

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 94 HUDSON STREET, Disposition of sliver lot for side yard for #92 (Pierre Morton).
REPORT: 1432-21
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Pierre Morton
Disposition Price: \$1.00
Site: 1,742 sq.ft.
Zone: RM-2
Use: Side yard
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-320-0298-03000 through tax foreclosure and proposes to sell it to Pierre Morton for use as a side yard. The subject parcel is located on a short residential street in the Dixwell neighborhood near the intersection of Hudson Street and Goffe Terrace.

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-320-0298-03000 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.

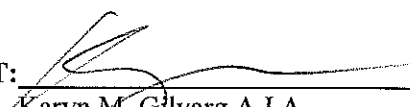
The subject parcel is extremely small, measuring only 19'x105' (1,742 sq.ft.). It is not suitable for development. The applicant lives next door at #92 Hudson Street, another very narrow lot with no off-street parking. This disposition will solve that problem.

ADVICE

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

1. Notice to Land Records at time of closing.

ADOPTED: September 16, 2009
Edward Mattison
Chair

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