

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 610 FORBES AVENUE, Land Disposition of Sliver Lot (Giannastasio)  
**REPORT:** 1434-20  
**ADVICE:** Approval with Conditions

### PROJECT SUMMARY:

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**Developer:** 610 Forbes Ave., LLC C/O Richard Giannastasio  
**Disposition Price:** \$1.00  
**Site:** 4,280 sq.ft.  
**Zone:** IH  
**Use:** New Construction (warehouse)  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City is disposing of a portion of the right-of-way known as Parcel 'A' as shown on map entitled "610 Forbes Avenue, Land to be Deeded From The City of New Haven Parcel A to John and Mary Stranz, Dated Mar. 30, 2009" (included in this report) to 610 Forbes Ave, LLC in conjunction with the new construction of a warehouse.

The subject land is located at the corner of Forbes Avenue and Peat Meadow Road in an IH zone near the New Haven/East Haven border. The applicant has agreed to be responsible for the upkeep of the right-of-way along Forbes Avenue and Peat Meadow Road that borders the property.

### 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 Parcel 'A' for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.

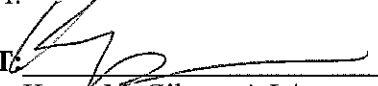
The right of way in this area is unusually wide. As can be seen from the survey a 50' right-of-way can be retained by the city after the disposition of some of it to the applicant. Therefore a normative ROW along Peat Meadow Road is preserved.

### ADVICE

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

1. Notice to Land Records at time of closing.
2. 610 Forbes Ave., LLC shall be responsible for the upkeep of the right-of-way along Forbes Avenue and Peat Meadow Road that borders the property lines.
3. The site shall be subject to Site Plan Review in accord with Section 64 f.

**ADOPTED:** November 18, 2009  
Edward Mattison  
Chair

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