

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 75 MILL RIVER STREET, Land Disposition of Sliver Lot for Side Yard
(William A. Santillo).
REPORT: 1442-05
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: William A. Santillo
Disposition Price: \$1.00
Site: 6,098 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-181-0603-00400 through tax foreclosure and proposes to sell it to William A. Santillo for use as a side yard.

The subject parcel is located on a very short dead-end residential street in the Mill River neighborhood near the intersection with Humphrey Street.

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-181-0603-00400 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.

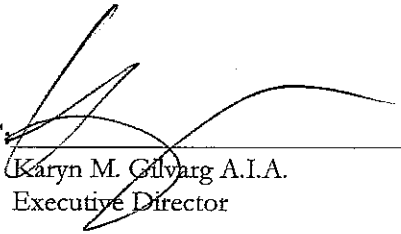
A nonconforming industrial use abuts the parcel to the south and the applicant's parcel (#79) abuts to the north. The subject parcel is vacant and a bit overgrown. It is nonconforming as to average lot width as is the applicant's property. Disposing this property to the applicant creates a conforming lot for zoning purposes. Also, the applicant's lot has no off street parking. Although there is plenty of room in the rear yard for parking, there is no way access it. This disposition will cure that problem as well.

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: July 21, 2010
Edward Mattison
Chair

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