

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 171 SCRANTON STREET, (MBP 341-1281-02500) Land Disposition Agreement of Sliver Lot for Side Yard [Angela & Glendon James].  
**REPORT:** 1465-04  
**ADVICE:** Approval

## PROJECT SUMMARY:

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**Developer:** Angella Rochester James & Glendon James  
**Disposition Price:** \$980.00  
**Site:** 4,130 S.F.  
**Zone:** RM-2 zone  
**Use:** Additional Side Yard  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Tracthen  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel and proposes to sell it to Angella & Glendon James who will maintain and develop said lot in conjunction with their 2-family dwelling at 175-177 Scranton Street. A recent site visit shows Scranton Street runs parallel to North Frontage Road in the West River neighborhood. The subject site is currently vacant and abuts the 2-story dwelling at 175 Scranton Street.

## PLANNING CONSIDERATIONS:

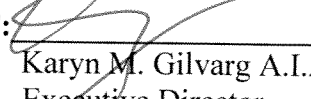
In keeping with standard procedure, half of the subject lot was presented to each of the abutting owners. Yet, the owner of 169-167 Scranton failed to respond. As a result, the entire lot is currently offered to Angella & Glendon James as additional side yard. Once acquired their intent is to re-landscape the open space and fence the entire side yard.

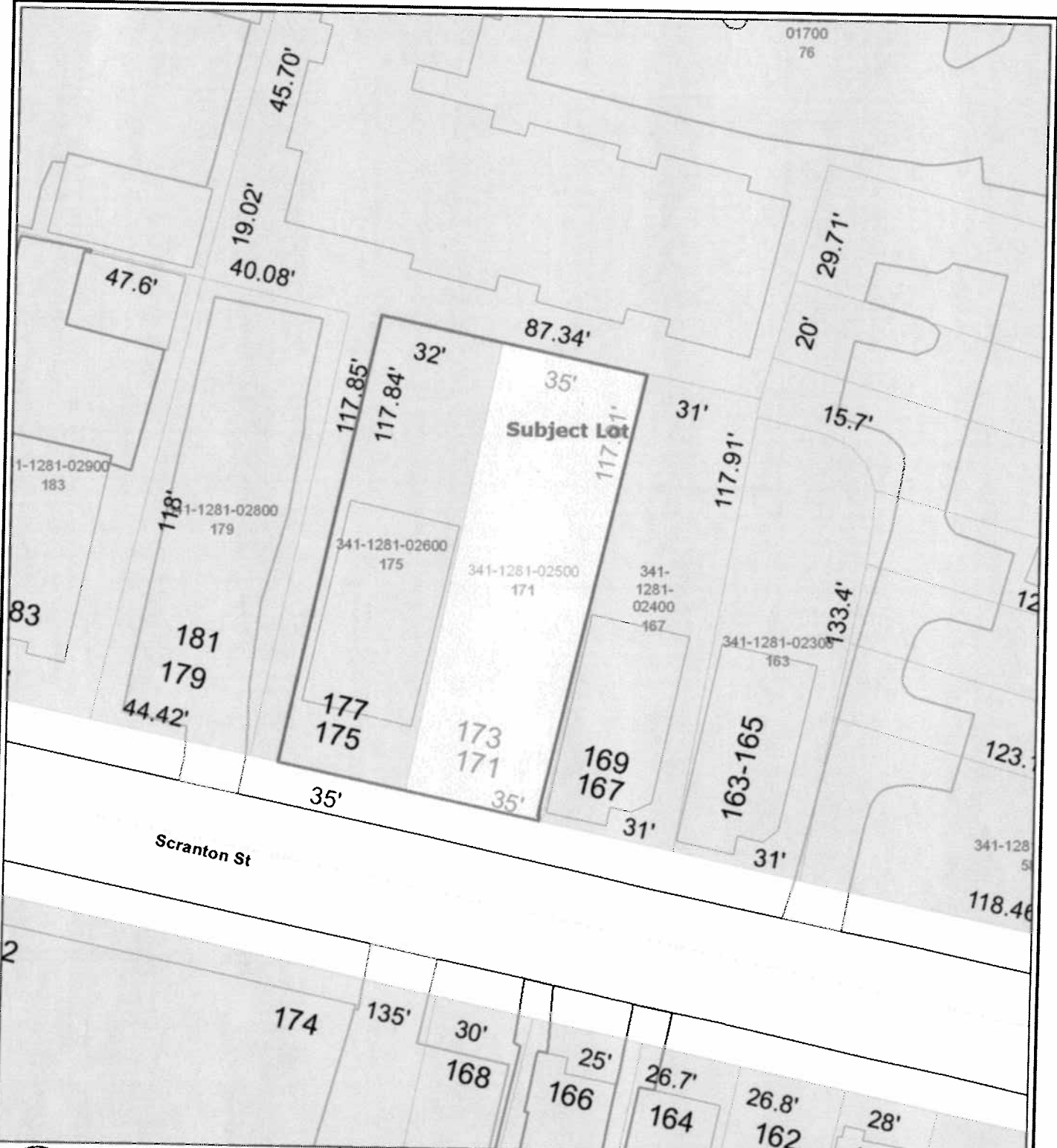
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell 171-173 Scranton Street for \$980.00 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.


## ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** May 16, 2012  
Edward Mattison  
Chair

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




 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor

- New Haven 2003**
- Waterway
  - Lake - Pond
  - River
  - Shoreline
  - Stream
  - Wetland
  - Parcel
  - City Boundary Line
  - Schools
  - Administration
  - Food Service
  - Private School
  - Public School
  - Fire Station
  - Police Station
  - PD Headquarters
  - Substation
  - Health Centers
  - Hospital
  - Library
  - Railroad
  - Railroad Track
  - Abandoned Railroad Track
  - Airport Runway
  - Parcel Line\_2005
  - Parks
  - Park
  - Triangle
  - Golf Course
  - Land Trust Preserves
  - Airport boundary
  - Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

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**171 Scranton Street, CPC 1465-07**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

Scale: 1" = 35 ft  
Created: May 7, 2012

