this building and the adjacent building at 441 Chapel convert former commercial upper floors to residential uses. Across the street, at 414 Chapel another mill building has converted uppers stories to office space. There is growing demand and interest for these types of loft spaces, while there is little or no demand for upper story manufacturing space. These buildings are all in the Mill River study area where the City and Economic Development Corporation have been studying conversions and are reviewing ways to encourage more of this activity without eliminating industrial uses in the areas north of the Chapel Street frontage. As the present owner has not been able to complete the project, and the purchasers propose to do so, the Commission recommends approval with the condition that all of the conditions of the Site Plan and BZA actions remain in effect.

ADVICE: Approval with Condition

1. City Plan Commission Site Plan Review and Board of Zoning Appeals actions and conditions remain in effect.

ADOPTED: October 16, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director