

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 120 MINOR STREET, Land Disposition of half of sliver lot (Regional Marchegian Society)
REPORT: 1433-21
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Regional Marchegian Society
Disposition Price: \$1.00
Site: 16.5' x 121' (1/2 of lot) 1,996.5 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-277-0101-2400 through tax foreclosure and proposes to sell half of it to the Regional Marchegian Society (an Italian-American social club) to increase its parking lot. The other half is being disposed to Alexis Soterakis.

The subject parcel is located on a very short residential street between Cedar Street and Howard Avenue 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 half of TF-277-0101-2400 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the September 16, 2009 PAD meeting and was approved without conditions.

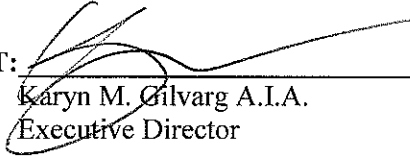
The Regional Marchegian Society owns a private club abutting to the east at #226 Cedar Street. Although the club has off-street parking this disposition increases available space in cases where the club is more heavily utilized. The society will pave its portion and provide additional fencing and lighting.

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: October 21, 2009
Edward Mattison
Chair

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