

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND YURIY FARYNA for the convenience of a portion of **56 River Street**, consisting of a portion of reuse parcel "C" in the River Street Municipal Development Project Area. (From the Economic Development Administrator)

REPORT:1492-13

ADVICE: Approval

BACKGROUND

The River Street Development Plan was approved by the Board of Alders in 2002, providing guidance for resale and redevelopment of City owned vacant land and buildings, improvement of infrastructure as well a conduit for government assistance in order to redevelop this area along the Quinnipiac River in Fair Haven.

PLANNING CONSIDERATIONS

In the MDP Parcel C was envisioned as a merger of the lots at 46 and 56 River Street into a single reuse parcel of 3.2 acres, based on the assumption that the market for industrial properties would be for larger parcels than the existing parcelization. The Economic Development Administration has proposals from two redevelopers who between them would redevelop the 56 River Street parcel. This proposed parcel, the southern portion of 56 River Street, has frontage along Poplar and would therefore have direct access to the street network.

Yuriy Faryna proposes to construct a new 8,000 SF building on the southern portion of the parcel at Poplar Street and the riverfront walkway. The new building will accommodate Galicia United, Inc. which he owns, and which currently employs 7 people at rented quarters at 90 River Street. Galicia Untied Inc. is a woodworking and mill work company that manufactures cabinets, furniture and other wood products. He hopes to add 7 to 10 new workers to the 7 he already employs.

Not addressed in the submitted materials:

1. Survey of the area to be disposed to the developer?
2. Is Mr. Faryna the sole owner of Galicia United, Inc.?
3. Whether the Developer is aware of Section L in the River Street MDP concerning "Obligations of Redeveloper, Including Reuse controls and Design Standards."?
4. Whether the Developer is aware of the proposed public walkway along the Quinnipiac River.

ADVICE

The Commission finds the proposed Land Disposition Agreement in harmony with the goals of the River Street Municipal Plan and in the best interest of the City and recommends approval.

ADOPTED: May 21, 2014
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director