

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 9-11 HURLBURT STREET, Land Disposition of ½ of Sliver Lot (Michelle Empronto).
REPORT: 1434-11
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Michelle Empronto
Disposition Price: \$1.00
Site: 1,089 sq.ft.
Zone: RM-2
Use: Parking
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-275-0031-02600 through tax foreclosure and proposes to sell ½ of it to Michelle Empronto. The remaining half will be disposed to the owner of 121 Lamberton Street at a later date.

The subject parcel is located on a residential street one lot in from the corner of Hurlburt Street and Lamberton Street in the Hill Neighborhood.

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 ½ of TF-275-0031-02600 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.

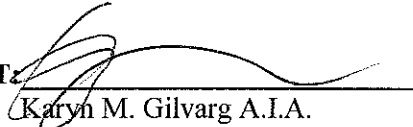
This parcel is significantly under the minimum lot size for the RM-2 zone. It is a poor candidate for redevelopment. The purchaser owns a three-family dwelling next door at 125 Lamberton Street (on the corner of Hurlburt) which does not have off-street parking. This disposition will provide off-street parking to the tenants of this building.

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: November 18, 2009
Edward Mattison
Chair

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