

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 477 Prospect Street, Disposition Agreement of 148 S.F. pertaining to 5-unit Residential Use (477 Prospect LLC).
REPORT: 1462-03
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: 477 Prospect LLC
Price: \$1.00
Site: 148 S.F.
Zone: RM-2
Use: Additional land
Financing: Private
Subsidy: None
City Lead: Evan Tracthen
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

Recently the City Plan Commission approved plans to allow increased unit density from 3 to 5 units at 477 Prospect Street with dedicated off-street parking at the rear (CPC report 1460-07). However after site plan review it became apparent that the proposed delineated parking spaces were constrained due to the existing odd lot configuration at the rear. To remedy the matter the City has offered 148 square feet of adjoining land that will square off the rear parking lot and accommodate 5 off-street parking spaces and garbage dumpster.

PLANNING CONSIDERATIONS:

Submitted plans include a detailed plans submitted February 15th prepared by the BSC Group of Glastonbury, Connecticut. Said plans show the existing rear driveway access to the Celentano School will be removed, and replaced by a parking space created by the adjoining 148 square foot land area. The planned land addition will effectively square off the lot and allow 2 spaces where there was one. The Commission notes the added land will not adversely effect the neighboring driveway at Celentano School; however, the added land allows better access to the garbage dumpster. The Commission notes the 19 x 9.75 parking spaces yields 185 s.f. parking spaces that are in compliance with Section 29 of the New Haven Zoning Ordinance.


Evaluation of the site was based on examination of the Site Plans, City Tax Map, and a site visit. The City proposes to sell 148 s.f. of land for one dollar. The Commission has not addressed the issue of price.

ADVICE:

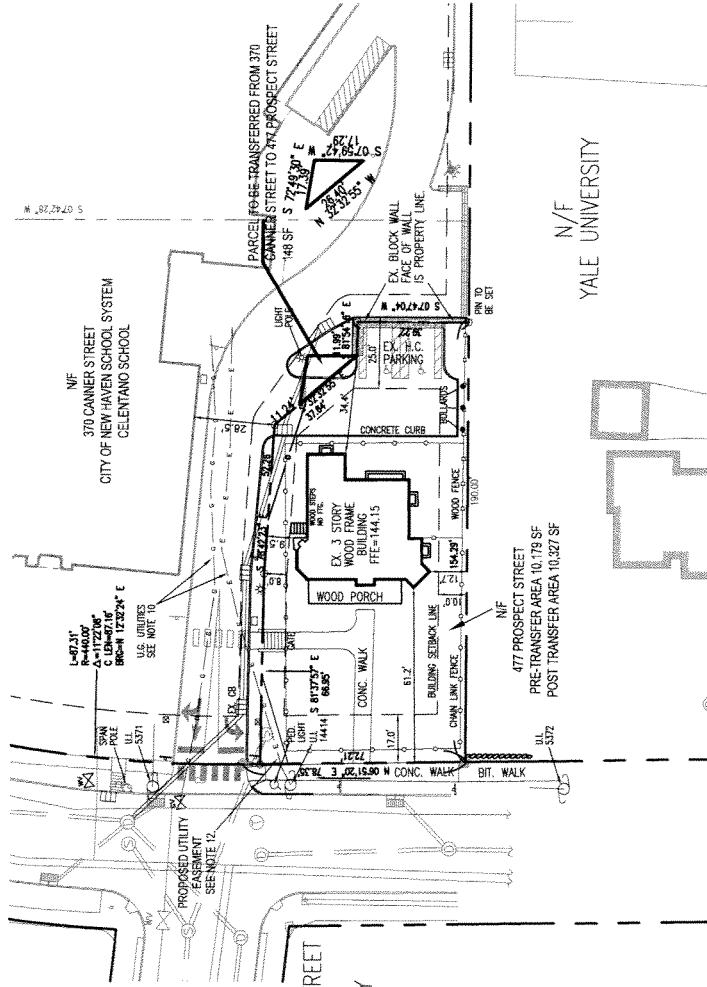
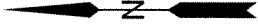
Because the proposed LDA will remedy vehicle maneuverability throughout a congested rear lot, the Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval with Condition:

1. A revised A-2 Survey for 477 Prospect Street including the 148 SF additional land shall be recorded on the Land Records as this land transaction is completed.

ADOPTED: March 21, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director

REVISED: April 9, 2012 (to update land area)

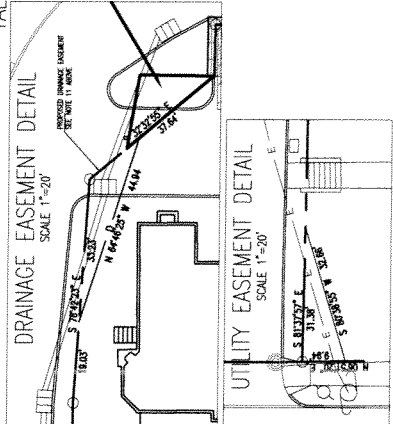


REVISIONS	PROJECT TITLE LOT LINE REVISION PLAN between 370 CANNER STREET AND 477 PROSPECT STREET NEW HAVEN, CT
	PREPARED BY: DR. BR. C.A.O. JOHN PAUL GARCIA & ASSOC. P.C. ENGINEERS AND SURVEYORS 1000 WASHINGTON STREET BETHANY, CONNECTICUT 06425 PHONE (203) 353-3306 FAX (203) 353-3441
	DRAWING NO. LL-1

- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-308B-1 THRU 20-308B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. MINIMUM STANDARDS FOR SURVEYS AND CONVEYANCES. THE SURVEY WAS CONDUCTED BY JOHN PAUL GARCIA & ASSOCIATES, INC. ON SEPTEMBER 26, 1996. IT IS THE PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO THE PURPOSE OF ADJUSTING A LOT LINE.
 - REFERENCES IS MADE TO THE FOLLOWING MAPS, PLANS, AND SURVEYS: 1. CELENTANO SCHOOL, NEW HAVEN, CT, EXISTING CONDITIONS SURVEY, DRAWING NO. V-01, SCALE 1"=30', DATED 05-30-2002. PREPARED BY DEMBERRY-GOODKIND, INC.
 - CELENTANO SCHOOL, NEW HAVEN, CT, PHASE 2 093-0338 EA/PR, GROUND SURVEY, DRAWING NO. V-02, SCALE 1"=30', DATED 05-02-2003. REVISED TO 01-19-05 "AS-BUILT", DRAWING NO. C103. PREPARED BY DEMBERRY-GOODKIND, INC.
 - PROPOSED SUBDIVISION PLAN, CELENTANO SCHOOL, 477 PROSPECT STREET, NEW HAVEN, CT, DRAWING NO. V-01, DATED 12-03-07 BY JPGA AND ON FILE IN THE TOWN CLERK'S OFFICE.
 - CURRENT OWNERS OF RECORD OF

- 477 PROSPECT STREET IS 477 PROSPECT STREET LLC, 19 HOWE STREET, NEW HAVEN, CT.
- CELENTANO SCHOOL.
- NORTH BEARING IS BASED ON THE CONNECTICUT GRID SYSTEM (NA027).
- ELEVATIONS BASED ON NAD83 DATUM.
- THE PARCEL IS LOCATED IN ZONE RW-2.
- TOTAL AREA OF PARCEL IS 10,179 S.F., OR 0.23 ACRES.
- UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED ON FIELD LOCATION OF CSD PAINT MARKS. THE LOCATION OF ANY OTHER UNDERGROUND UTILITIES IS UNKNOWN.
- PARCEL "B" IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF PROPOSED PARCEL "A", AS DEPICTED ON THIS MAP. TOTAL AREA OF PROPOSED DRAINAGE EASEMENT IS 180 S.F.
- PARCEL "B" IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF PROPOSED PARCEL "A", AS DEPICTED ON THIS MAP. TOTAL AREA OF PROPOSED UTILITY EASEMENT IS 156 S.F.

460 PROSPECT STREET
N/F
YALE UNIVERSITY



THIS MAP CONFORMS TO A2 SURVEY STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN PAUL GARCIA, CONNECTICUT LICENSE NO. 14608
(THIS MAP IS NOT VALID WITHOUT A LITH SEAL AND SIGNATURE)

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