

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A REQUEST OF THE PURCHASING AGENT ON BEHALF OF THE OFFICE OF BUILDING INSPECTION AND FOR EMERGENCY PROCUREMENTS IN THE AMOUNT OF \$37,820.000 FOR THE SHORING UP OF THE PROPERTIES BY GL CAPASSO AND \$237,700.00 FOR THE ULTIMATE DEMOLITION OF THE PROPERTIES BY NH ABATEMENT & DEMOLITION, LLC. (Submitted by: Michael V. Fumiatti, Purchasing Agent)

REPORT: 1606-04

ADVICE: Approve.

BACKGROUND

The Office of Building Inspection & Enforcement (OBIE) has identified five brick masonry abandoned buildings known as 190 – 198 River Street, which are City owned, as structurally unsafe. Due to these unsafe conditions and damages, OBIE held several mandatory walkthroughs to determine on how to salvage or perform partial demolitions. These unsafe conditions were caused by the elements (for example Sandy, Irene, Isaias, blizzards, etc.), fires (caused by homeless to keep warm during the winter) and vandalism (removal metals and/or other materials). Subsequently, strong winds caused more severed damages to these buildings thus creating endangerment to the public, pedestrians, and nearby properties. An additional emergency mandatory walkthrough took place to start immediate demolition of two buildings and a partial deconstruction of one more building. The offices of City Plan and Economic Development were at the time identifying funds through the State historical agencies for funds to find ways to preserve these buildings. Upon select demolition it was determined that the entire structures could not be saved and had to be demolished.

On 9/17/21 an emergency response took place for the emergency demolition of several collapsed buildings at 190-198 River St. The work was performed by NH Abatement & Demolition LLC. The offices of the Building Department and Economic Development identified such buildings and with the assistance of Spiegel Zamecnik & Shah, Inc. Structural Engineers plans were made for the shoring up one remaining building by hiring the services of G.L. Capasso. Three SDC demolition contractors were invited to participate for this emergency demolition and only two submitted their proposals.

The Office of Building Inspection & Enforcement is requesting emergency procurements in the amount of \$37,820.00 for GL Capasso and \$237,700 for NH Abatement LLC for the Emergency Shoring and Demolition at 190 – 198 River Street.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution**

until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.” Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

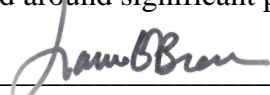
- Whether the proposal is aligned with the City’s Comprehensive Plan.
- The City’s Comprehensive Plan states, **“Between Ferry Street and Criscuolo Park, the River Street Municipal Development Plan (2002) accurately reflects the City’s interest in historic preservation and mixed-use and light industrial redevelopment. However, frequent flooding events, increased flood insurance costs, and site clean-up costs have stalled further development of these sites solely for light industrial business uses, as envisioned within the plan. Therefore, continued government intervention and assistance is necessary to promote redevelopment of these sites.”**

ADVICE

The proposal is aligned with the City’s Comprehensive Plan because it:

- Helps prevent loss of life or property
- Represents continued government intervention and assistance in the River Street Municipal Development Plan area
- May promote the revitalization of residential areas clustered around significant public spaces

ADOPTED: April 27, 2022
Leslie Radcliffe
Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department