

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: CHAPEL WEST SPECIAL SERVICES DISTRICT, Amend Section 35-7 of the Code of Ordinances for Addition of Parcels to the District (Business Manager).

REPORT: 1478-04

ADVICE: Approval

Previous relevant CPC actions: 35 properties added (CPC 1395-36, 01/17/07), Properties added (CPC 1037-03, 05/06/87), District established (CPC 1020-02, 7/16/86).

BACKGROUND

The Chapel West Special Services District, established in 1986 by the Board of Aldermen, includes properties along Chapel Street extending between Sherman Avenue to the west and York Street on the east, extending north and south along Howe, Dwight, Park and York Streets. Before the Board is a petition from the Chapel West Special Services District (CWSSD) in behalf of 15 property owners to add fifteen (15) parcels to the District, as permitted by Section 35-8(3) of the Code of Ordinances. Property owners desiring to be included may notify the CWSSD Board of Commissioners which must approve the petitions for inclusion, prior to the petitions being forwarded to the Board of Aldermen for approval. At its meeting of March 28, 2013, the Board of Commissioners approved the addition of the properties which are as follows:

280-0229-01200 (170 Park Street), 280-0230-00300 (165 Park Street), 280-0271-00200 (19 Lynwood Place), 297-0248-00300 (169 Dwight Street), 280-0229-01300 (166 Park Street), 280-0271-00300 (21 Lynwood Place), 297-0248-00400 (175 Dwight Street), 280-0229-01400 (162 Park Street), 280-0270-01600 (36 Lynwood Place), 280-0271-00500 (25 Lynwood Place), 280-0229-01600 (377 Crown Street), 280-0271-00800 (37 Lynwood Place), 280-0229-02000 (395 Crown Street), 280-0271-00900 (350 Elm Street), 280-0271-02100 (17 Edgewood Avenue)

Additionally, former parcel 297-0216-01200 (50 Howe Street) has been subdivided into four parcels so those new parcel numbers are proposed to be included:
297-0216-01202, 297-0216-01203, 297-0216-01204, 297-0216-01201.

PLANNING CONSIDERATIONS

The benefits for inclusion in a SSD are numerous and listed in the Section 35-5 of the Code of Ordinances, including acquiring, holding and conveying real estate, borrowing money, recommending imposition of levies upon taxable interests, providing services, constructing and maintaining public improvements, or operating or leasing parking facilities.

Currently there are 201 parcels listed in the District, and with this action there will be a total of 228 parcels.

ADVICE

Approval

ADOPTED: May 15, 2013
Roy Smith, Jr.
Vice Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director