

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 & 67 DAISY STREET, Land Disposition (Town of Hamden).
REPORT: 1441-08
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Town of Hamden
Disposition Price: \$1.00
Site: sq.ft.
Zone: RM-1
Use: Office Use
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City is foreclosing on Reuse Parcels TF-289-04987-02500 & 289-0497-02300 and proposes to sell them to the Town of Hamden. The Hamden Economic Development Corporation has identified a buyer (Tricon) who will use the building to relocate the offices of the business. This property and building straddles the New Haven/Hamden town line. Zoning approval (BZA File 10-28-S) has been granted for the project. Hamden has also granted zoning approvals for the same. The final disposition of the property is the only action remaining to be completed.

The subject parcels are located on a residential street. The New Haven/Hamden town line bisects the parcels and building, the Farmington Canal Greenway abuts to the west.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF's-289-04987-02500 & 289-0497-02300 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.

The prior business was a metal plating and finishing shop. In the early 1990's the site became abandoned when the owner passed away. It quickly fell into disrepair, suffering from vandalism and neglect.

There is documentation of significant contamination. Remediation of the site began in 1997 with the federal EPA removing 85 barrels of contaminated material. In 2005 the Regional Growth Partnership completed limited Phase I, II, and III site assessments that identified the cost of clean up to be \$300,000 - \$400,000. In 2009 the EPA Superfund Emergency Clean Up program cleared out the building and on April 9, 2010 clean up of the site commenced having an estimated completion date of June 2010. The total cost of clean up is estimated to be \$350,000 to \$400,000.

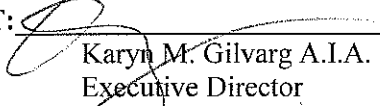
New Haven and Hamden conducted separate appraisals with New Haven appraising the site at \$220,000 (not including clean up costs), while Hamden appraised the site at \$0 because the remediation costs exceeded the property's worth. Because the cost of remediation exceeds the value of the site the city is selling its portion for \$1.00. After the sale is completed Tricon will renovate the building and relocate its construction management business here.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Site Plan Review by the City Plan Commission in accord with Section 64(f) shall be required.

ADOPTED: June 16, 2010
Edward Mattison
Chair

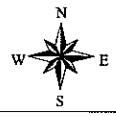
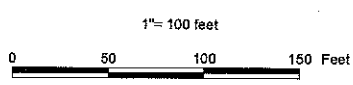
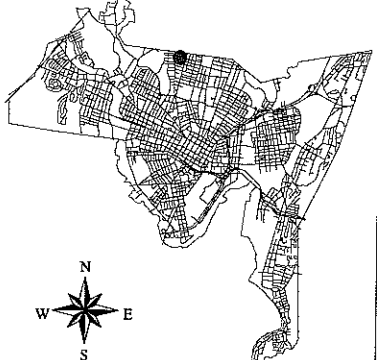
ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



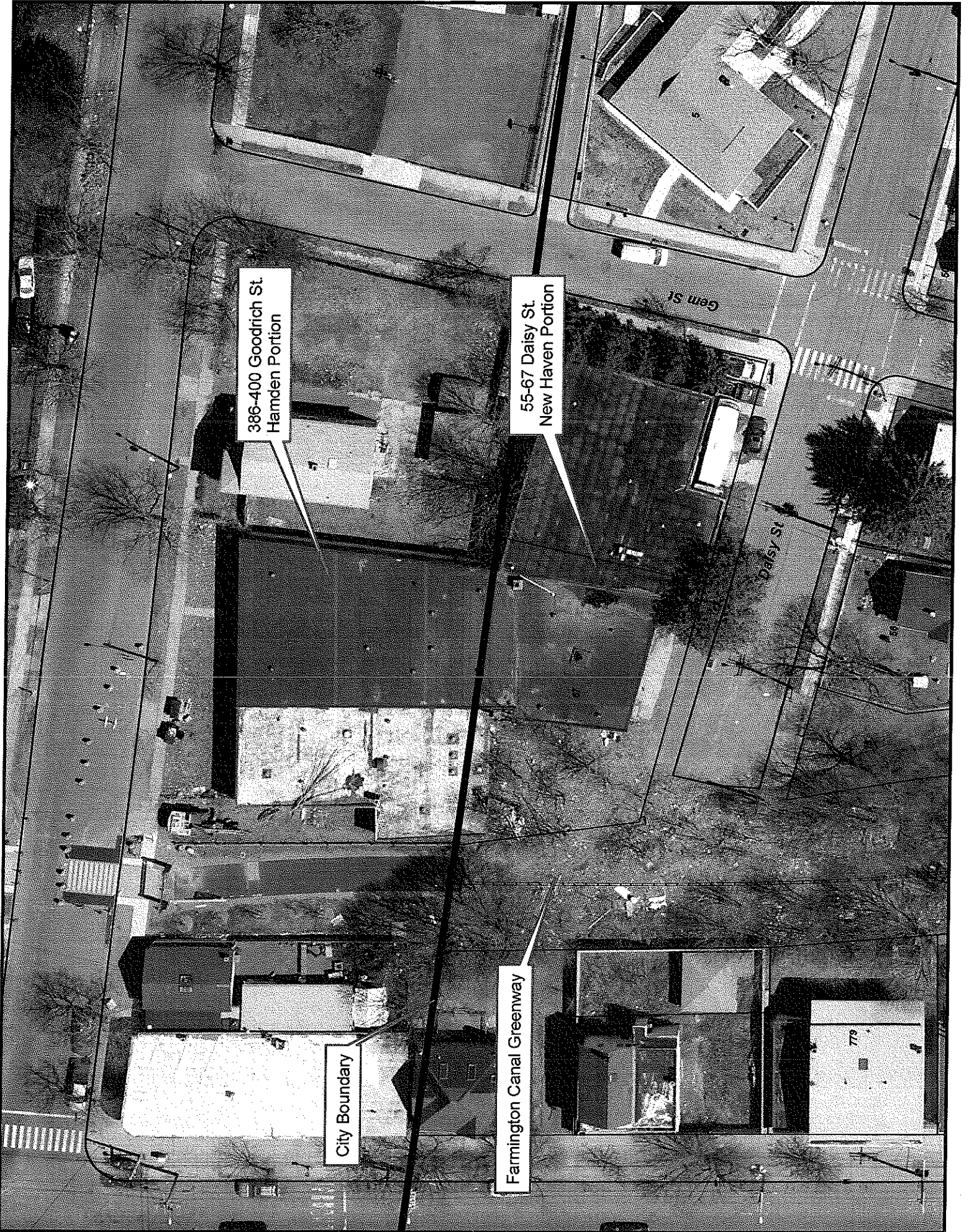
NEW HAVEN CITY PLAN DEPARTMENT

55 DAISY ST

FILE
ADDRESS 55 DAISY ST
MBP 289 0497 02500
OWNER MANGANELLO JOSEPH



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.
 Plot date: Jun 10, 2010; C:\PCBZA\lpcbza_2_1_b.apr



386-400 Goodrich St.
Hamden Portion

55-67 Daisy St.
New Haven Portion

City Boundary

Farmington Canal Greenway

Gem St

Daisy St

779