

PAD Meeting Minutes August 19, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent;: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:06 P.M.

A motion to approve the PAD Minutes from June 3, 2020 Special Meeting was made by Alder Antunes, seconded by Alder Festa, **Approved 5-0 Steve Fontana abstained**

Action items

0 Franklin Street

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Housing Authority for \$1000 as a negotiated sale. This area will be used as a buffer area and give the Housing Authority site control. Shanae Draughn (applicant) was on the call to explain this parcel. This is surplus land next to the I91 Highway.

Shanae told the committee the history of the site. The Housing Authority (HANH) worked with the State of CT and the City of New Haven to acquire this parcel. The City took title and now will transfer this parcel to HANH because the State would not transfer the parcel directly to HANH.

Committee members asked a few questions. Alder Festa asked about the use and purpose of the land. Shanae told the committee the parcel will be used for the dumpsters. Evan used google street view to show the current site. The dumpster will be moved off the street (currently on Franklin Street) to this buffer area along the highway. Alder Festa asked a few questions about how many dumpsters will be on site and how often they are emptied. Shanae told the committee they have the ability to adjust trash pickup. The location has been approved at a site plan review by City Plan Commission

Alder Festa asked if the alder was contacted about this matter? Evan and Shanae have spoken to alder Cupo about this project. Shanae will double back with the alder to update about where the project currently is.

Steve Fontana asked to clarify the use because the cover sheet said the use would be a roadway and buffer. Shanae explained the road would not be widened and the dumpsters would use this buffer land, the existing roadway will continue to be utilized to access this area which will be developed into a trash area with landscaping.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved 5-0 Clay Williams abstained

O Grand Avenue

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Hosing Authority for \$1000 as a negotiated sale. This will be used as a buffer area and will help re-align the roads and provide space for the dumpsters. It will also give the Housing Authority site control.

Evan told the committee this land is not a Park. A map highlights this area in green, but a title search was done and this land is not a park. There is an email in the file from Corporation Counsel settling the issue.

Alder Antunes asked about the use. Shanae said the road would be widened and repaved. Dumpsters will be on the parcel as well. Steve Fontana wanted to verify that Hamilton Street will not be closed as part of this sale. Clay asked who will maintain the street? Shanae said HANH will own the new interior roads in the development but Hamilton Street and Franklin Street will be City owned Streets. Alder Antunes asked about the current status of Franklin and Hamilton Street ? Shanae said they are not currently City controlled / owned. HANH has met with Traffic and Parking, City Plan, DPW about the City accepting the streets and previous cooperation agreements have created this approved plan. Alder Antunes noted the City would be responsible to street sweep, plow, and maintain the road.

A motion was made by Steve Fontana, seconded by Alder Antunes, Roll call was taken and the item was approved unanimously

156-8 Humphrey Street

Evan explained that the City did an RFP for this site in 2019. LCI has been working with the respondent on a final plan. 12 residential units will be developed at this site, there will be four affordable units at 60% New Haven AMI for 20 years (2 studio units and 2 two-bedroom units) . There will be two bedroom units and studio units. The style of structure is row house. The site is subject to the Transfer Act and may have environment issues. The City has no information about the environmental issues. The City is proposing to sell the site for \$25,000.

Nate told the committee that this proposal will need many Zoning variances to be a reality. Evan told the committee that LCI understands that Zoning relief is needed, but we are looking at higher density to achieve our housing goals. The applicant fully understands the extent of Zoning relief needed to make this project a reality. Evan talked about this project fitting into the area and meeting our housing needs.

Clay asked if there is a Plan B from the applicant? Evan was unsure. Nate told the committee the Zoning Board may allow for less units than the developer is seeking. Clay worried the project may not be financially viable at a lower number of units. Clay asked if a

commercial use was possible? Nate told clay the only as of right commercial activity was a Church or a day care, other uses also require variances.

Alder Antunes asked about the structures. Evan told the committee there will be two units per structure (one studio and one two-bedroom). Alder Antunes has concerns about the availability of parking in the area. There was discussion about potential parking locations near the site (there are several options and possibilities). Evan told the committee that an approval at this committee is not an approval to build. There are many other approvals needed as well as a full site plan approval as well as Zoning. Evan said this project is a forward-looking project and we have many safeguards in place.

This approval is about entering into an LDA with Urbane. This site is not an asset for the City, it is a liability. The LDA provides safeguards so this proposal is ready to move forward. Nate told the committee its okay for this to go forward.

Alder Festa told the committee she was not worried about parking. She wants to make sure the Alder is aware. Evan told the committee he discussed this with Alder Cupo. The applicant has been to CMT meeting in downtown and will be in Fair Haven as well. There are no surprises on PAD agenda, staff always check with alders and we typically have a community consensus. Alder Festa asked, Does this set any precedent at BZA? Nate told the committee everything is a lot-by-lot basis based on the argument for the relief and the area support.

Alder Festa asked if there were other proposals for the site? Evan said there were a few from non-profits who proposed to build at very low density. We were looking to maximize the potential of this site. This was in keeping with our goals of developing affordable housing. This will be a rental project. There are not restrictions about a future sale. It will be on the tax rolls. Alder Festa told the committee this proposal blends in with the area, the area can support the density there is plenty of open space in the area.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken, approved unanimously.

665 Washington Avenue

Evan told the committee that this is a small corner lot and sale price is \$2613. We are proposing to sell this to adjacent property owner who rents the house. Alder Antunes said a nice garage could go here. Nate told the committee that Zoning regulations would allow a garage. Nate asked if they would keep the curb-cut? Evan said it would remain. Alder Antunes said it's a good idea, put the land on the tax rolls. Evan described this sale as housekeeping because the parcel has been used by the occupant. The parcel has been maintained by people living at the property.

A motion to approve was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.

A motion to adjourn was made by Alder Antunes, seconded by Clay Williams, all were in favor, Adjourned at 4:00 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
388 Blatchley Avenue	168 0779 01700	RM-2	9	Sliver Lot	NA
2018 Assessment Value (100%)				70% of Assessment	
Land + OB	Building	Other	Total Value	For Tax Purposes	
\$30,100			\$ 30,100	\$20,070	
				Property Size	
				Lot Size	Total sq. ft.
				30' X 120'	3485 Sq./ Ft.
				Total	Per Assessor
				15'X120'	<u>1742.5 Sq./ft</u>
				Disposition	per Applicant

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Owner-occupant CD area @ \$0.25 per sq./ft.	\$435.63 1742.5sq.ft X \$0.25 per sq./ft.	N/A	\$435.63

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 th Ward	NA	N/A

Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
Agilberto Montalvo & Nilda Reyes 394 Blatchley Avenue New Haven CT 06513	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot..

General discussion: The applicant will utilize this land for parking and side yard area.

Owner Occupancy? The applicants are owner occupants

Prepared by:  Date 10/6/20 Concurred by:  Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
388 Blatchley Avenue	168 0779 01700	RM-2	9	Sliver Lot	NA	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$30,100			\$ 30,100	\$20,070	30' X 120' Total	3485 Sq./ Ft. Per Assessor
					15'X120' Disposition	<u>1742.5 Sq./ft</u> per Applicant

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Non Owner-occupant CD area @ \$1.50 per sq./ft.	\$2613.75 1742.5 sq. ft X \$1.50 per sq./ft.	N/A	\$2613.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 th Ward	NA	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Guo Hong 90-4 Cosey Beach Avenue East Haven CT 06512	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot..

General discussion: The applicant will utilize this land for parking and side yard area.

Owner Occupancy? N/A

Prepared by: *Erin Quattro* Date 10/16/2020 Concurred by: *[Signature]* Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Charles Decker 9th Ward

DATE: **September 1, 2020**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of sliver lot at 388 Blatchley Avenue to adjacent property owners. The land will be used for side yard area and parking for both applicants.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

VISION
 6093
 NEW HAVEN, CT

CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

UTILITIES
 TOPO: STRL/ROAD: LOCATION: EX COMLN: 21
 Description: Code Appraised Value Assessed Value
 30,100 21,070

SUPPLEMENTAL DATA
 Other ID: 09
 WARD TAXABLE CENSUS TRAC 142A BLOCK 4000
 I/E REPORT TAX DISTRI
 ASSOC PID#

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 BELLAH LAND DEVELOPMENT*
 PATEL ANKUR
 SECRETARY OF HOUSING AND URBAN
 BAC HOME LOANS SERVICING LP
 VALDIVIA MARCO

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NBHD/ SUB: NBHD Name: FAIR HAVEN N Street Index Name: Tracing: Batch:								
4/08/2015 ELEC. PERMITS CLOSED. NO VALUE CHANGE.								
0/1/2018, FIRE- FD-VP, INSPECT 2019								
0/1/2019 CITY OF NEW HAVEN PURCHASE								
/18/19 TO EXEMPT								
0/1/2020 BLDG DEMO 1/6/2020								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
B-19-1647	11/15/2019	DE	Demolish	0	04/08/2015	100	01/06/2020	APPLICATION TO DEMO
E-13-897	10/18/2013	EL		3,000		100		UPGRADE TO 200A

Use Code	Use Description	Zone D	Front	Depth	Units	Unit Price	L Factor	S.F.	Adj.	Notes- Adj.
902V	CITY MDL-00	RM2	0	31	120	3,485	SF	11,511	1,000	0.75

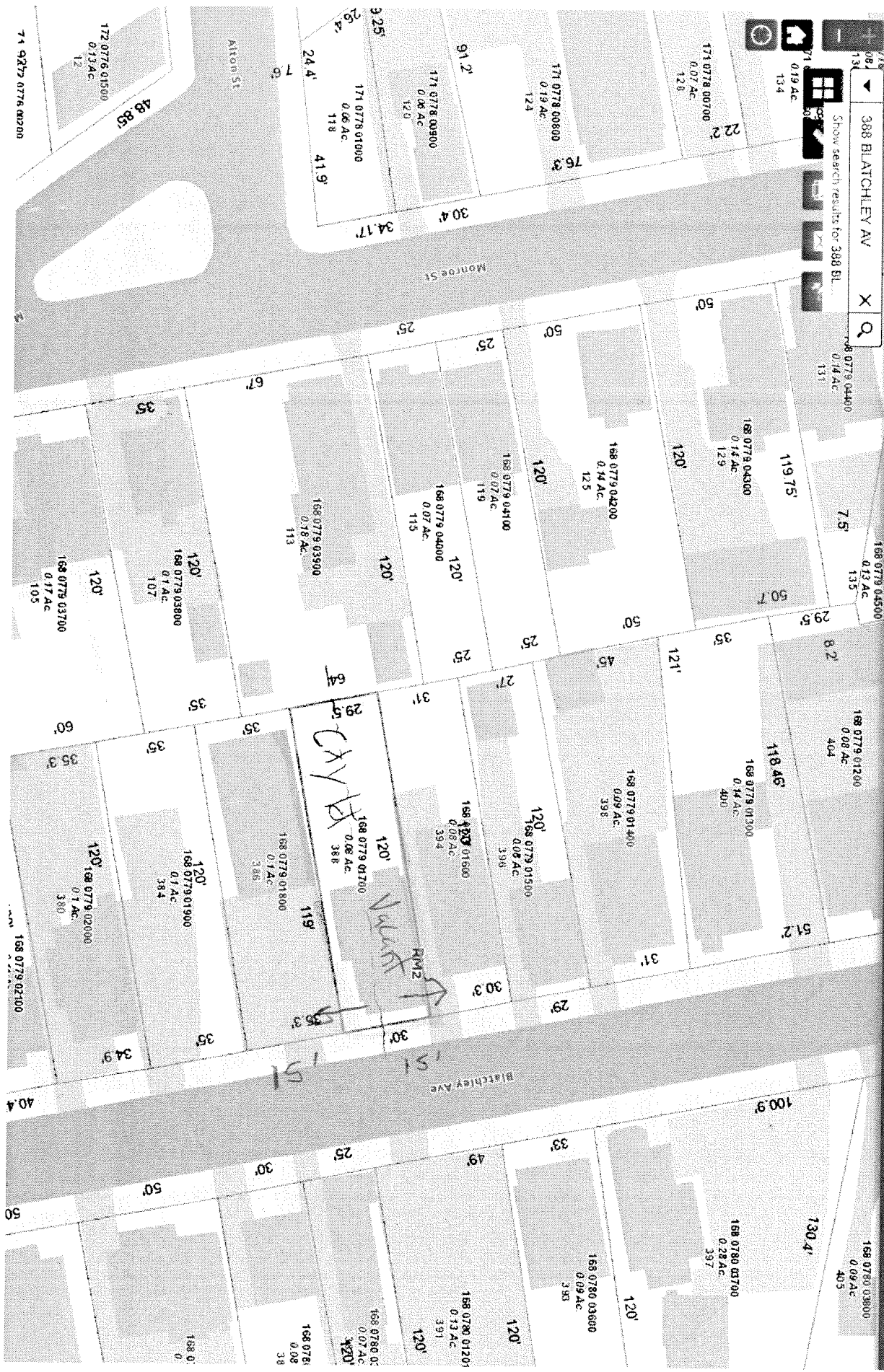
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
PREVIOUS ASSESSMENTS (HISTORY)									
2019	1-1	Code	21,070	2018	1-1	Code	21,070	2017	
2019	1-3	Code	31,850	2018	1-3	Code	31,850	2017	
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)			0	Appraised OB (L) Value (Bldg)			0	Appraised Land Value (Bldg)	
Appraised OB (L) Value (Bldg)			0	Appraised Land Value (Bldg)			0	Special Land Value	
Total Appraised Parcel Value			30,100	Valuation Method:			C	Adjustment:	
Net Total Appraised Parcel Value			30,100						

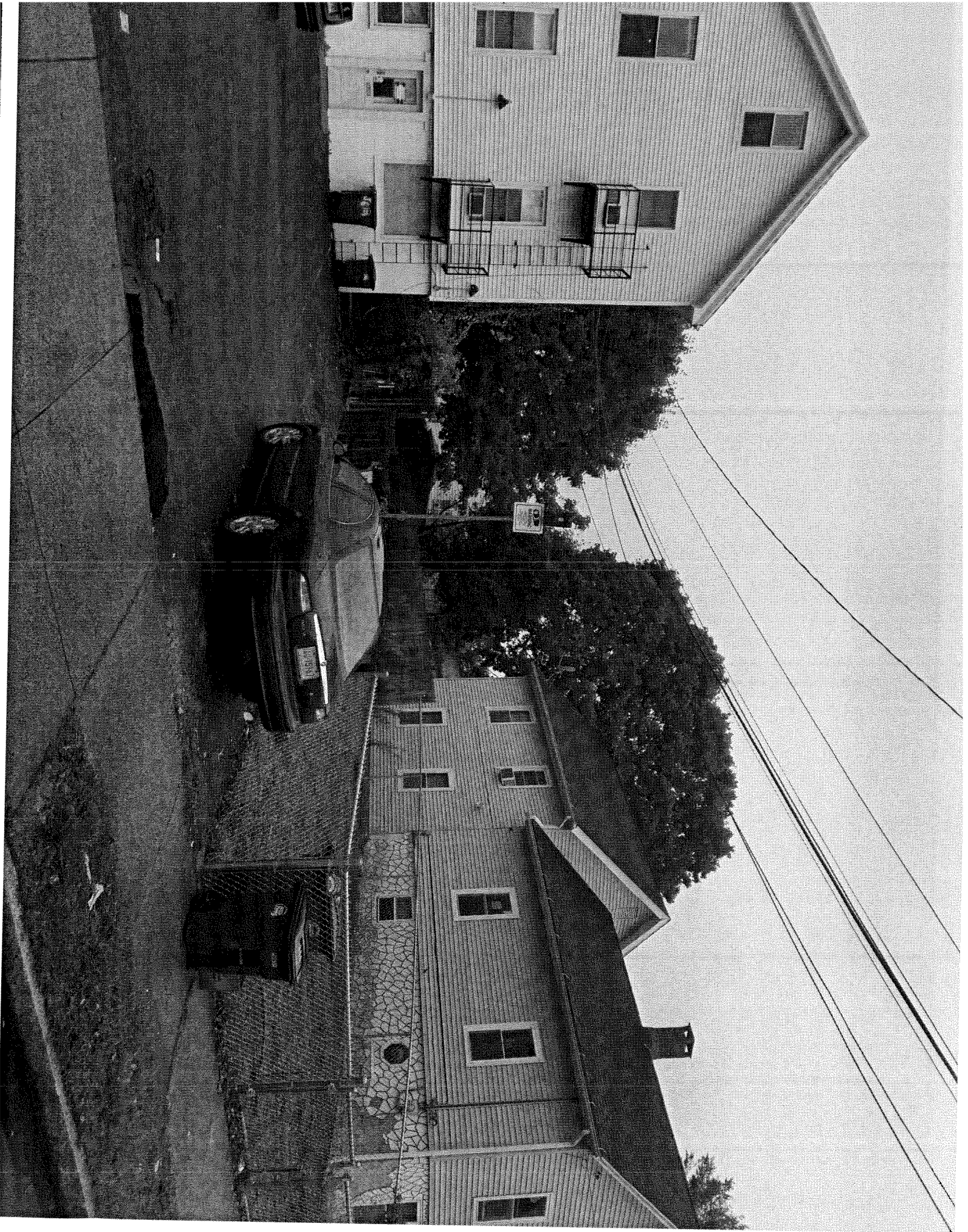
Date	Type	IS	ID	Cl.	Purpose/Result
04/08/2015	02		SF	47	BP Inspection
08/19/2011	04		V/A	DM	Data Mailer Sent
05/11/2011	03		JW1	70	Field Review
12/29/2010			GM2	01	Measured
08/15/2001			MJ	45	Review Against Field Cd

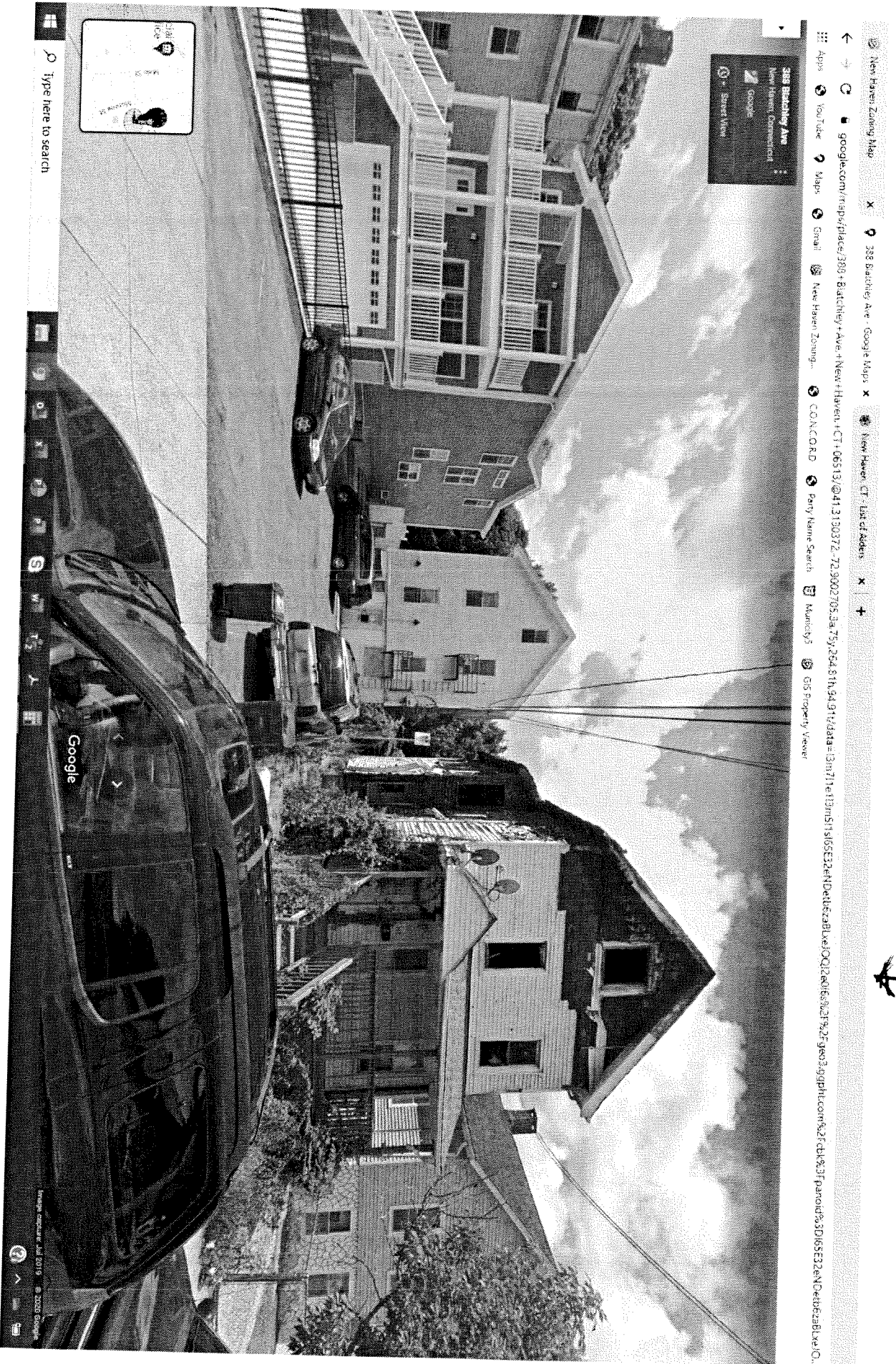
Use Code	Use Description	Zone D	Front	Depth	Units	Unit Price	L Factor	S.F.	Adj.	Notes- Adj.
LAND LINE VALUATION SECTION										
Total Card Land Units: 3,485 SF Parcel Total Land Area: 3,485 SF										
Total Land Value: 30,100										

New Haven Zoning Map

388 BLATCHLEY AV
 Show search results for 388 BL...
 0.19 AC
 134







388 Blatchley Ave - (Vacant lot)
Property demolished

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
83 Butler Street		288 0501 00300	RM-1	20	Vacant Lot	Per Zoning	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$36,600	N/A		\$ 36,600		50' X 87'	4014 Sq./ Ft. Per Assessor	

Property Value Information


Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,600	Vision	10/1/19	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current
Proposal: LCI proposes the sale of a vacant lot that will be developed as a two-unit owner occupied property.			
General discussion: The applicant will develop a two-unit owner occupied property <u>This property must be owner occupied for a minimum period of five (5) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? N/A			

Prepared by:  Date 10/14/2020 Concurred by: _____ Date _____

Committee	Date	Action
PAD	10/21/2020	
City Plan	11/18/2020	
L.C.I.	11/25/2020	
Board of Aldermen	12/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: September 1, 2020

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of vacant lot at 83-85 Butler Street to Neighborhood Housing Services of New Haven, Inc. The applicant will develop a two family owner occupied property.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

UTILITIES
 TOPO
 UTILITIES
 STRT/ROAD
 LOCATION

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int

RECORD OF OWNERSHIP
 BK-VOL/PAGE 4198 297 SALE DATE 01/19/1990 SALE PRICE V.C. 0
 Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value
 2019 21 25,620 2018 21 25,620 2017 21 25,620
 Total: 36,600 PREVIOUS ASSESSMENTS (HISTORY) Total: 25,620

OTHER ASSESSMENTS
 Description Amount Code Description Number Amount Comm Int

ASSESSING NEIGHBORHOOD
 NBHD / SUB NBHD Name Street Index Name Tracing Batch
 1600/A NEWHALLVILLE

NOTES
 Appraised Bldg. Value (Card)
 Appraised XF (B) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method:
 Adjustment:
 Net Total Appraised Parcel Value

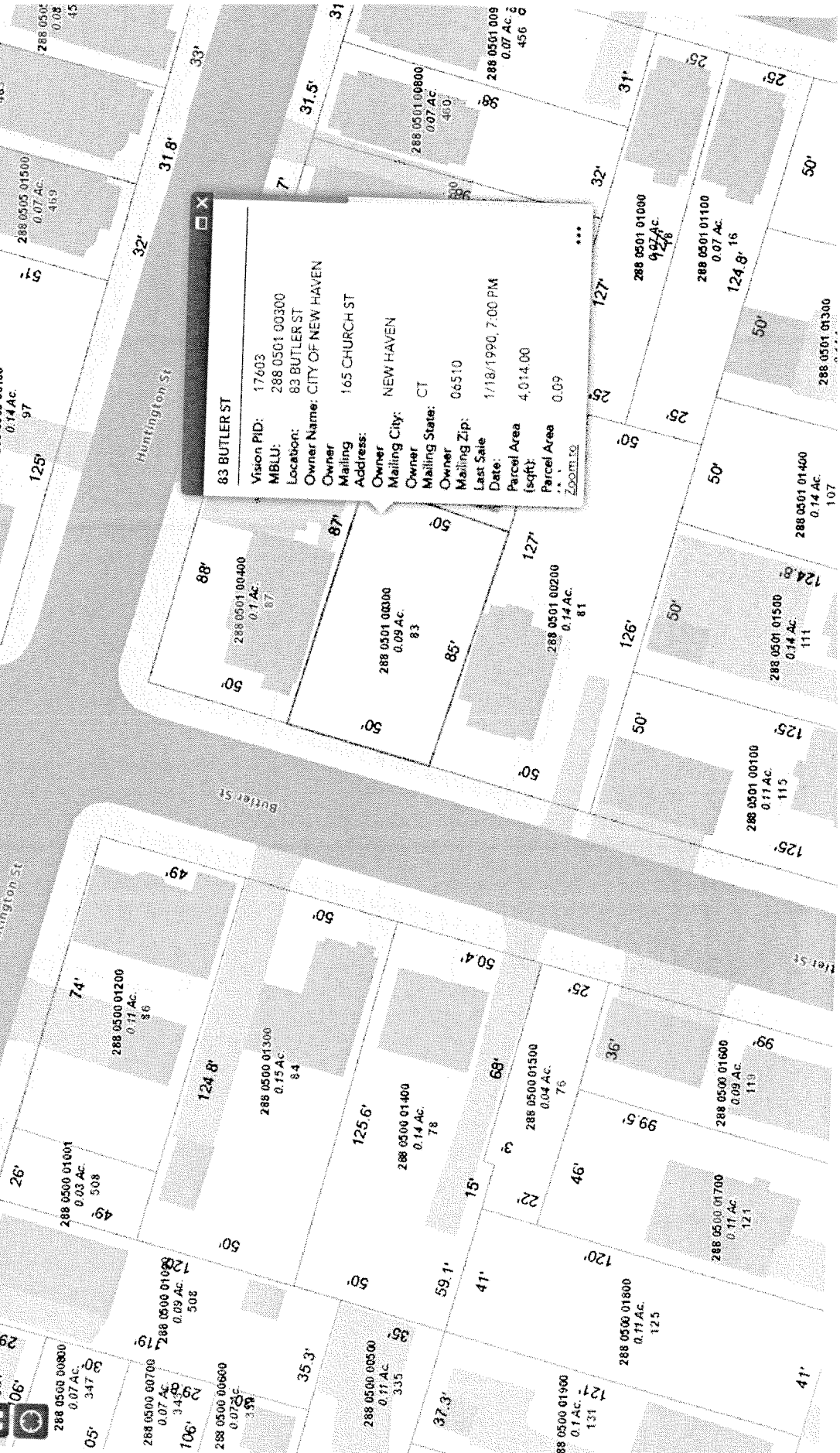
APPRaised VALUE SUMMARY
 Total: 25,620 Total: 25,620 Total: 25,620

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

LAND LINE VALUATION SECTION
 Use Code Description Zone D Front Depth Units Unit Price I. Factor S.A. C. ST. ST. Adj. Notes-Adj.
 903V MUNICIPAL MDL-00 RMI 0 50 87 4,014 SF 10.13 1.0000 5 1.00 1600 0.90
 Total Card Land Units: 4,014 SF Parcel Total Land Area: 4,014 SF Total Land Value: 36,600

VISIT/CHANGE HISTORY
 Date Type IS ID CA CL Purpose/Result
 06/01/2011 04 MI Field Review
 01/21/2011 03 RB Vacant
 10/18/2001 PH PH Review Against Field Cd





83 BUTLER ST

Vision PID: 17603
 MBLU: 288 0501 00300
 Location: 83 BUTLER ST
 Owner Name: CITY OF NEW HAVEN
 Owner Mailing Address: 165 CHURCH ST
 Owner Mailing City: NEW HAVEN
 Owner Mailing State: CT
 Mailing Zip: 06510
 Last Sale Date: 1/18/1990, 7:00 PM
 Parcel Area (sqft): 4,014.00
 Parcel Area (Ac): 0.09

Zoom to



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

October 8, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

Dear Mrs. Neal-Sanjurjo:

Re: 83-85 Butler Street Parcel

On February 11, 2020, I wrote to express my support for Neighborhood Housing Services (NHS) to acquire vacant lots from the City for redevelopment of new homes at 44 Lilac Street, 260 West Hazel Street, and 98-102 Bassett Street. Please be advised that I inadvertently omitted the vacant lot known as 83-85 Butler Street. Therefore, I ask that you please include the parcel known as 83-85 Butler Street for redevelopment by NHS. I have had the opportunity to review the plans that include the above referenced lot and enthusiastically support it as presented. Additionally, it is my understanding that NHS is requesting financial support from LCI to assist with the construction of the new homes, including 83-85 Butler Street.

NHS has completed work in many of New Haven's neighborhoods, and I have the distinct pleasure of representing the 20th Ward, where most of the activity has been focused. With the goal of improving, upgrading and eliminating blight and decay, I believe that NHS's acquiring the above referenced vacant lots will revitalize and enhance homeownership opportunities in the Newhallville community and in our city.

Again, I support Neighborhood Housing Services of New Haven as they seek to acquire four vacant lots and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Alderwomanclyburn@gmail.com.

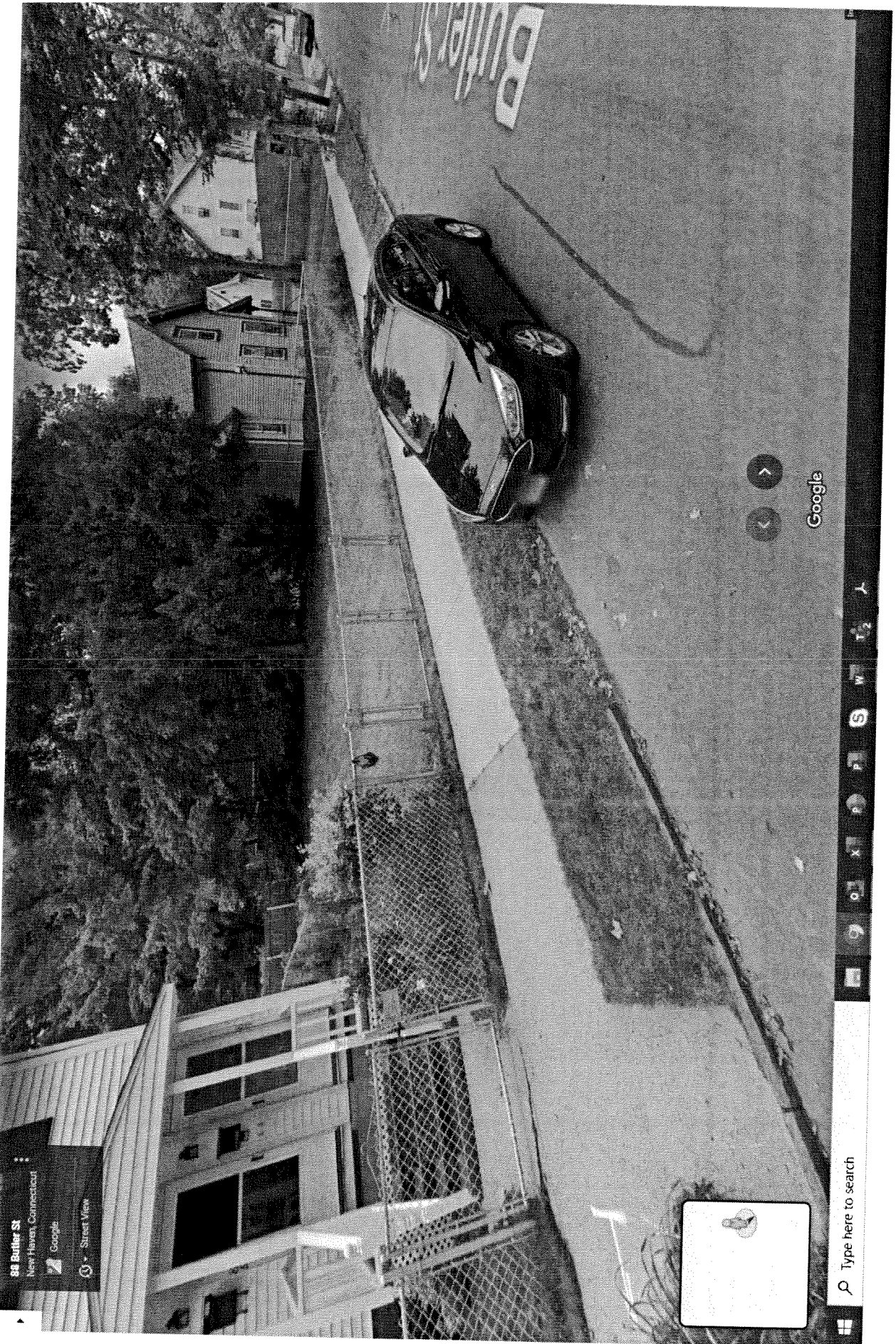
Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI
James Paley, NHS

83 Butler Street

New Haven Zoning Map x 83 Butler St - Google Maps x +
google.com/maps/place/83+Butler+St,+New+Haven,+CT+06511/@41.3322161,-72.9500863,7.5y,150.88h,73.04t/data=!3m1!1e1!3m1!1s1hp2xqv7Z_wQP1K4cwngEQi2e0i6s%2F%2Fgeo2.ggpht.com%2Fcbk%3Fpanof5%31
Apps YouTube Maps Gmail New Haven Zoning... C.D.N.C.G.&D Municipality Party Name Search GIS Property Viewer



PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **September 1, 2020**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of vacant lot at 83-85 Butler Street to Neighborhood Housing Services of New Haven, Inc. The applicant will develop a two family owner occupied property.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
627 Washington Avenue	304 0063 01000	RM2	4	Sliver lot	NA
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	
Land + OB	Building	Other	Total Value	Property Size	
\$28,100			\$28,100	Lot Size 35' X 100'	Total sq. ft. 3485 Sq./ Ft. Per Assessor
				\$ 19,670	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 28,100	Vision	10/1/19	Sliver lot Non-owner-occupant@ \$1.50 per Sq./ft. 3485 Sq./ ft.	\$5,227.50	N/A	\$ 5,227.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
623-625 WASHINGTON AVE, LLC 33 Park Ave Madison CT 06443		C/O Alphonse J Balzano, Jr.	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/29/2020	Staff	Current

Proposal: LCI proposes the sale of sliver lot.

General discussion: The applicant will utilize this land as a side yard and parking area.

Owner Occupancy? N/A

Prepared by: [Signature] Date 10/6/2020 Concurred by: [Signature] Date 10/14/20

Committee	Date	Action
PAD	10/21/2020	
City Plan	11/25/2020	
L.C.I.	11/25/2020	
Board of Alders	12/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Evelyn Rodriguez 4th Ward

DATE: **October 2, 2020**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of City owned sliver lot at 627 Washington Avenue to adjacent property owner at 623 Washington Avenue.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

TOPO.
UTILITIES
STRT/ROAD
LOCATION

SUPPLEMENTAL DATA
 Other ID: 04
 WARD TAXABLE
 CENSUS TRAC 1405
 BLOCK 3011
 QUERY GROU
 GIS ID: 19372

EX COMPLN
 Description
 Code
 Appraised Value
 Assessed Value

CURRENT ASSESSMENT
 21
 28,100
 19,670

PREVIOUS ASSESSMENTS (HISTORY)
 Yr. Code Assessed Value
 19,670/2018 21
 19,670/2017 21

ASSOCIATION
 ASSOC PID#

6093
 NEW HAVEN, CT



RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 HUBBARD PLACE LLC
 DESARBO JOSEPH A

BR-VOL/PAGE
 8909/287
 8341/239
 5338/22

SALE DATE
 11/16/2012 U
 02/09/2009 U
 07/08/1998 U

SALE PRICE
 0 18
 0 3
 0 1

Yr. Code
 2019 21
 2019 21

Assessed Value
 19,670/2018 21
 19,670/2017 21

Assessed Value
 19,670

Assessed Value
 19,670

Assessed Value
 19,670

EXEMPTIONS
 Year Type Description Amount Code Description Number Amount Comm. Int.

OTHER ASSESSMENTS
 Description Number Amount Comm. Int.

ASSESSING NEIGHBORHOOD
 NBHD/SUB 2000/A
 NBHD Name SOUTH HILL
 Street Index Name Tracing Batch

NOTES

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card)
 Appraised XF (B) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method:
 Adjustment:
 Net Total Appraised Parcel Value

APPRaised VALUE SUMMARY
 0
 0
 0
 28,100
 0
 28,100
 C
 0

APPRaised VALUE SUMMARY
 19,670
 19,670
 19,670

APPRaised VALUE SUMMARY
 19,670
 19,670
 19,670

APPRaised VALUE SUMMARY
 19,670
 19,670
 19,670

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

VISIT/CHANGE HISTORY
 Date Type IS ID Cl. Purpose/Result

06/08/2011 04 JW1 70 Field Review
 12/29/2010 03 EF 99 Vacant
 09/17/2001 DA 45 Review Against Field Cd

LAND LINE VALUATION SECTION
 Use Code Use Description Zone D Front Depth Units Unit Price Factor S.A. C ST. Ldx Adi. Notes-Adi.

902V CITY MDL-00 RMI2 0 35 100 3,485 SF 11.51 1.0000 5 1.00 2000 0.70

Special Pricing
 Spec Use Spec Code S Adj Adf Unit Price Land Value

1.00 8.06 28,100

Special Pricing
 1.00 8.06 28,100

Special Pricing
 1.00 8.06 28,100

LAND LINE VALUATION SECTION
 Total Card Land Units: 3,485 SF Parcel Total Land Area: 5,485 SF

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 Total Card Land Units: 3,485 SF Parcel Total Land Area: 5,485 SF

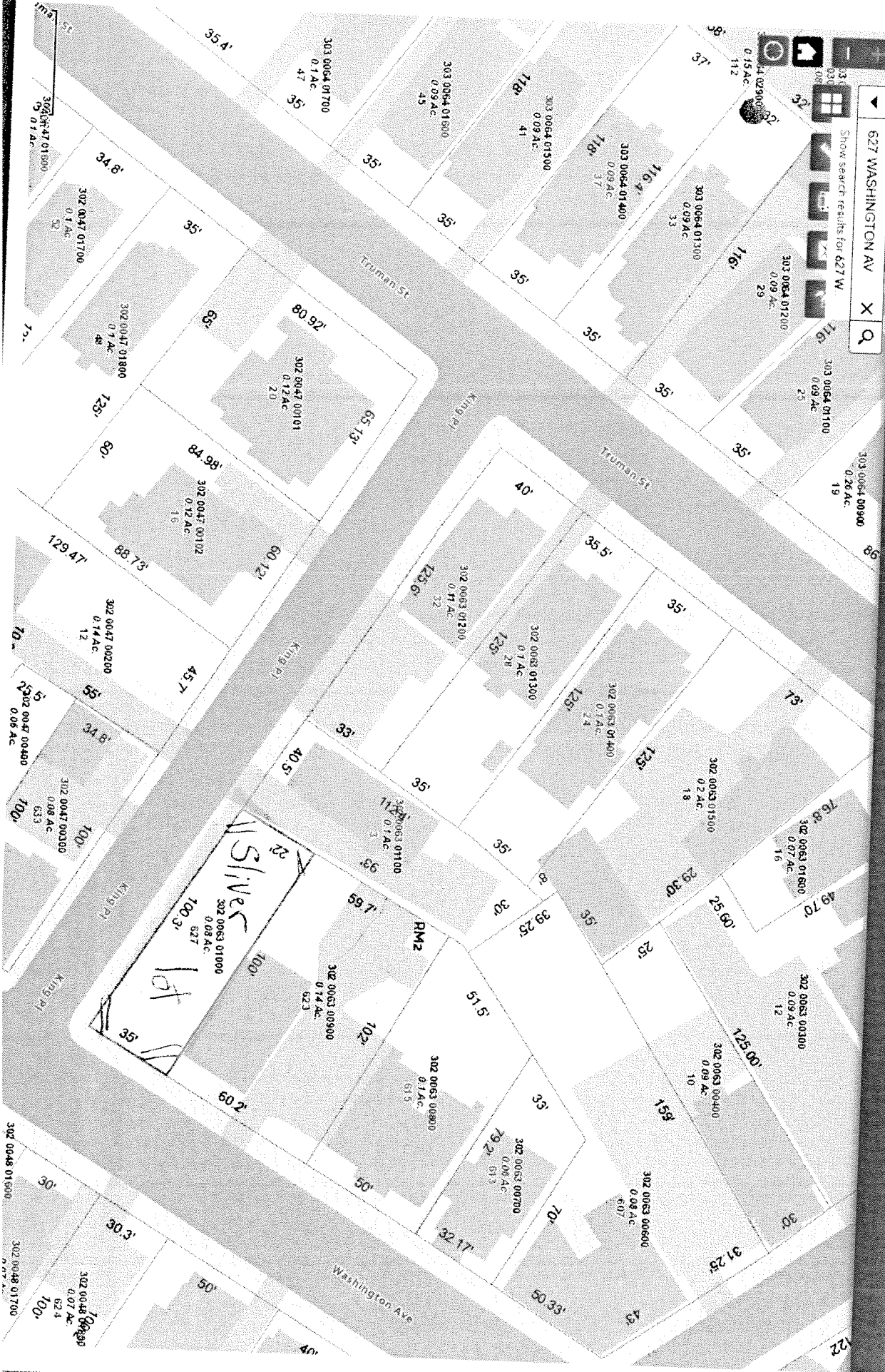
LAND LINE VALUATION SECTION
 Total Card Land Units: 3,485 SF Parcel Total Land Area: 5,485 SF

LAND LINE VALUATION SECTION
 Total Card Land Units: 3,485 SF Parcel Total Land Area: 5,485 SF

LAND LINE VALUATION SECTION
 Total Card Land Units: 3,485 SF Parcel Total Land Area: 5,485 SF

627 WASHINGTON AV

Show search results for 627 W

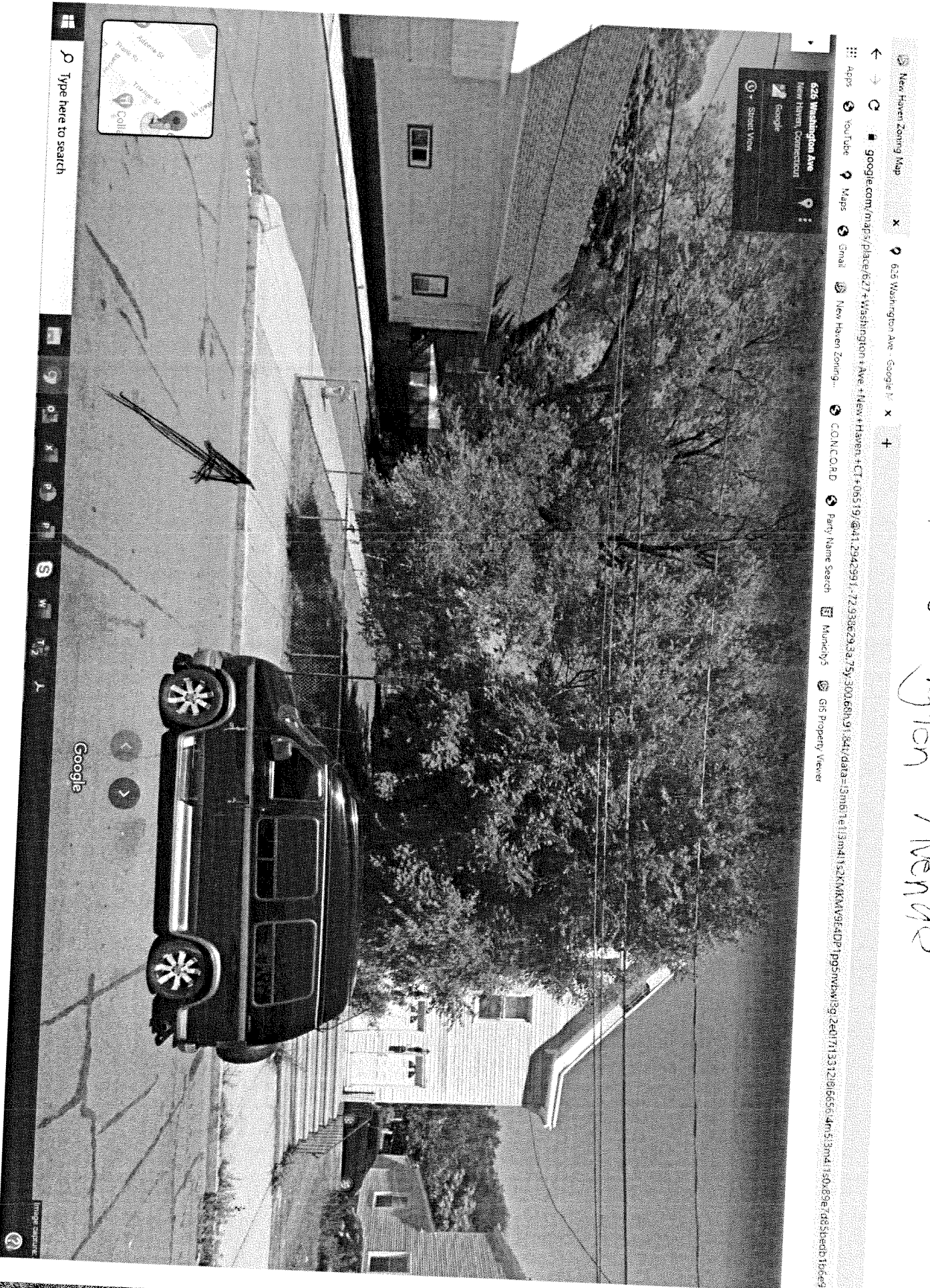


S/West lot

302 0063 01000
0.08 AC
627

RM2

627 Washington Avenue



Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: PAD Committee

Time: Oct 21, 2020 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/95582141633?pwd=R0V2MlidxbEV6S3p1ZWJjVnVyYkRrUT09>

Meeting ID: 955 8214 1633

Password: 01234567a

One tap mobile

+13126266799,,95582141633# US (Chicago)

+19292056099,,95582141633# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 955 8214 1633

Password: 970152592

Find your local number: <https://newhavenct.zoom.us/j/95582141633>

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<https://newhavenct.zoom.us/j/95582141633>