

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** To amend the Land Disposition Agreement between Lulac Head Start, Inc. and the City of New Haven, in connection with the sale of 375 James Street to Andrew Consiglio Jr., Trustee, the Andrew Consiglio Jr. Revocable Trust of 2007 and the relocation of Lulac Head Start, Inc. to new premises at 106 Haven Street. (Submitted by: Michael Piscitelli, Economic Development)

REPORT: 1567-13

ADVICE: Approve

BACKGROUND

A property on 375 James Street New Haven will be sold to The Andrew Consiglio Jr. Revocable Trust of 2007 to allow for the expansion of the existing business operated by Mr. Consiglio at 355 James Street. Currently the property is populated by LULAC Head Start Inc. LULAC is looking to relocate into an updated facility by purchasing a property owned by Consiglio, at 106 Haven Street. The involvement of the City of New Haven arises due to the fact that the James Street Property was conveyed to LULAC by the City and remains subject to a Land Disposition Agreement, which does not permit Consiglio's proposed use of the James Street Property. LULAC has requested that the James Street LDA be amended so as to permit use of the James Street Property for commercial purposes.

The City is prepared to enter into such an amendment provided that the proposed transaction between Consiglio and LULAC does not result in any interruption in the provision of daycare services and that LULAC (or subsequent occupant of the Haven Street Property) shall have an obligation to operate a daycare facility thereafter.

PLANNING CONSIDERATIONS

The amendment of the Land Disposition Agreement between Lulac Head Start, Inc. and the City of New Haven, in connection with the sale of 375 James Street to Andrew Consiglio Jr., and the relocation of Lulac Head Start, Inc. to new premises at 106 Haven Street complies with the City's Comprehensive Plan and the Mill River Municipal Development Plan:

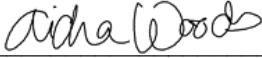
New Haven Vision 2025, Section vi-16, refers to the Mill River Municipal Development Plan:

"Implement the recommendations of the Mill River District Plan, including exploration of an Industrial Preservation Zone for the district, rezoning of the Grand Avenue corridor as a General Business (BA) or BA-1 throughout the district, exploration of context-based zoning for pre-existing industrial buildings and the waterfront area, and creation of a PDD for the Farnham Courts complex. The goal for this area is to preserve existing light industrial/ manufacturing sector in the city; encourage more pedestrian activity and visibility; and attract new investments"

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: March 25, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department